

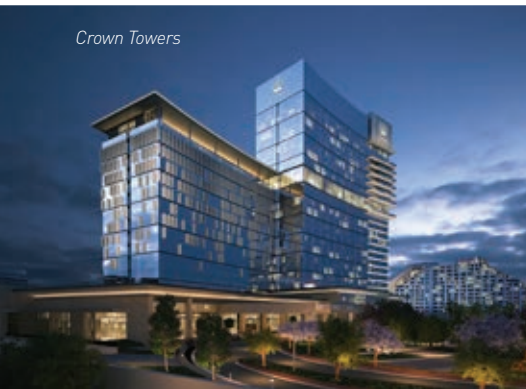
# Perth Hotel Development Report

as at April 2016



COMO The Treasury

Crown Towers



Quest West Perth



Peppers Kings Square





Alex Hotel



Fraser Suites Perth



COMO The Treasury

# Perth Hotel Development Report

This report details hotel development in Perth from development approval through to construction and commencement as at end of April 2016.

For the purposes of this report, “Perth Hotels” includes hotels, motels and serviced apartments. “Perth Hotels” only includes hotels in the City of Perth local government area and at Crown Perth. This does not include hotel developments in other areas such as City of Fremantle, City of Belmont or Perth Airport.

## Perth Hotel Census

The latest ABS census of all tourist accommodation\* in Perth City showed 6,494 rooms in 53 accommodation establishments in the June quarter 2015. This census only includes hotels, motels or serviced apartments with 15 rooms or more. This data is limited to the Perth City statistical area and does not include Crown Perth hotel rooms, which are in Belmont.

\* ABS 8635.0 Tourist Accommodation, Australia, 2014-15

## Perth Hotel Development Overview

Development Stage	Hotels	Rooms
Completed 2012 to date	8	512
Under Renovation	1	238
Under Construction	10	1,888
Under State Government Contract	1	204
Building Permits	4	889
Development Approval	12	2,692
Expired Approvals	4	492

## Perth Hotels – Completed

New Perth Hotels completed since 2012.

Recently Completed	Rooms	Development Stage	Year
The Terrace Hotel	15	Completed	2012
Fraser Suites	236	Completed	2012
Baileys Serviced Apartments	25	Completed	2014
The Nest on Newcastle	20	Completed	2015
Alex Hotel Northbridge	74	Completed	2015
COMO The Treasury	48	Completed	2015
Attika Hotel	22	Completed	2015
Quest West Perth	72	Completed	2016
<b>Total Completed</b>	<b>512</b>		

Cover images courtesy COMO The Treasury, Crown Perth, Quest West Perth and Mantra Group. Images above courtesy Alex Hotel, Fraser Suites Perth and COMO The Treasury.



Crown Towers



DoubleTree by Hilton Waterfront

## Hotels – Under Renovation

Existing Perth hotels which are currently closed for renovation but will re-enter the market when renovations are completed.

Under Renovation	Rooms	Development Stage	Year Expected
Intercontinental (formerly Rydges)	238	Under Renovation	2016
<b>Total Under Renovation</b>	<b>238</b>		

## Hotels - Under Construction

Perth Hotels which have progressed from development approval to demolition of existing buildings and/or construction of the new hotel. These hotels are considered highly likely to be completed.

Under Construction	Rooms	Development Stage	Year Expected
Crown Towers	500	Under Construction	2016
Sage Hotel West Perth	94	Under Construction	2016
City Lights Best Western (Newcastle St)	46	Under Construction	2016
Quest Mounts Bay Road	71	Under Construction	2016
Quest Adelaide Terrace	130	Under Construction	2016
Peppers Kings Square	120	Under Construction	2016
Tribe Hotel	126	Under Construction	2016
DoubleTree by Hilton (Northbridge)	204	Under Construction	2017
Westin (FESA House)	368	Under Construction	2018
DoubleTree by Hilton Waterfront	229	Under Construction	2018
<b>Total Under Construction</b>	<b>1,888</b>		

## Hotels – Committed Government Contract

Perth hotel developments which have entered into a contract with the State Government to develop a hotel on Crown land. These hotels are considered likely to be completed, however this is not certain.

Committed	Rooms	Development Stage	Year Expected
Ritz-Carlton (Elizabeth Quay)	204	Committed	2018
<b>Total Committed</b>	<b>204</b>		

The Minor Hotel Group, which had entered into contract with State Government, is no longer proceeding with the 450 room Avani Hotel at Perth City Link (the lot opposite Perth Arena) which had been in the last report in April 2015. CA & Associates has been selected as preferred proponents for Lot 2 and 3 at Elizabeth Quay including 450 residential and serviced apartments and a 125 room hotel. This development has not yet been contracted with State Government. The only current contracted hotel development is the Ritz-Carlton at Elizabeth Quay.



Ritz-Carlton Elizabeth Quay



Elizabeth Quay

## Hotels – Building Permit

Developments where a building permit has been lodged or issued, but where hotel construction has not commenced. These hotels are likely to progress to construction.

Building Permit	Rooms	Development Stage
Ibis	252	Building Permit
Holiday Inn Express	224	Building Permit
647-657 Murray St, West Perth	64	Building Permit
Old Emu Brewery*	120	Building Permit
<b>Total Building Permit</b>	<b>889</b>	

\* Construction has commenced on this mixed use development, but construction has not yet commenced on the hotel component.

## Hotels – Development Approved

Perth Hotel proposals that have development approval from City of Perth and/or State Government to develop a hotel. Progression from approval to construction is not certain.

A portion of the approved hotel developments will be completed, however not all will progress. Development approvals last two years. The older the approval, the more likely the development will expire unless an extension is sought.

Perth Development Approvals	Rooms	Development Stage
Approvals (aged 18 mths+)	105 <sup>#</sup>	3 Approved
Approved (aged 6-18 mths)	819	2 Approved
Approved (aged 0-6 mths)	1,768	7 Approved
<b>Total Development Approval</b>	<b>2,692</b>	

<sup>#</sup>This figure only includes new rooms. The development approvals include the redevelopment of the Melbourne Hotel from 28 rooms to 82 rooms (54 new rooms) and the Carlton Hotel from 34 rooms to 67 rooms (33 new rooms).

## Hotels – Development Approval Expired

Perth hotel proposals that had development approval from City of Perth which have expired since the last report in April 2015.

Perth Expired Approvals	Rooms	Development Stage
Expired	492	4 Expired
<b>Total Expired</b>	<b>492</b>	

Note: This report is for general purposes only. While the information is believed to be correct as at end of April 2016, Tourism Council WA has no control over the developments mentioned in this report and they may be altered or cancelled at any time. Accordingly, this report must not be relied upon for any reason.

Source: This report is based on data from a range of sources including the Australian Bureau of Statistics, City of Perth, media, press releases, industry analysts, individuals, owners, operators and developers.

Images courtesy Metropolitan Redevelopment Authority.

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