

**TOURIST ACCOMMODATION, AUSTRALIAN CAPITAL TERRITORY,
JUNE QUARTER 1994**

MAIN FEATURES

JUNE QUARTER 1994
COMPARED WITH
JUNE QUARTER 1993

HOTELS, MOTELS AND GUEST HOUSES

- Rooms available fell slightly from 3,545 to 3,530 although bed spaces rose by 1.6 per cent from 10,253 to 10,422. For four and five star rated establishments, room capacity increased by 5.6 per cent from 1,170 to 1,236 and for three star rated establishments decreased slightly from 1,601 to 1,591 rooms. For one and two star rated and ungraded establishments room capacity decreased by 9.2 per cent to 703 rooms.
- Room nights occupied increased by 6.6 per cent from 186,962 to 199,217 overall. For four and five star rated establishments, room nights occupied increased by 9.9 per cent and for three star rated establishments increased by 6.7 per cent.
- The room occupancy rate for hotels, motels and guest houses rose from 58.0 per cent to 62.0 per cent. For four and five star rated establishments, the room occupancy rate increased from 72.9 per cent to 75.8 per cent and for three star rated establishments from 50.4 per cent to 54.1 per cent.
- Guest nights increased by 4.9 per cent to 325,616 and the bed occupancy rate rose from 33.3 per cent to 34.3 per cent. For four and five rated establishments, guest nights increased by 9.2 per cent to 128,344 and for three star rated establishments, rose by 2.7 per cent to 134,908.
- Guest arrivals at hotels, motels and guest houses decreased by 6.9 per cent to 152,492 while average length of stay increased from 1.9 days to 2.1 days.
- Takings from accommodation increased by 8.4 per cent from \$15.9m to \$17.2m with average takings per room night occupied increasing from \$85 to \$86. For four and five star rated establishments, accommodation takings increased by 15.4 per cent to \$9.3m, which was 54.2 per cent of the total takings from accommodation in ACT, while for three star rated establishments, takings rose by 2.7 per cent to \$5.9m.

HOLIDAY FLATS, UNITS AND HOUSES

- The number of units, etc. available for short-term letting increased by 16.9 per cent from 491 to 574.
- Unit nights occupied increased by 22.8 per cent from 28,157 to 34,570 and the unit occupancy rate consequently increased from 63.0 per cent to 66.3 per cent.
- Unit lettings increased by 18.9 per cent from 4,196 to 4,987 while average length of stay increased from 6.7 days to 6.9 days.
- Accommodation takings increased by 22.4 per cent from \$2.2m to \$2.7m with average takings per unit night occupied unchanged at \$79.

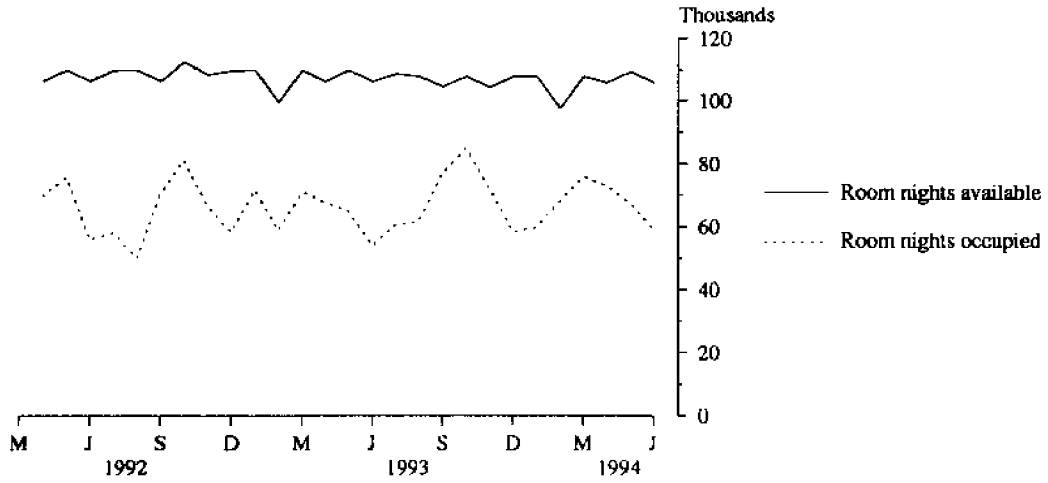
CARAVAN PARKS

- Capacity available was unchanged at 1,074 powered and unpowered sites and cabins, etc. and site nights occupied increased by 7.3 per cent from 38,670 to 41,509.
- The site occupancy rate increased from 39.6 per cent to 42.5 per cent comprising 29.5 per cent occupancy by long-term residents and 13.0 per cent by short-term guests.
- Takings from accommodation decreased by 1.3 per cent from \$0.70m to \$0.69m.

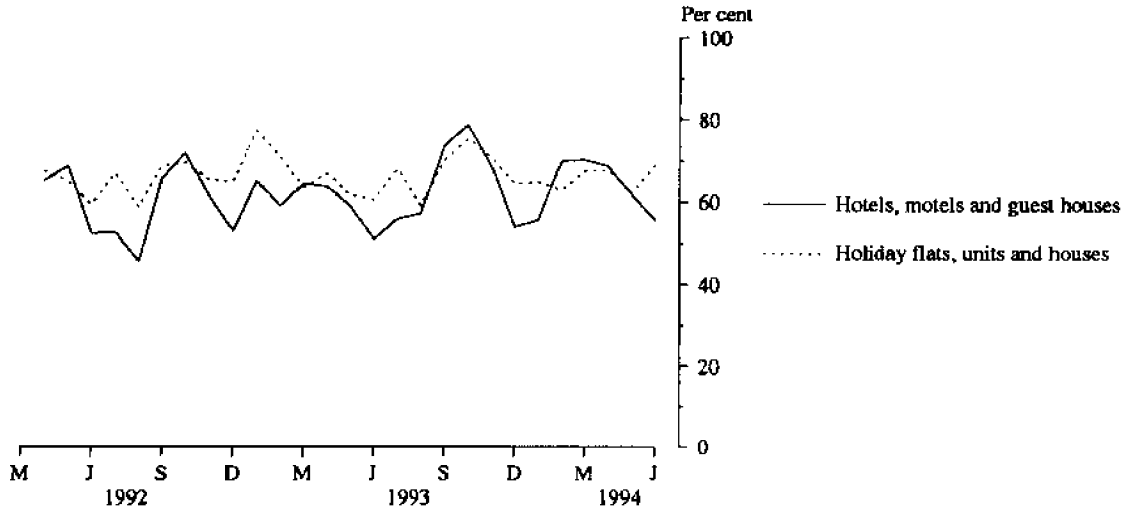
INQUIRIES

- *for further information about statistics in this publication and the availability of related unpublished statistics, contact Geoff Broadby on Brisbane 008 077327 or any ABS office.*
 - *for information about other ABS statistics and services, refer to the back page of this publication.*
- *****

**MONTHLY ROOM NIGHTS AVAILABLE AND OCCUPIED:
HOTELS, MOTELS AND GUEST HOUSES,
AUSTRALIAN CAPITAL TERRITORY**



**MONTHLY OCCUPANCY RATES,
AUSTRALIAN CAPITAL TERRITORY**



**MONTHLY TAKINGS FROM ACCOMMODATION,
AUSTRALIAN CAPITAL TERRITORY**

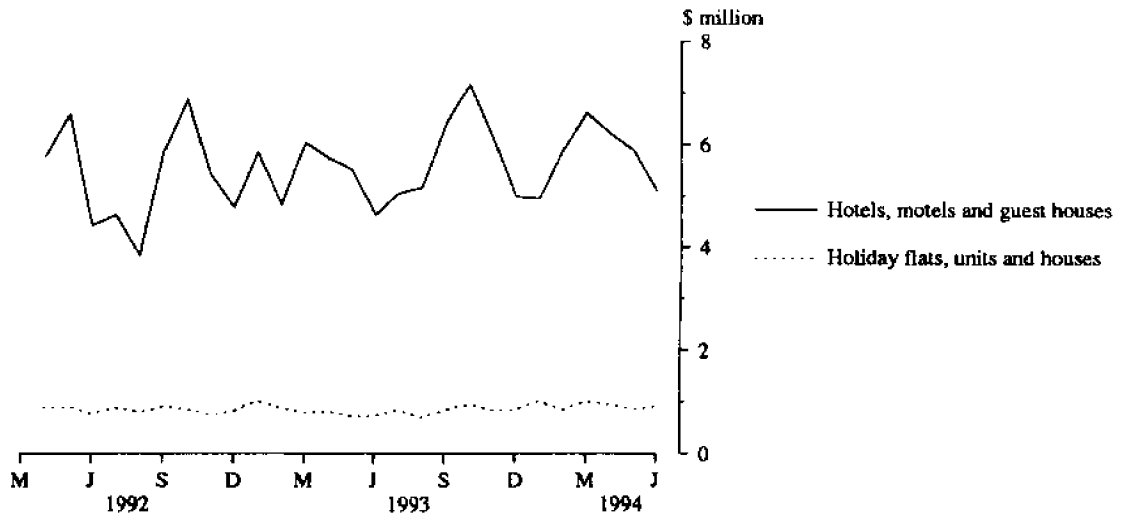


TABLE 1 — SUMMARY OF HOTELS, MOTELS AND GUEST HOUSES WITH FACILITIES, AUSTRALIAN CAPITAL TERRITORY

Particulars	Unit	Quarter ended				Year ended			
		March	June	September	December	March	June	June	June
		1993	1993	1993	1993	1994	1994	1993	1994
LICENSED HOTELS WITH FACILITIES									
Establishments	No.	13	13	13	13	13	13	..	..
Guest rooms	No.	1,648	1,665	1,666	1,665	1,666	1,671	..	..
Bed spaces	No.	4,162	4,271	4,352	4,352	4,390	4,438	..	..
Employment (persons)	No.	1,473	1,402	1,552	1,400	1,490	1,415	..	..
Room nights occupied	No.	104,687	96,806	101,765	109,120	108,490	105,811	399,276	425,186
Room occupancy rate	per cent	70.6	63.9	66.4	71.2	72.4	69.6	66.0	69.9
Guest nights	No.	171,728	152,126	152,510	169,885	172,875	162,080	630,885	657,350
Bed occupancy rate	per cent	45.8	39.1	38.1	42.4	43.8	40.1	41.3	41.1
Guest arrivals	No.	101,984	86,364	80,283	93,818	94,027	82,081	366,735	350,209
Average length of stay	days	1.7	1.8	1.9	1.8	1.8	2.0	1.7	1.9
Takings from accommodation	\$'000	10,166	9,816	9,943	11,001	10,892	10,810	39,192	42,647
MOTELS AND GUEST HOUSES WITH FACILITIES									
Establishments	No.	31	30	30	29	29	30	..	..
Guest rooms	No.	1,903	1,880	1,879	1,819	1,819	1,859	..	..
Bed spaces	No.	6,011	5,982	5,989	5,811	5,819	5,984	..	..
Employment (persons)	No.	648	639	607	591	593	603	..	..
Room nights occupied	No.	96,852	90,156	98,082	106,472	95,998	93,406	373,882	393,958
Room occupancy rate	per cent	56.5	52.7	58.4	63.6	58.6	55.2	53.8	59.0
Guest nights	No.	180,927	158,250	177,822	198,205	171,397	163,536	695,206	710,960
Bed occupancy rate	per cent	33.4	29.1	33.2	37.1	32.7	30.0	31.9	33.3
Guest arrivals	No.	85,536	77,390	84,123	91,105	81,362	70,411	330,543	327,001
Average length of stay	days	2.1	2.0	2.1	2.2	2.1	2.3	2.1	2.2
Takings from accommodation	\$'000	6,549	6,077	6,677	7,263	6,583	6,415	24,836	26,938
TOTAL HOTELS, MOTELS AND GUEST HOUSES WITH FACILITIES									
Establishments	No.	44	43	43	42	42	43	..	..
Guest rooms	No.	3,551	3,545	3,545	3,484	3,485	3,530	..	..
Bed spaces	No.	10,173	10,253	10,341	10,163	10,209	10,422	..	..
Employment (persons)	No.	2,121	2,041	2,159	1,991	2,083	2,018	..	..
Room nights occupied	No.	201,539	186,962	199,847	215,592	204,488	199,217	773,158	819,144
Room occupancy rate	per cent	63.1	58.0	62.2	67.3	65.2	62.0	59.5	64.2
Guest nights	No.	352,655	310,376	330,332	368,090	344,272	325,616	1,326,091	1,368,310
Bed occupancy rate	per cent	38.5	33.3	35.3	39.4	37.5	34.3	35.8	36.6
Guest arrivals	No.	187,520	163,754	164,406	184,923	175,389	152,492	697,278	677,210
Average length of stay	days	1.9	1.9	2.0	2.0	2.0	2.1	1.9	2.0
Takings from accommodation	\$'000	16,715	15,893	16,621	18,263	17,475	17,225	64,028	69,584

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

Particulars	Unit	Quarter ended				Year ended			
		March	June	September	December	March	June	June	June
		1993	1993	1993	1993	1994	1994	1993	1994
Letting entities	No.	14	15	15	15	16	16	..	..
Flats, units and houses									
Single bedroom	No.	133	135	136	136	138	139	..	..
Multiple bedroom	No.	354	356	358	367	425	435	..	..
Total flats, units and houses	No.	487	491	494	503	563	574	..	..
Bed spaces	No.	1,806	1,821	1,819	1,871	2,113	2,181	..	..
Employment (persons) (a)	No.	87	85	88	86	106	92	..	..
Unit nights occupied	No.	31,005	28,157	29,924	32,584	33,054	34,570	120,593	130,132
Unit occupancy rate	per cent	70.7	63.0	65.8	70.4	65.2	66.3	66.3	66.9
Unit lettings	No.	4,359	4,196	4,275	4,847	4,911	4,987	18,102	19,020
Average length of stay	days	7.1	6.7	7.0	6.7	6.7	6.9	6.7	6.8
Takings from accommodation	\$'000	2,672	2,230	2,352	2,659	2,851	2,729	9,921	10,591

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

TABLE 3 — 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>June quarter 1993—</i>						
Establishments	13	30	15	21	7	43
Guest Rooms	1,665	1,880	774	1,601	1,170	3,545
Bed Spaces	4,271	5,982	2,362	4,814	3,077	10,253
Employment (persons)	1,402	639	247	627	1,167	2,041
<i>June quarter 1994—</i>						
Establishments	13	30	14	21	8	43
Guest Rooms	1,671	1,859	703	1,591	1,236	3,530
Bed Spaces	4,438	5,984	2,217	4,783	3,422	10,422
Employment (persons)	1,415	603	237	643	1,138	2,018
ROOM NIGHTS OCCUPIED						
<i>June quarter 1993</i>	96,806	90,156	35,950	73,427	77,585	186,962
<i>1994—</i>						
April	37,635	35,188	12,897	30,197	29,729	72,823
May	37,456	29,994	11,565	25,866	30,019	67,450
June	30,720	28,224	11,093	22,300	25,551	58,944
<i>June quarter 1994</i>	105,811	93,406	35,555	78,363	85,299	199,217
ROOM OCCUPANCY RATES (per cent)						
<i>June quarter 1993</i>	63.9	52.7	51.0	50.4	72.9	58.0
<i>1994—</i>						
April	75.1	63.1	61.2	63.3	80.2	68.8
May	72.3	52.0	53.1	52.4	78.3	61.6
June	61.3	50.6	52.6	46.7	68.9	55.7
<i>June quarter 1994</i>	69.6	55.2	55.6	54.1	75.8	62.0
GUEST NIGHTS						
<i>June quarter 1993</i>	152,126	158,250	61,423	131,396	117,557	310,376
<i>1994—</i>						
April	62,060	68,709	25,101	57,264	48,404	130,769
May	53,250	46,816	17,921	40,279	41,866	100,066
June	46,770	48,011	19,342	37,365	38,074	94,781
<i>June quarter 1994</i>	162,080	163,536	62,364	134,908	128,344	325,616
BED OCCUPANCY RATES (per cent)						
<i>June quarter 1993</i>	39.1	29.1	28.6	30.0	42.0	33.3
<i>1994—</i>						
April	46.6	38.3	37.7	39.9	47.1	41.8
May	38.7	25.2	26.1	27.2	39.5	31.0
June	35.1	26.7	29.1	26.0	37.1	30.3
<i>June quarter 1994</i>	40.1	30.0	30.9	31.0	41.2	34.3
GUEST ARRIVALS						
<i>June quarter 1993</i>	86,364	77,390	27,127	66,915	69,712	163,754
<i>1994—</i>						
April	31,155	28,503	10,703	24,371	24,584	59,658
May	27,174	20,992	7,841	18,326	21,999	48,166
June	23,752	20,916	8,384	16,074	20,210	44,668
<i>June quarter 1994</i>	82,081	70,411	26,928	58,771	66,793	152,492
AVERAGE LENGTH OF STAY (days)						
<i>June quarter 1993</i>	1.8	2.0	2.3	2.0	1.7	1.9
<i>June quarter 1994</i>	2.0	2.3	2.3	2.3	1.9	2.1
TAKINGS FROM ACCOMMODATION (\$'000)						
<i>June quarter 1993</i>	9,816	6,077	2,022	5,790	8,081	15,893
<i>1994—</i>						
April	3,730	2,496	740	2,281	3,204	6,225
May	3,882	2,009	629	1,926	3,336	5,891
June	3,198	1,910	583	1,738	2,788	5,109
<i>June quarter 1994</i>	10,810	6,415	1,952	5,945	9,328	17,225

TABLE 4 — HOLIDAY FLATS, UNITS AND HOUSES, AUSTRALIAN CAPITAL TERRITORY

	Flats, units and houses				Bed spaces	Employment (persons) (a)	Unit nights occupied	Unit occupancy rate (%)	Unit lettings	Average length of stay (days)	Takings from accommodation (\$'000)
	Letting entities	Single bedroom	Multiple bedroom	Total							
June quarter 1993	15	135	356	491	1,821	85	28,157	63.0	4,196	6.7	2,230
1994—											
April	..	..	..	..	..	..	11,644	67.8	1,872	6.2	938
May	..	..	..	..	..	..	11,046	62.2	1,513	7.3	870
June	..	..	..	..	..	..	11,880	69.1	1,602	7.4	921
June quarter 1994	16	139	435	574	2,181	92	34,570	66.3	4,987	6.9	2,729

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

TABLE 5 — CARAVAN PARKS, AUSTRALIAN CAPITAL TERRITORY

	Establishments and Capacity					Total capacity	Sites occupied by long-term guests	Other sites permanently reserved	Employment (persons)	Site nights occupied	Site occupancy rate (%)	Takings from accommodation (\$'000)
	No.	On-site vans	Other powered sites	Unpowered sites	Cabins, flats etc.							
June quarter 1993	5	151	494	419	10	1,074	317	—	24	38,670	39.6	695
1994—												
April	..	..	..	..	..	..	..	..	..	14,274	44.3	289
May	..	..	..	..	..	..	..	..	..	13,887	41.7	199
June	..	..	..	..	..	..	..	..	..	13,348	41.4	198
June quarter 1994	5	151	494	419	10	1,074	317	—	40	41,509	42.5	686

EXPLANATORY NOTES

INTRODUCTION

1 This publication contains data for the Australian Capital Territory from a quarterly survey of tourist accommodation establishments. The period covered by the latest survey is the 3 months ended 30 June 1994.

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. This change did not result in any establishment exclusions for the Australian Capital Territory.

Holiday flats, units and houses (excluding establishments predominantly operated on a time share basis) which are operated by owners or managers who have sole letting rights to at least five flats, units or houses or by real estate agents 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.

- *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.

EXPLANATORY NOTES —continued

SCOPE —continued

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)*.

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.

DEFINITIONS

5 *Number of establishments.* For hotels, motels and guest houses and for caravan parks, 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.

6 *Number of 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.

7 Capacity in terms of *Guest rooms, Bed spaces, Holiday units* or *Caravan park sites, etc.* is the maximum number available to accommodate paying guests during the survey period. Capacity closed temporarily for seasonal reasons is included.

8 *Bed spaces.* Three-quarter beds are counted as one bed space; double beds as two bed spaces. Cots are excluded.

9 *Total caravan park capacity* comprises *On-site vans, Other powered sites, Unpowered sites* and *Cabins, etc.*

10 *Room nights available.* The number of guest rooms available multiplied by the number of days for which they were available during the survey period. Includes operating periods only for establishments closing (other than for seasonal reasons) or opening during the survey period.

11 Occupancy in terms of *Room nights, Unit nights* or *Site nights occupied* refers to the total number of nights each guest room, holiday unit or caravan park site, etc. was occupied during the survey period.

12 Occupancy in terms of *Guest nights* refers to the total number of nights each paying guest stayed during the survey period.

13 *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.

14 *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.

15 *Occupancy rates* represent occupancy expressed as a percentage of total capacity available during the survey period – e.g.

$$\text{Room occupancy rate (\%)} \text{ for the period} = \frac{\text{Room nights occupied}}{(\text{Guest rooms}) \times (\text{No. of days in the period})} \times 100$$

providing that, for establishments closing (other than for seasonal reasons) or opening during the period, the denominator of the above expression includes only operating periods.

16 *Guest arrivals.* The total number of paying guests counted only on the first night they stayed at the accommodation establishment.

17 *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.

EXPLANATORY NOTES —continued

DEFINITIONS —continued

- 18 *Average length of stay* is expressed in number of days and calculated:
- for hotels, motels and guest houses, by dividing *Guest nights* by *Guest arrivals* and
 - for holiday flats, units and houses, by dividing *Unit nights occupied* by *Unit lettings*.
- 19 *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.
- 20 *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).
- 21 *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).

UNPUBLISHED STATISTICS

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

RELATED PUBLICATIONS

- 23 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.
- 24 Other ABS publications which may be of interest include:
- Directory of Tourism Statistics, 1991* (1130.0) (irregular)
 - Overseas Arrivals and Departures, Australia* (3401.0) (monthly)
 - Tourism Indicators Australia* (8634.0) (quarterly)
 - Tourist Accommodation, Australia* (8635.0) (quarterly)
 - Selected Accommodation Establishments, Australia, 1984-85* (8636.0) (irregular)
- 25 Current publications produced by the ABS are listed in the *Catalogue of Publications and Products* (1101.0). The ABS also issues the *Publications Advice* (1105.0) on Tuesdays and Fridays which lists publications to be released in the next few days. Both the *Catalogue* and *Publications 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
.. not applicable
— nil or rounded to zero

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

DALMA JACOBS
STATISTICIAN
AUSTRALIAN CAPITAL TERRITORY



For more information ...

The ABS publishes a wide range of statistics and other information on Australia's economic and social conditions. Details of what is available in various publications and other products can be found in the *ABS Catalogue of Publications and Products* available at all ABS Offices (see below for contact details).

Information Consultancy Service

Information tailored to special needs of clients can be obtained from the Information Consultancy Service available at ABS Offices (see Information Inquiries below for contact details).

National Dial-a-Statistic Line

0055 86 400

(Steadycom P/L: premium rate 25c/21.4 secs.)

This number gives 24-hour access, 365 days a year for a range of statistics.

Electronic Data Services

A large range of data is available via on-line services, diskette, magnetic tape, tape cartridge and CD ROM. For more details about our electronic data services, contact any ABS Office (see below).

Bookshops and Subscriptions

There are over 400 titles of various publications available from ABS bookshops in all ABS Offices (see below Bookshop Sales for contact details). The ABS also provides a subscription service through which nominated publications are provided by mail on a regular basis at no additional cost (telephone Publications Subscription Service toll free on 008 02 0608 Australia wide).

Sales and Inquiries

Regional Offices	Information Inquiries	Bookshop Sales
SYDNEY (02)	268 4611	268 4620
MELBOURNE (03)	615 7000	615 7829
BRISBANE (07)	222 6351	222 6350
PERTH (09)	360 5140	360 5307
ADELAIDE (08)	237 7100	237 7582
HOBART (002)	20 5800	20 5800
CANBERRA (06)	207 0326	207 0326
DARWIN (089)	43 2111	43 2111
National Office		
ACT (06)	252 6007	008 020 608

ABS Email Addresses

Keylink	STAT.INFO/ABS
X.400	(C:AU,A:TELMEMO,O:ABS,SN:INFO,FN:STAT)
Internet	STAT.INFO@ABS. TELEMEMO.AU



Information Services, ABS, PO Box 10, Belconnen ACT 2616

