



## **AHA Accommodation Development Intelligence Report Perth Metropolitan Region August 2018**

In 2012 the Western Australian Government released the “State Government Strategy for Tourism in Western Australia 2020.” This Strategy set out the direction for the Western Australian tourism industry over the next decade. Within the 2020 strategy it included modelling commissioned by Tourism WA which forecast that Perth would need an additional 1,900 hotel rooms by 2020 to keep occupancy at viable and sustainable levels.

The WA 2020 Strategy identifies how Government can work with industry to make the most of the growth in travel and international markets, as well as encourage further development and diversification in the regions. The Strategy set a stretch target of the value of tourism in Western Australia to double from \$6 billion a year in 2010 to \$12 billion a year by 2020.

The Data compiled in this intelligence report has tracked rooms opened since 2012 and those under construction or consideration. The information is derived directly from local government, building and planning applications, direct sources, state development approval panels and trade media.

### **New openings**

- 3116 new rooms in 30 hotels/serviced apartments have opened since 2012.

### **Committed / Under Construction**

- 3094 rooms in 17 hotels/serviced apartments are significantly committed or under construction refers to projects that have received final development approvals and or the WA Government is actively involved in the project.

### **Under Consideration**

- 4855 rooms in 35 hotels/serviced apartments are proposed for development, have lodged development applications, or are in the early stages of planning.

### **Redevelopment**

- 454 existing rooms in 3 hotels have been redeveloped, with a further 256 under consideration.

### **Expressions of Interest**

- 4 expressions of interest in the market for hotels / serviced apartments.

## **NEW OPENINGS SINCE 2012**



PROJECT	CITY	NEW ROOMS	EST. COST	DEVELOPER	STAGE OF DEVELOPMENT	YEAR
<b>Terrace Hotel</b> <i>237 St Georges Terrace</i>	Perth	15			Complete	2012
<b>Fraser Suites Apartments</b> <i>Queens Precinct Causeway</i>	East Perth	236	\$450 M Stage1&2	Fraser's Property Australia	Complete	2012
<b>Hougoumont Hotel - Stage 1</b> <i>7-15 Bannister Street</i>	Fremantle	40	\$-	Redrock Consolidated P/L	Complete	2014
<b>Bailey's Serviced Apartments</b> <i>63 Bennett Street</i>	East Perth	25	\$6 M	Bailey's Hotel Motel	Complete	2014
<b>The Nest on Newcastle</b> <i>172 Newcastle St</i>	Northbridge	20	\$1.5 M	Casella Nominees Old Crow	Complete	2015
<b>Alex Hotel</b> <i>214 William Street</i>	Northbridge	74	\$12 M	Cicero Management Pty Ltd	Complete	2015
<b>Country Comfort InterCity Hotel &amp; Apartments -</b> <i>249 Great Eastern Highway</i>	Belmont	62	\$8 M	Intercity Belmont Pty Ltd	Complete Expansion	2015
<b>Quest Rockingham*</b> <i>22 Flinders Lane</i>	Rockingham	96	\$22 M	Aligned Funds	Complete	2015
<b>City Lights</b> <i>137 Newcastle Street</i>	Northbridge	46	\$10 M	Heyspring Land Pty Ltd	Complete	2015
<b>Como The Treasury</b> <i>28 Barrack Street</i>	Perth	48	\$208 M	FJM Property	Complete	Oct 2015
<b>Attika Hotel*</b> <i>279 Newcastle Street</i>	Northbridge	22	\$4 M	Skycap Pty Ltd	Complete	Dec 2015
<b>Holiday Inn Perth City Centre</b> <i>778 - 788 Hay Street</i>	Perth	5	\$25 M	IHG Group	Complete Redevelopment	2016
<b>Seashells Fremantle*</b> <i>1 Silas St</i>	<i>East Fremantle</i>	24	\$		Complete	2016
<b>Peppers Kings Square</b> <i>623 Wellington Street</i>	Perth	120	\$25 M	WEJ Developments WA Pty Ltd	Complete	2016
<b>Quest West Perth*</b> <i>54 Kings Park Road</i>	West Perth	72	\$9 M	Woomara Pty Ltd	Complete	Feb 2016
<b>Sage Hotel West Perth</b> <i>1309-1311 Hay Street</i>	West Perth	101	\$14 M	Australian Development Capital Pty Ltd	Complete	May 2016
<b>Quest Mounts Bay Road*</b> <i>130 Mounts Bay Road</i>	West Perth	71	\$8 M	Quest Diploma	Complete	July 2016
<b>Quest East Perth*</b> <i>176 Adelaide Terrace</i>	East Perth	130	\$14.5 M	Sirona Capital	Complete	Aug 2016
<b>Crown Towers</b> <i>Great Eastern Highway</i>	Burswood	500	\$568 M	Crown Ltd	Complete	Dec 2016
<b>Quest Fremantle*</b> <i>8 Pakenham Street</i>	Fremantle	122	\$30 M	Fairgreen Pty Ltd Sirona Capital	Complete	Dec 2016

PROJECT	CITY	NEW ROOMS	EST. COST	DEVELOPER	STAGE OF DEVELOPMENT	YEAR
<b>Tribe Perth</b> 4 Walker Avenue	West Perth	126	\$30 M	Four Walker Avenue Pty Ltd	Complete	May 2017
<b>Be. Fremantle</b> 43 Mews Rd	Fremantle	24	\$10M	Sirona Capital	Complete Expansion	May 2017
<b>Aloft Perth</b> 23-27 Rowe Avenue	Rivervale	224	\$70 M	BGC Construction	Complete	May 2017
<b>Ramada VetroBlu*</b> 48 Filburn St Scarborough	Stirling	75	\$50 M	Vetroblu	Complete	Aug 2017
<b>Quest Innaloo*</b> 222 Stirling Cross	Innaloo	80	\$59 M	Probuild / Fabray Pty Ltd	Complete	Oct 2017
<b>Melbourne Hotel</b> 942-950 Hay & 33 Milligan Streets	Perth	40	\$40 M	Oakesfield Pty Ltd, Busby Nominees Pty Ltd	Complete	April 2018
<b>Westin Perth</b> FESA Building, 480 Hay Street	Perth	368	\$250 M	BGC Construction with State Government	Complete	April 2018
<b>Quest Midland*</b> 3 The Crescent	Midland	102	\$11 M	Fini Group / Precast Investments Pty Ltd	Complete	May 2018
<b>The Sebel West Perth Aire Apartments*</b> 647-657 Murray Street	West Perth	64	\$42 M	Finbar Group Ltd / ZACD Group (Singapore)	Complete	July 2018
<b>QT Hotel Perth</b> 133 - 141 Murray Street	Perth	184	\$21.5 M	Amalgamated Holdings Limited / Gutace Holdings Pty Ltd	Complete	August 2018

## COMMITTED / UNDER CONSTRUCTION

PROJECT	CITY	ROOMS	EST. COST	DEVELOPER / OWNER	STAGE OF DEVELOPMENT	YEAR
<b>DoubleTree by Hilton, AmanSari Northbridge</b> 98-100 James Street ★★★★★	Northbridge	206	\$30 M	Hilton Worldwide & SKS Group	Under Construction	Nov 2018
<b>Park Regis by Staywell</b> 500 Hay Street	Subiaco	168	\$95 M	Dradgin Pty Ltd	Under Construction - on hold pending new developer	Late 2018
<b>Ritz-Carlton Hotel</b> Elizabeth Quay Foreshore ★★★★★	Perth	204	\$350 M	Far East Consortium	Under Construction	Mid 2019
<b>EQ West</b> Lot 2 & 3, William Street, Elizabeth Quay	Perth	190	\$500 M	CA & Associates (AAIG and Fini Group)	Committed	2019
<b>DoubleTree by Hilton Waterfront</b> 351 Riverside Drive ★★★★★	Perth	229	\$142 M	Hilton Worldwide & SKS Group	Under Construction	Q2 2019
<b>Quest on Mends St, Perth</b> 34 Mends St, South Perth	South Perth	90	\$25 M	Silverleaf Investments	Under Construction	2019
<b>NV Apartments and Hotel</b> 374-396 Murray Street	Perth	488	\$200 M	Fragrance WA - Perth (Sing)	Under Construction	Late 2019

PROJECT	CITY	ROOMS	EST. COST	DEVELOPER / OWNER	STAGE OF DEVELOPMENT	YEAR
Quest Apartments Joondalup * Lot 538 (85) Boas Avenue	Joondalup	50	\$14 M	Roman Catholic Archbishop of Perth	Under Construction	Oct 2019
Mantra Hay Street Hotel 900 Hay Street	Perth	250	\$48 M	George Atzemis	Under Construction	Q4 2019
Ibis Styles Hotel 69 Adelaide Terrace	East Perth	252	\$22 M	Rehawk Property Group	Committed. DAP approved May 2016.	2019
Dorsett Hotel Perth City Link Milligan Street ★★★★1/2	Perth	250	\$219 M	Far East Consortium with MRA	Committed	2020
The Leadlight Hotel 151-165 Beaufort Street	Northbridge	132	-	AusCapital	Committed	2020
Hampton Inn by Hilton 28 Signal Terrace	Cockburn Central	146	\$40 M	SKS Cockburn Central Pty Ltd	Committed	2020
Wyndham LUX Hotel 61 Great Eastern Highway	Rivervale	120	\$40 M	NXT TEC	Committed	2020
Sheraton Hotel by Starwood The New Esplanade, 18 The Esplanade	Perth	80	\$110M	H&M Capital Pty Ltd	Committed. DAP approval granted Feb 2016. Demolition approval.	
Capital Square (former Emu Brewery Site) 98 Mounts Bay Road	West Perth	120	\$350 M	AAIG Pty Ltd	Under construction. Phase 1 complete 2017. DAP approved March 2015	
Iconic Scarborough Cnr Scarborough Beach Roast and West Coast Highway	Scarborough	119	\$450 M	3 Oceans'	Construction to commence Jan 2019	

## REDEVELOPMENTS

PROJECT	CITY	ROOMS	EST. COST	DEVELOPER	STAGE OF DEVELOPMENT	YEAR
Holiday Inn Perth City Centre 778 - 788 Hay Street	Perth	181	\$12 M	IHG Group	Complete	2016
IHG Intercontinental Colonnade Lot 18, 815-823 Hay Street ★★★★★	Perth	240	\$35 M	UNIR Hotels Pty Ltd	Complete (Reduced from 246 rooms)	Oct 2017
Melbourne Hotel 942-950 Hay & 33 Milligan Streets	Perth	33	\$40 M	Oakesfield Pty Ltd, Busby Nominees Pty Ltd	Complete	April 2018
Rydges Hotel *Kings Hotel Redevelopment 517-533 Hay Street ★★★★★	Perth	117	\$7.5 M	Christou Design Group Pty Ltd	Committed	
Comfort Inn Bel Eyre Motel 264 & 266 Great Eastern Highway (corner Epsom Ave)*	Ascot	139	\$12 M	Jeffees Nominees Pty Ltd	Under Construction	2019

## UNDER CONSIDERATION

PROJECT	CITY	ROOMS	EST. COST	DEVELOPER	STAGE OF DEVELOPMENT	YEAR
<b>78-80 Bennett Street</b> <i>East Perth</i>	East Perth	16	\$ 8.5M	Rowe Group / SZ Property Pty Ltd	DAP approval granted May 2017	
<b>Courtyard by Marriott</b> <i>609 Wellington Street</i>	Perth	332	\$47 M	Roxy Pacific Holdings / ACH Perth Pty Ltd	DAP approval granted June 2016	
<b>Amara</b> <i>190 Adelaide Terrace</i>	East Perth	326	\$280 M	Loxalot Pty Ltd	DAP approval granted Feb 2014. Amendment Feb 2016. Development to be substantially underway by Aug 2017.	
<b>IHG "Holiday Inn" Express</b> <i>257 Adelaide Terrace</i>	Perth	224	\$35 M	Hotel Development / Sunfire Asset Pty Ltd	DAP approval granted May 2013	
<b>Breakfree (Mantra)</b> <i>195 Hay Street</i>	East Perth	132	\$16 M	Pharma Global Australia Pty Ltd	DAP approved Dec 2016.	
<i>Lots 619 &amp; 620 (155 &amp; 157) Great Eastern Highway</i>	Belmont	187	-	Pinnacle Planning	DAP approval Jan 2017.	
<b>DoubleTree by Hilton</b> <i>2 Point St &amp; 64-86 Adelaide St</i>	Fremantle	151	\$70 M	Hilton Worldwide & SKS Group	DAP approved Jan 2014. Extension on development commencement until Oct 2019.	
<b>Adelaide Street Hotel</b> <i>52 Adelaide Street</i>	Fremantle	151	\$18 M	Spotlight Stores - Glenwaye Pty Ltd	DAP approved Dec 2016	
<i>Nos. 31-41 (Lot 2073) and No. 45 (Lot 535) Henderson Street, Fremantle</i>	Fremantle	62	\$10M	Silverleaf Investments	DAP approved June 2018.	
<i>36 St Georges Terrace &amp; 10-14 Pier Street</i>  485 hotel rooms   60 serviced apartments	Perth	545	\$100 M	Global Premium Hotels (Sing)	DAP approved Dec 2016, amendments March 2018. Development to be substantially underway by Dec 2019.	
<i>90-96 Beaufort Street</i>	Perth	270	\$42 M	CP Landmark Pty Ltd	DAP approved March 2016.	
<i>Lot 3 (286) Hay Street</i>	East Perth	180		Little Fish Weston Street Pty Ltd	DAP approved June 2016.	
<b>Fragrance Group Hotel</b> <i>39-41, 47-55 Milligan &amp; 469-471 Murray Streets</i>	Perth	406	\$180 M	Folley Pty Ltd, Anthony Constantine, Pasco Nominees Pty Ltd,	DAP approved June 2016. Construction to be substantially completed by 2018. Partial construction application sought July 2018.	
<i>220-224 Pier Street</i>	Perth	150	\$145 M	Yuanlong (Aust) Investment Group	DAP approved Feb 2015.	
<i>No. 26 (Lot 440) Parry Street</i>	Fremantle	19	\$7.7 M	Mft Investments (WA) Pty Ltd	DAP approved June 2018.	

PROJECT	CITY	ROOMS	EST. COST	DEVELOPER	STAGE OF DEVELOPMENT	YEAR
<b>Hougoumont Hotel - Stage 2</b> <i>7-15 Bannister Street</i>	Fremantle	48	\$6 M	Redrock Consolidated P/L	On hold	
<b>Rydges Hotel</b> <i>Kings Hotel, 517-533 Hay Street</i>	Perth	57	\$7.5 M	Christou Design Group Pty Ltd	On hold	
<b>Stockade Buildings</b> <i>145-151 Barrack Street</i>	Perth	77	\$15 M	Mrs L Kakulas	Demolition Approved	2018
<b>Royal Hotel</b> <i>289-316 Murray Street</i>	Perth	176	\$ -	The Trust Company (Australia) Ltd	Under Consideration	
<i>783-789 Wellington St</i>	Perth	216	\$14.3 M	Wellington St Pty Ltd	Under Consideration	
<i>30 Beaufort Street</i>	Perth	140	\$488 M	Northbridge Centre Custodian Services Pty Ltd	Under Consideration	
<i>182 Hay Street</i>	East Perth	18	\$4 M	RCH Property Investments Pty Ltd	Under Consideration	
<b>Murray Hotel</b> <i>718 Murray Street</i>	West Perth	50	\$14 M	The Murray Hotel Pty Ltd	Under Consideration	
<b>Carlton Hotel</b> <i>248-260 Hay Street</i>	Perth	82	\$5 M	Ablebay Holdings	Under Consideration	
<b>Quincy Boutique Hotel</b> <i>281-289 Hay Street</i>	Perth	56	\$6 M	Australia Pacific Hotels (Sing)	Under Consideration	
<i>180 (Lot 2) Bennett Street</i>	East Perth	85	\$13.8 M	Archiapps Pty Ltd	Under Consideration	
<b>Billabong Backpackers Resort</b> <i>381 Beaufort Street</i>	Highgate	138	\$45 M	Rothchester Pty Ltd	Under Consideration	
<b>Northbridge Centre*</b> <i>Cnr James &amp; Stirling Street</i>	Northbridge	88	\$300 M	ICD Property / EG Funds	Under Consideration	
<b>Parker Street Hotel*</b> <i>8 Parker Street</i>	Northbridge	144	-	Megaland Developments	Under Consideration	
<b>Metro Hotel Perth</b> <i>61 Canning Highway</i>	South Perth	53	\$14 M	Metro Hotel (Extension)	Under Consideration	
<i>Lot 5, South Terrace</i>	Fremantle	13	-	Roger McKimm	Under Consideration	
<b>Adina Apartment Hotel</b> <i>28 Cantonment Street</i>	Fremantle	141	\$80 M	Silverleaf Investments	Denied DAP April 2018.	
<i>Lots 2-20, 70-72 Mill Point Road *</i>	South Perth	16	\$90 M	Edge Holdings No 6 Pty Ltd	Denied DAP June 2018. Appealing decision.	
<i>Lots 29-31, 50-52 Melville Parade *</i>	South Perth	15	\$85 M	NL Homes Melville Pty Ltd		
<i>Lots 1060 (20) and 1061 (22) Kintail Road *</i>	Applecross	91	\$39 M	22 Kintail Road Pty Ltd	Denied DAP July 2018.	

\* Denotes Serviced Apartment Developments

*DAP – Development Assessment Panel*

*Data compiled in this intelligence report is derived directly from local government, building and planning applications, direct sources, state development approval panels and trade media. This report is based upon the best available information. Information in this report should not be relied upon and has been produced as a guide only. It is not intended to be comprehensive nor should it be relied upon as a substitute for legal or financial advice. The Australian Hotels Association (WA) expressly disclaims liability for any act or omission done in reliance of the information contained or for any consequences, whether direct or indirect, of any such act or omission.*