

TOURIST ACCOMMODATION

**AUSTRALIAN
CAPITAL
TERRITORY**

EMBARGO: 11:30AM (CANBERRA TIME) FRI 30 MAY 1997

MARCH QTR KEY FIGURES

	Mar 96	Mar 97	change
Hotels, Motels and Guest Houses			
Rooms available (No.)	3 642	3 894	6.9 %
Room occupancy rate (%)	59.8	58.0	-1.8 pts
Takings from accommodation (\$'000)	17 960	19 236	7.1 %
Holiday Flats, Units and Houses			
Units, etc. available (No.)	773	695	-10.1 %
Unit occupancy rate (%)	73.3	70.8	-2.5 pts
Takings from accommodation (\$'000)	4 652	4 259	-8.4 %
Caravan Parks			
Sites, cabins, etc. available (No.)	1 004	1 060	5.6 %
Site occupancy rate (%)	40.3	41.3	1.0 pts
Takings from accommodation (\$'000)	657	819	24.7 %

MARCH QTR KEY POINTS

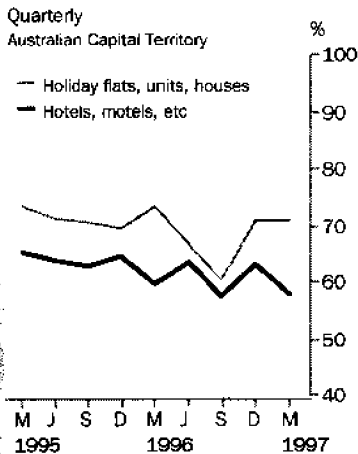
SMALL CHANGES IN OCCUPANCY RATES

- For hotels, motels and guest houses, the number of room nights occupied rose 2.6% in March quarter 1997 compared with March quarter 1996 whereas the capacity available increased by 6.9%. The room occupancy rate therefore fell by 1.8 percentage points to 58.0%, the lowest March quarter rate since 1992.
- The unit occupancy rate for holiday flats, units and houses decreased 2.5 percentage points, resulting from a 10.1% drop in units etc. available being exceeded by a 14.1% decrease in unit nights occupied.
- The 6.9% increase in demand for caravan park accommodation exceeded the capacity increase of 5.6%, resulting in a 1.0 percentage point rise in the occupancy rate to 41.3%.

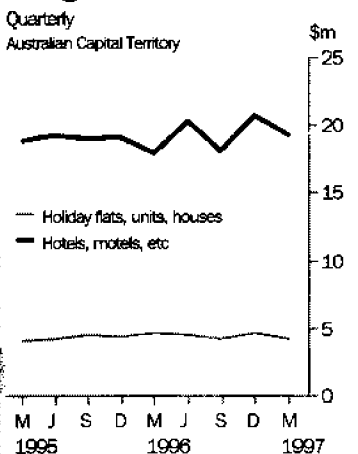
TAKINGS PER NIGHT OCCUPIED INCREASE

- For hotels, motels and guest houses, average takings from accommodation per room night occupied rose from \$91 in March quarter 1996 to \$95 in March quarter 1997.
- Takings per holiday flat/unit/house night occupied increased from \$90 to \$96 and takings per site night occupied in caravan parks rose from \$18 to \$21.

Occupancy rates



Takings from Accommodation



INQUIRIES

- For further information about these and related statistics, contact Geoff Broadby on 07 3222 6154, or any ABS Office.

NOTES

FORTHCOMING ISSUES

ISSUE (Quarter)

EXPECTED RELEASE DATE

June 1997

29 August 1997

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CHANGES IN THIS ISSUE

There are no changes in this issue.

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DALMA JACOBS

Regional Director, Australian Capital Territory

TABLE 1 — SUMMARY OF HOTELS, MOTELS AND GUEST HOUSES WITH FACILITIES, AUSTRALIAN CAPITAL TERRITORY

Particulars	Unit	Quarter ended				Year ended			
		December 1995	March 1996	June 1996	September 1996	December 1996	March 1997	March 1996	March 1997
LICENSED HOTELS WITH FACILITIES									
Establishments	No.	14	14	15	15	15	15	..	..
Guest rooms	No.	1,683	1,683	1,767	1,766	1,765	1,765	..	..
Bed spaces	No.	4,354	4,470	4,753	4,745	4,764	4,611	..	..
Employment (persons)	No.	1,495	1,647	1,653	1,526	1,604	1,544	..	..
Room nights occupied	No.	103,210	99,737	112,986	95,669	107,653	99,320	421,895	415,628
Room occupancy rate	per cent	66.7	65.1	70.3	58.9	66.3	62.5	68.2	64.5
Guest nights	No.	153,118	152,269	179,383	134,895	164,567	156,572	650,075	635,417
Bed occupancy rate	per cent	38.2	37.4	41.5	30.9	37.5	37.7	40.1	36.9
Guest arrivals	No.	85,715	81,417	101,193	79,377	94,297	78,455	355,575	353,322
Average length of stay	days	1.8	1.9	1.8	1.7	1.7	2.0	1.8	1.8
Takings from accommodation	\$'000	11,344	10,849	12,909	10,831	12,354	11,395	46,311	47,489
MOTELS AND GUEST HOUSES WITH FACILITIES									
Establishments	No.	30	30	30	30	32	33	..	..
Guest rooms	No.	1,954	1,959	1,966	1,968	2,043	2,129	..	..
Bed spaces	No.	6,210	6,327	6,391	6,429	6,658	7,164	..	..
Employment (persons)	No.	638	686	651	725	750	729	..	..
Room nights occupied	No.	112,807	98,548	102,882	101,904	113,326	104,086	412,190	422,198
Room occupancy rate	per cent	62.8	55.3	57.5	56.3	60.3	54.3	58.1	57.1
Guest nights	No.	200,030	173,199	186,191	184,327	217,207	188,403	734,394	776,128
Bed occupancy rate	per cent	35.0	30.1	32.0	31.2	35.5	29.2	32.1	31.9
Guest arrivals	No.	94,585	88,341	98,334	95,596	108,632	94,199	356,382	396,761
Average length of stay	days	2.1	2.0	1.9	1.9	2.0	2.0	2.1	2.0
Takings from accommodation	\$'000	7,829	7,110	7,411	7,342	8,363	7,841	29,036	30,957
TOTAL HOTELS, MOTELS AND GUEST HOUSES WITH FACILITIES									
Establishments	No.	44	44	45	45	47	48	..	..
Guest rooms	No.	3,637	3,642	3,733	3,734	3,808	3,894	..	..
Bed spaces	No.	10,564	10,797	11,144	11,174	11,422	11,775	..	..
Employment (persons)	No.	2,133	2,333	2,304	2,251	2,354	2,273	..	..
Room nights occupied	No.	216,017	198,285	215,868	197,573	220,979	203,406	834,085	837,826
Room occupancy rate	per cent	64.6	59.8	63.5	57.5	63.1	58.0	62.8	60.5
Guest nights	No.	353,148	325,468	365,574	319,222	381,774	344,975	1,384,469	1,411,545
Bed occupancy rate	per cent	36.3	33.1	36.0	31.1	36.3	32.6	35.4	34.0
Guest arrivals	No.	180,300	169,758	199,527	174,973	202,929	172,654	711,957	750,083
Average length of stay	days	2.0	1.9	1.8	1.8	1.9	2.0	1.9	1.9
Takings from accommodation	\$'000	19,173	17,960	20,321	18,173	20,717	19,236	75,347	78,447

TABLE 2 — SUMMARY OF HOLIDAY FLATS, UNITS AND HOUSES, AUSTRALIAN CAPITAL TERRITORY

Particulars	Unit	Quarter ended				Year ended			
		December 1995	March 1996	June 1996	September 1996	December 1996	March 1997	March 1996	March 1997
Letting entities	No.	17	17	18	18	17	16	..	..
Flats, units and houses									
Single bedroom	No.	203	212	226	236	231	235	..	..
Multiple bedroom	No.	564	561	572	595	552	460	..	..
<i>Total flats, units and houses</i>	<i>No.</i>	<i>767</i>	<i>773</i>	<i>798</i>	<i>831</i>	<i>783</i>	<i>695</i>	<i>..</i>	<i>..</i>
Bed spaces	No.	2,984	2,995	3,084	3,173	2,963	2,584	..	..
Employment (persons)(a)	No.	153	151	158	145	141	134	..	..
Unit nights occupied	No.	48,918	51,527	48,535	46,241	51,098	44,280	200,423	190,154
Unit occupancy rate	per cent	69.4	73.3	66.8	60.5	70.9	70.8	71.2	67.0
Unit lettings	No.	8,245	7,661	8,897	8,767	8,603	7,124	31,138	33,391
Average length of stay	days	5.9	6.7	5.5	5.3	5.9	6.2	6.4	5.7
Takings from accommodation	\$'000	4,336	4,652	4,551	4,282	4,657	4,259	17,636	17,748

(a) Employment numbers exclude real estate agents and their employees.

TABLE 3 — SUMMARY OF CARAVAN PARKS, AUSTRALIAN CAPITAL TERRITORY

Particulars	Unit	Quarter ended				Year ended			
		December 1995	March 1996	June 1996	September 1996	December 1996	March 1997	March 1996	March 1997
TOTAL CARAVAN PARKS									
Establishments	No.	5	5	5	5	5	5	..	..
Capacity									
On-site vans	No.	151	151	130	62	62	62	..	..
Other powered sites	No.	475	474	494	485	485	485	..	..
Unpowered sites	No.	369	369	419	419	419	419	..	..
Cabins, etc.	No.	10	10	31	94	94	94	..	..
<i>Total capacity</i>	<i>No.</i>	<i>1,005</i>	<i>1,004</i>	<i>1,074</i>	<i>1,060</i>	<i>1,060</i>	<i>1,060</i>	<i>..</i>	<i>..</i>
Sites occupied by long-term guests	No.	282	284	268	268	265	262	..	..
Other sites permanently reserved	No.	—	—	—	—	—	—	..	..
Employment (persons)	No.	51	49	47	36	37	34	..	..
Site nights occupied	No.	40,529	36,823	36,874	35,429	41,176	39,363	148,909	152,842
Site occupancy rate	per cent	43.8	40.3	39.0	36.3	42.2	41.3	39.2	39.7
Takings from accommodation	\$'000	762	657	677	642	927	819	2,596	3,066

TABLE 4 — HOTELS, MOTELS AND GUEST HOUSES WITH FACILITIES BY STAR GRADING,
AUSTRALIAN CAPITAL TERRITORY

	Licensed hotels with facilities	Motels and guest houses	Star grading			Total
			1, 2 and ungraded	3	4 and 5	
ESTABLISHMENTS, CAPACITY AND EMPLOYMENT						
<i>March quarter 1996—</i>						
Establishments	14	30	13	23	8	44
Guest Rooms	1,683	1,959	514	1,891	1,237	3,642
Bed Spaces	4,470	6,327	1,819	5,628	3,350	10,797
Employment (persons)	1,647	686	194	930	1,209	2,333
<i>March quarter 1997—</i>						
Establishments	15	33	14	25	9	48
Guest Rooms	1,765	2,129	679	2,231	984	3,894
Bed Spaces	4,611	7,164	2,447	6,673	2,655	11,775
Employment (persons)	1,544	729	184	1,039	1,050	2,273
ROOM NIGHTS OCCUPIED						
<i>March quarter 1996</i>	99,737	98,548	22,464	97,712	78,109	198,285
<i>1997—</i>						
January	29,797	33,576	9,163	35,627	18,583	63,373
February	35,905	34,249	8,198	39,940	22,016	70,154
March	33,618	36,261	9,097	39,762	21,020	69,879
<i>March quarter 1997</i>	99,320	104,086	26,458	115,329	61,619	203,406
ROOM OCCUPANCY RATES (per cent)						
<i>March quarter 1996</i>	65.1	55.3	48.0	56.8	69.4	59.8
<i>1997—</i>						
January	54.5	50.9	43.5	51.5	60.9	52.5
February	72.7	57.5	43.1	63.9	79.9	64.3
March	61.4	54.9	43.2	57.5	68.9	57.9
<i>March quarter 1997</i>	62.5	54.3	43.3	57.4	69.6	58.0
GUEST NIGHTS						
<i>March quarter 1996</i>	152,269	173,199	43,975	165,100	116,393	325,468
<i>1997—</i>						
January	53,164	69,626	24,009	68,557	30,224	122,790
February	53,931	56,503	15,525	64,510	30,399	110,434
March	49,477	62,274	18,338	64,720	28,693	111,751
<i>March quarter 1997</i>	156,572	188,403	57,872	197,787	89,316	344,975
BED OCCUPANCY RATES (per cent)						
<i>March quarter 1996</i>	37.4	30.1	26.6	32.2	38.2	33.1
<i>1997—</i>						
January	37.2	31.4	31.7	33.1	36.7	33.6
February	41.8	28.2	22.7	34.5	40.9	33.5
March	34.6	28.0	24.2	31.3	34.9	30.6
<i>March quarter 1997</i>	37.7	29.2	26.3	32.9	37.4	32.6
GUEST ARRIVALS						
<i>March quarter 1996</i>	81,417	88,341	22,392	85,721	61,645	169,758
<i>1997—</i>						
January	24,688	32,348	10,370	33,801	12,865	57,036
February	29,906	30,497	7,661	37,839	14,903	60,403
March	23,861	31,354	9,033	32,038	14,144	55,215
<i>March quarter 1997</i>	78,455	94,199	27,064	103,678	41,912	172,654
AVERAGE LENGTH OF STAY (days)						
<i>March quarter 1996</i>	1.9	2.0	2.0	1.9	1.9	1.9
<i>March quarter 1997</i>	2.0	2.0	2.1	1.9	2.1	2.0
TAKINGS FROM ACCOMMODATION (\$'000)						
<i>March quarter 1996</i>	10,849	7,110	1,473	7,338	9,149	17,960
<i>1997—</i>						
January	3,337	2,568	675	2,963	2,267	5,905
February	4,202	2,560	594	3,317	2,850	6,762
March	3,856	2,713	621	3,246	2,703	6,570
<i>March quarter 1997</i>	11,395	7,841	1,891	9,526	7,819	19,236

TABLE 5 — HOLIDAY FLATS, UNITS AND HOUSES, AUSTRALIAN CAPITAL TERRITORY

	<i>Flats, units and houses</i>				<i>Bed spaces</i>	<i>Employment (persons) (a)</i>	<i>Unit nights occupied</i>	<i>Unit occupancy rate (%)</i>	<i>Unit lettings</i>	<i>Average length of stay (days)</i>	<i>Takings from accommodation (\$'000)</i>
	<i>Letting entities</i>	<i>Single bedroom</i>	<i>Multiple bedroom</i>	<i>Total</i>							
<i>March quarter 1996</i>	17	212	561	773	2,995	151	51,527	73.3	7,661	6.7	4,652
<i>1997—</i>											
<i>January</i>	..	..	..	..	..	..	15,784	73.3	2,581	6.1	1,583
<i>February</i>	..	..	..	..	..	..	14,428	74.1	2,412	6.0	1,346
<i>March</i>	..	..	..	..	..	..	14,068	65.3	2,131	6.6	1,329
<i>March quarter 1997</i>	16	235	460	695	2,584	134	44,280	70.8	7,124	6.2	4,259

(a) Employment numbers exclude real estate agents and their employees.

TABLE 6 — CARAVAN PARKS, AUSTRALIAN CAPITAL TERRITORY

	<i>Establishments and Capacity</i>					<i>Total capacity</i>	<i>Sites occupied by long-term guests</i>	<i>Other sites permanently reserved</i>	<i>Employment (persons)</i>	<i>Site nights occupied</i>	<i>Site occupancy rate (%)</i>	<i>Takings from accommodation (\$'000)</i>
	<i>No.</i>	<i>Other On-site powered vans</i>	<i>Unpowered sites</i>	<i>Cabins, flats etc.</i>								
<i>March quarter 1996</i>	5	151	474	369	10	1,004	284	—	49	36,823	40.3	657
<i>1997—</i>												
<i>January</i>	..	..	..	..	..	..	..	..	..	14,542	44.3	323
<i>February</i>	..	..	..	..	..	..	..	..	..	11,853	39.9	242
<i>March</i>	..	..	..	..	..	..	..	..	..	12,968	39.5	254
<i>March quarter 1997</i>	5	62	485	419	94	1,060	262	—	34	39,363	41.3	819

EXPLANATORY NOTES

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INTRODUCTION

1 This publication contains data for the Australian Capital Territory from a quarterly survey of tourist accommodation establishments.

SCOPE

2 Tourist accommodation establishments currently included in the survey comprise two groups:

- Establishments which provide predominantly short-term accommodation (i.e. for periods of less than 2 months) to the general public. These include:
 - *Hotels, motels and guest houses, with facilities* being hotels licensed to operate a public bar and motels, private hotels and guest houses all of which provide a bath (or shower) and toilet in most guest rooms and have breakfast available for guests. NOTE: From December quarter 1993, hotel, motel and guest house establishments with fewer than five rooms have been formally excluded from the scope of this statistical collection.
 - *Holiday flats, units and houses* (excluding establishments predominantly operated on a time share basis) which are operated by owners, managers or real estate agents who have sole letting rights to at least five flats, units or houses for short-term letting. They are mainly self-contained in terms of cooking, bath (or shower) and toilet facilities and do not have breakfast available for guests. Data for holiday flats, units and houses include short-term owner occupation as well as paying guest occupation.
 - *Visitor hostels* which provide accommodation to visitors on a bed basis (rather than by the room). This category does not include establishments providing charity type accommodation (e.g. Salvation Army hostels) nor hotels, motels and guest houses without in-room facilities which provide accommodation on a per room basis. NOTE: Details for ACT Visitor hostels are included with data for this establishment type in the South Eastern Statistical Division within NSW and are released in the publication *Tourist Accommodation, New South Wales* (8635.1).
 - *Caravan parks* which provide either predominantly short-term (i.e. for periods of less than 2 months) or predominantly long-term (i.e. for periods of 2 months or more) accommodation to the general public and which provide powered sites for caravans and toilet, shower and laundry facilities for guests.

3 Data collected and published for each type of establishment (other than holiday flats, units and houses) include both long-term and short-term guests at these establishments.

4 Establishments which provide more than one type of accommodation (e.g. a motel with attached caravan park) are treated as two or more separate establishments. However, self-contained units, flats, cabins, etc. attached to hotels, motels or to caravan parks are included in the capacity for those establishments and not treated as separate holiday flat, unit or house establishments.

UNPUBLISHED STATISTICS

5 The ABS may make available on request certain unpublished tourist accommodation statistics. A charge may be made for this information.

RELATED PUBLICATIONS

6 Publications for Australia, and each State and Territory, are released by the respective offices of the ABS. Tourist accommodation statistics for past quarters are available on request. Other ABS publications which may be of interest include:

- *Directory of Tourism Statistics* (1130.0) (irregular: latest issue, 1997)
- *Overseas Arrivals and Departures, Australia* (3401.0) (monthly)
- *Tourism Indicators, Australia* (8634.0) (quarterly)
- *Tourist Accommodation, Australia* (8635.0) (quarterly)

EXPLANATORY NOTES

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7 Current publications produced by the ABS are listed in the *Catalogue of Publications and Products* (1101.0). The ABS also issues the *Release Advice* (1105.0) on Tuesdays and Fridays which lists publications to be released in the next few days. Both the *Catalogue* and *Release Advice* are available from any ABS office.

SYMBOLS AND OTHER USAGES

n.a. not available
n.p. not available for publication but included in totals where applicable
r revised
.. not applicable
— nil or rounded to zero

8 Where figures have been rounded, discrepancies may occur between totals and the sums of the component items.

GLOSSARY

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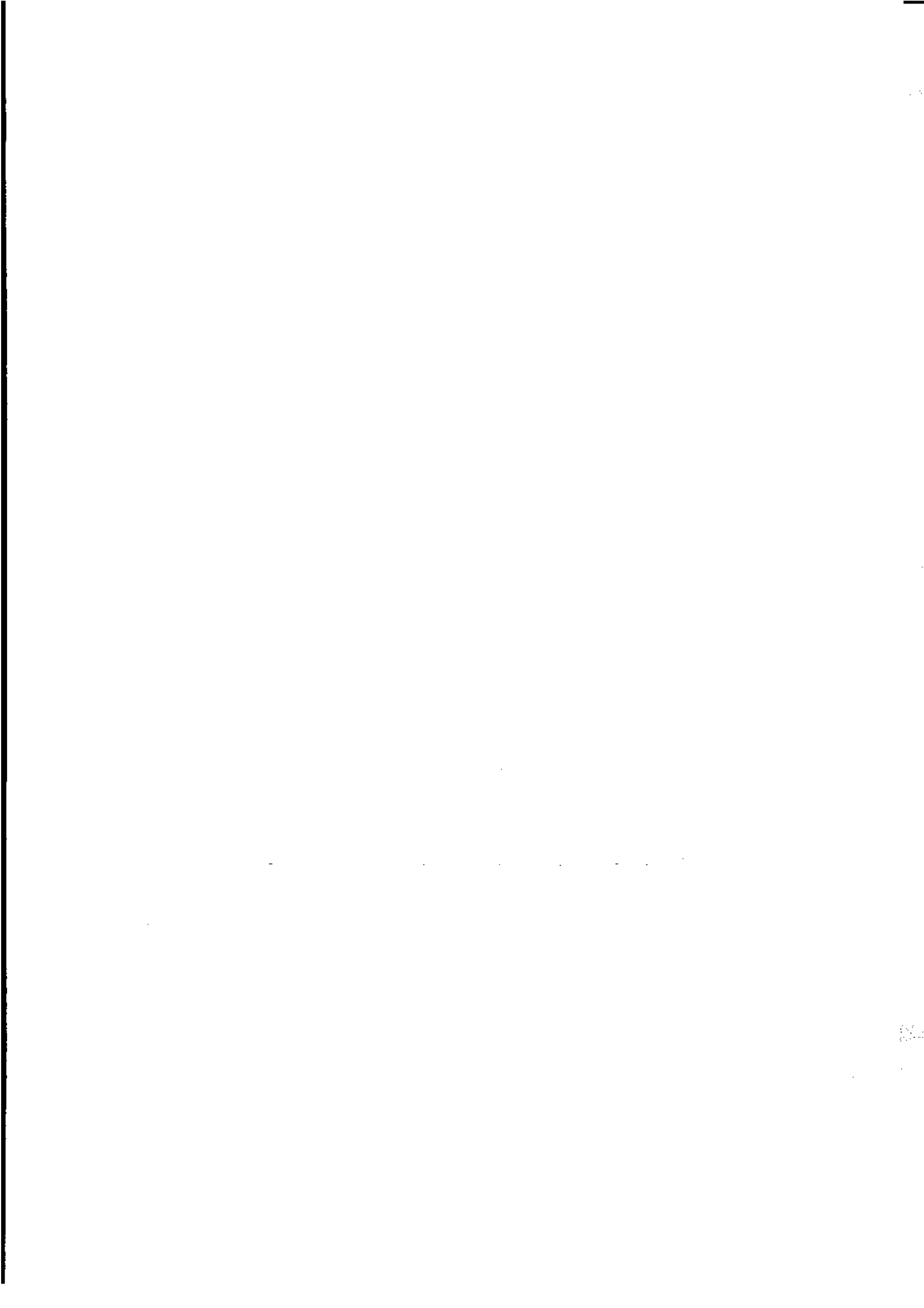
Average length of stay	<p>Average length of stay is expressed in numbers of days and calculated:</p> <ul style="list-style-type: none"> ▪ for hotels, motels and guest houses, by dividing <i>Guest nights</i> by <i>Guest arrivals</i> and ▪ for holiday flats, units and houses, by dividing <i>Unit nights occupied</i> by <i>Unit lettings</i>.
Bed spaces	Three-quarter beds are counted as one bed space; double beds as two bed spaces. Cots are excluded.
Capacity	Capacity in terms of <i>Guest rooms</i> , <i>Bed spaces</i> , <i>Holiday units</i> or <i>Caravan park sites</i> , etc. is the maximum number available to accommodate paying guests during the survey period. Capacity closed temporarily for seasonal reasons is included.
Caravan park capacity	The total number of <i>On-site vans</i> , <i>Other powered sites</i> , <i>Unpowered sites</i> and <i>Cabins</i> , etc.
Employment	The number of persons working at accommodation establishments at the end of the survey period (including working proprietors and those working on other than accommodation activities).
Establishments	For hotels, motels and guest houses, caravan parks and visitor hostels, the number of establishments within the scope of the survey which operated for any part of the survey period, or which closed temporarily for the quarter for seasonal reasons.
Guest arrivals	The total number of paying guests counted only on the first night they stayed at the accommodation establishment.
Letting entities	For holiday flats, units and houses, the number of owners, managers or real estate agents within the scope of the survey who operated for any part of the survey period.
Occupancy	<p>Occupancy in terms of <i>Room nights</i>, <i>Unit nights</i> or <i>Site nights occupied</i> refers to the total number of nights each guest room, holiday unit or caravan park site, etc. was occupied during the survey period.</p> <p>Occupancy in terms of <i>Guest nights</i> refers to the total number of nights each paying guest stayed during the survey period.</p>
Occupancy rates	<p><i>Occupancy rates</i> represent occupancy expressed as a percentage of total capacity available during the survey period, e.g.</p> $\text{Room occupancy rate (\%)} \text{ for the period} = \frac{\text{Room nights occupied}}{(\text{Guest rooms}) \times (\text{No. of days in the period})} \times 100$ <p>providing that, for establishments closing (other than for seasonal reasons) or opening during the survey period, the denominator of the above expression includes only operating periods.</p>
Other sites permanently reserved	The total number of powered and unpowered sites, on-site vans and cabins, etc. continuously let for 2 months or more by the end of the survey period to tenants who occupy the sites only on a casual or sporadic basis. Separate data for this item are available only from September quarter 1992.

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GLOSSARY

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- Room nights available** The number of guest rooms available multiplied by the number of days for which they were available during the survey period. For establishments closing (other than for seasonal reasons) or opening during the survey period, operating periods only are included.
- Sites occupied by long-term guests** The total number of sites, etc. occupied at the end of the survey period by guests who have stayed continuously for 2 months or more.
- Star grading** The grading of hotels and motels with facilities based on the classification system used by members of the Australian Automobile Association (AAA). The gradings are allocated according to a points system based on the amenities and facilities available to guests. Details of the grading scheme are contained in the RACV-RAASA members' publication *Accommodation Australia*, or the individual tour guides produced by members of the AAA. For the purpose of classifying establishments to a star grading in this publication, 'half' star gradings are ignored (e.g. a two and a half star grading has been shown as two star).
- Takings from accommodation** Revenue received from the provision of accommodation. Takings from meals are excluded. Takings from accommodation for each month generally represent the takings received during that month. Where payments are received in advance of, or after, the provision of accommodation to guests, the monthly figure for takings from accommodation may not necessarily bear a direct relationship to the number of guests accommodated during the month. Rental and storage fees paid to caravan parks for the keeping of private vans in parks are included in the takings of the month they are received.
- Unit lettings** The total number of times a holiday flat, unit or house was occupied by a new tenant, counted only on the first night it was occupied by the new tenant.



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