

HUB TO ADD HEART TO PERTH

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Key projects in the Perth City Link precinct go live, writes **Kim Macdonald**

The much-vaunted \$250 million Perth Hub and Dorsett Hotel projects in the City Link precinct have gone live, with the Far East Consortium mobilising on site.

Ground works have started, and a build permit recently issued for the 32-floor Perth Hub apartment tower, while the permit for the 23-level Dorsett Hotel is due within days and construction due to begin within two months.

The milestone marks a major turning point after several years of planning to bring the longforgotten part of the city centre to life.

There are hopes the two towers, due for completion in 2023, will help revitalise nearby Yagan Square.

It comes after recent complaints from some retailers that the area had failed to live up to expectations it would become Perth's answer to Times Square.

The food retailers claim they were unable to operate successfully at the site, which was more popular as a thoroughfare for passing pedestrians than as a place to stop and eat.

With Edith Cowan University's city campus on Lot 13 and 14 of Perth City Link not due to open until 2025, retailers are pinning their hopes on the two towers to provide resident customers.

FEC development manager Laura Ainsworth said the towers would add to the vibrancy and activation of the Perth City Link precinct.

“The



projects will add to the critical mass of population to the area that will naturally help support

and encourage local businesses and in turn assist to establish PCL as destination for retail and amenity in the CBD,” Ms Ainsworth said.

The project would help further connect pedestrians moving between the city and Northbridge, Ms Ainsworth said, while the integration of the Dorsett Hotel with the Milligan Street steps would create a “plaza-like feel”.

The project has previously been subject to some delays.

Far East Consortium initially flagged plans for a a 250-room Dorsett Hotel and 350-apartment tower in 2016.

The Hong Kong-listed firm was forced back to the drawing board after its original plans were rejected, but in 2018 it received development approval for the designs that are now live.

Like many developments, the project is also likely to have been affected by the introduction of a tax on foreign buyers.

Ms Ainsworth said the tax may have slowed sales across Australia, but it did not stop the continuation of sales at Perth Hub.

She said there had been a healthy 70 per cent pre-sales for the residential tower, which includes 314 apartments, to a mix of local and overseas purchasers.

The residential tower, which will overlook Perth Arena, also includes three retail tenancies on the ground floor, as well as a pool, gym, sauna and gardens for the residents.

The neighbouring 4 1/2-star hotel will have 264 guest rooms and suites, and will offer amenities including a gym, pool, function facilities, bars, and all-day dining restaurant.

Each building will achieve a minimum five-star green star rating. Far East Consortium, which also developed The Towers and the Ritz Carlton at Elizabeth Quay, has emerged as one of the major players in City Link precinct.

Its upcoming towers at the City Link precinct will eventually sit close to a \$100 million, 14-storey high-rise office building, which it has labelled King’s Campus.

It is developing it in conjunction with CBus.

The Woods Bagot-designed building, at 59 Roe Street, will include 26,350sqm of office space, three retail tenancies, as well as a 886sqm staff wellness centre and end-of-trip facilities.

Other facilities in the precinct include several office towers. Lot 4, recently put on the market by CBRE, is understood to have drawn some interest from the built-to-rent market, but the successful bidder has not been announced.