

TOURIST ACCOMMODATION

AUSTRALIAN
CAPITAL
TERRITORY

EMBARGOED UNTIL 11:30AM FRI 1 DECEMBER 1995

SEPTEMBER QTR KEY FIGURES

	Sep 94	Sep 95	change
Hotels, Motels and Guest Houses			
Rooms available (No.)	3 523	3 651	3.6 %
Room occupancy rate (%)	66.0	62.7	-3.3 pts
Takings from accommodation (\$'000)	18 829	18 982	0.8 %
Holiday Flats, Units and Houses			
Units, etc. available (No.)	586	773	31.9 %
Unit occupancy rate (%)	76.2	70.6	-5.6 pts
Takings from accommodation (\$'000)	3 149	4 468	41.9 %
Caravan Parks			
Sites, cabins, etc. available (No.)	1 071	1 072	0.1 %
Site occupancy rate (%)	41.4	33.6	-7.8 pts
Takings from accommodation (\$'000)	713	506	-29.0 %

SEPTEMBER QTR KEY POINTS

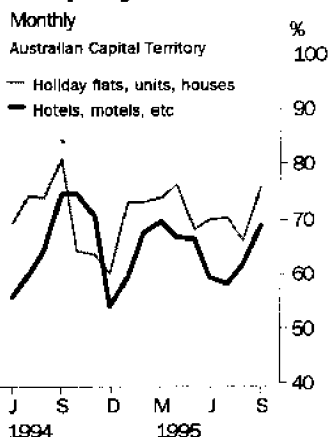
OCCUPANCY RATES FALL ACROSS THE BOARD

- Room nights occupied in hotels and motels fell by 1.6% in September quarter 1995 compared with September quarter 1994, whereas room numbers available increased by 3.6%. This resulted in a 3.3 percentage points fall in occupancy rate to 62.7%.
- Due to the addition of new accommodation, the number of holiday flats, units and houses available increased by 31.9%. At the same time, unit nights occupied increased by a lower 22.9% leading to an occupancy rate fall of 5.6 percentage points to 70.6%.
- For caravan parks, capacity available was unchanged while the site occupancy rate fell by 7.8 percentage points to 33.6%.

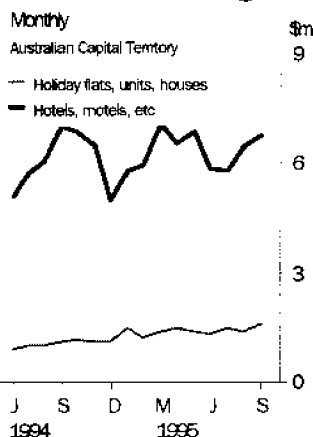
ACCOMMODATION TAKINGS

- Average takings per room night occupied in hotels and motels increased from \$88 in September quarter 1994 to \$90 in September quarter 1995.
- Takings in holiday flats and units increased by 41.9%, partly as a result of the large increase in occupied unit nights. In addition, average takings per unit night occupied increased from \$77 to \$89.
- For caravan parks, however, average takings per site night decreased from \$17 to \$15.

Occupancy rates



Accommodation takings



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

December 1995

28 February 1996

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CHANGES IN THIS ISSUE

There are no changes in this issue.

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DALMA JACOBS

STATISTICIAN, AUSTRALIAN CAPITAL TERRITORY

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

Particulars	Unit	Quarter ended				Year ended			
		June 1994	September 1994	December 1994	March 1995	June 1995	September 1995	September 1994	September 1995
LICENSED HOTELS WITH FACILITIES									
Establishments	No.	13	13	13	14	14	14	..	..
Guest rooms	No.	1,671	1,671	1,671	1,697	1,697	1,697	..	..
Bed spaces	No.	4,438	4,443	4,452	4,510	4,484	4,429	..	..
Employment (persons)	No.	1,415	1,599	1,421	1,500	1,582	1,594	..	..
Room nights occupied	No.	105,811	110,707	109,536	112,373	113,456	105,492	434,128	440,857
Room occupancy rate	per cent	69.6	72.0	71.3	74.3	73.5	67.6	71.3	71.6
Guest nights	No.	162,080	174,559	167,501	180,996	179,496	165,192	679,399	693,185
Bed occupancy rate	per cent	40.1	42.7	40.9	45.0	44.0	40.5	42.2	42.6
Guest arrivals	No.	82,081	95,174	89,149	98,120	102,998	85,445	365,100	375,712
Average length of stay	days	2.0	1.8	1.9	1.8	1.7	1.9	1.9	1.8
Takings from accommodation	\$'000	10,810	11,703	11,026	11,761	12,449	11,668	44,407	46,904
MOTELS AND GUEST HOUSES WITH FACILITIES									
Establishments	No.	30	30	31	31	30	30	..	..
Guest rooms	No.	1,859	1,852	1,870	1,937	1,896	1,954	..	..
Bed spaces	No.	5,984	5,913	6,013	6,092	6,020	6,476	..	..
Employment (persons)	No.	603	613	604	589	590	651	..	..
Room nights occupied	No.	93,406	103,188	106,268	100,469	95,823	105,012	399,064	407,572
Room occupancy rate	per cent	55.2	60.6	61.8	57.6	55.5	58.5	59.5	58.4
Guest nights	No.	163,536	188,052	193,105	179,280	173,093	188,072	721,190	733,550
Bed occupancy rate	per cent	30.0	34.6	34.9	32.7	31.6	31.6	33.6	32.7
Guest arrivals	No.	70,411	84,365	90,184	88,590	80,311	93,145	327,243	352,230
Average length of stay	days	2.3	2.2	2.1	2.0	2.2	2.0	2.2	2.1
Takings from accommodation	\$'000	6,415	7,125	7,421	7,087	6,783	7,314	27,385	28,604
TOTAL HOTELS, MOTELS AND GUEST HOUSES WITH FACILITIES									
Establishments	No.	43	43	44	45	44	44	..	..
Guest rooms	No.	3,530	3,523	3,541	3,634	3,593	3,651	..	..
Bed spaces	No.	10,422	10,356	10,465	10,602	10,504	10,905	..	..
Employment (persons)	No.	2,018	2,212	2,025	2,089	2,172	2,245	..	..
Room nights occupied	No.	199,217	213,895	215,804	212,842	209,279	210,504	833,192	848,429
Room occupancy rate	per cent	62.0	66.0	66.2	65.4	64.0	62.7	65.1	64.6
Guest nights	No.	325,616	362,611	360,606	360,276	352,589	353,264	1,400,589	1,426,735
Bed occupancy rate	per cent	34.3	38.1	37.5	37.9	36.9	35.2	37.3	36.9
Guest arrivals	No.	152,492	179,539	179,333	186,710	183,309	178,590	692,343	727,942
Average length of stay	days	2.1	2.0	2.0	1.9	1.9	2.0	2.0	2.0
Takings from accommodation	\$'000	17,225	18,829	18,447	18,848	19,232	18,982	71,792	75,509

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

Particulars	Unit	Quarter ended				Year ended			
		June 1994	September 1994	December 1994	March 1995	June 1995	September 1995	September 1994	September 1995
Letting entities	No.	16	16	17	17	17	17	..	..
Flats, units and houses									
Single bedroom	No.	139	142	189	194	201	204	..	..
Multiple bedroom	No.	435	444	550	551	565	569	..	..
Total flats, units and houses	No.	574	586	739	745	766	773	..	..
Bed spaces	No.	2,181	2,248	2,825	2,849	2,917	2,959	..	..
Employment (persons)(a)	No.	92	114	137	143	139	140	..	..
Unit nights occupied	No.	34,570	40,847	42,386	49,095	49,764	50,214	141,055	191,459
Unit occupancy rate	per cent	66.3	76.2	62.4	73.2	71.4	70.6	69.6	69.4
Unit lettings	No.	4,987	6,095	7,193	9,605	7,343	7,889	20,840	32,030
Average length of stay	days	6.9	6.7	5.9	5.1	6.8	6.4	6.8	6.0
Takings from accommodation	\$'000	2,729	3,149	3,441	4,107	4,181	4,468	11,388	16,196

(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			
		June 1994	September 1994	December 1994	March 1995	June 1995	September 1995	September 1994	September 1995
TOTAL CARAVAN PARKS									
Establishments	No.	5	5	5	5	5	5	..	..
Capacity									
On-site vans	No.	151	147	150	150	150	150	..	..
Other powered sites	No.	494	495	495	495	495	493	..	..
Unpowered sites	No.	419	419	419	419	419	419	..	..
Cabins, etc.	No.	10	10	10	10	10	10	..	..
Total capacity	No.	1,074	1,071	1,074	1,074	1,074	1,072	..	..
Sites occupied by long-term guests	No.	317	304	301	298	302	265	..	..
Other sites permanently reserved	No.	—	—	—	—	—	—	..	..
Employment (persons)	No.	40	44	44	49	52	52	..	..
Site nights occupied	No.	41,509	40,755	41,327	40,130	38,374	33,183	166,621	153,014
Site occupancy rate	per cent	42.5	41.4	41.8	41.5	39.3	33.6	42.5	39.1
Takings from accommodation	\$'000	686	713	756	711	671	506	2,987	2,644

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>September quarter 1994—</i>						
Establishments	13	30	14	21	8	43
Guest Rooms	1,671	1,852	698	1,590	1,235	3,523
Bed Spaces	4,443	5,913	2,174	4,785	3,397	10,356
Employment (persons)	1,599	613	240	672	1,300	2,212
<i>September quarter 1995—</i>						
Establishments	14	30	10	25	9	44
Guest Rooms	1,697	1,954	375	2,027	1,249	3,651
Bed Spaces	4,429	6,476	1,407	6,091	3,407	10,905
Employment (persons)	1,594	651	149	957	1,139	2,245
ROOM NIGHTS OCCUPIED						
<i>September quarter 1994</i>	<i>110,707</i>	<i>103,188</i>	<i>38,166</i>	<i>85,232</i>	<i>90,497</i>	<i>213,895</i>
<i>1995—</i>						
July	32,703	32,727	5,081	33,019	27,330	65,430
August	37,144	32,644	5,087	34,176	30,525	69,788
September	35,645	39,641	7,035	40,137	28,114	75,286
<i>September quarter 1995</i>	<i>105,492</i>	<i>105,012</i>	<i>17,203</i>	<i>107,332</i>	<i>85,969</i>	<i>210,504</i>
ROOM OCCUPANCY RATES (per cent)						
<i>September quarter 1994</i>	<i>72.0</i>	<i>60.6</i>	<i>59.4</i>	<i>58.3</i>	<i>79.6</i>	<i>66.0</i>
<i>1995—</i>						
July	62.2	54.3	43.7	52.8	70.6	58.0
August	70.6	53.9	43.8	54.4	78.8	61.7
September	70.0	67.6	62.5	66.0	75.0	68.7
<i>September quarter 1995</i>	<i>67.6</i>	<i>58.5</i>	<i>49.9</i>	<i>57.7</i>	<i>74.8</i>	<i>62.7</i>
GUEST NIGHTS						
<i>September quarter 1994</i>	<i>174,559</i>	<i>188,052</i>	<i>72,323</i>	<i>148,900</i>	<i>141,388</i>	<i>362,611</i>
<i>1995—</i>						
July	53,792	60,646	9,378	60,798	44,262	114,438
August	55,188	55,950	9,122	57,748	44,268	111,138
September	56,212	71,476	12,538	72,277	42,873	127,688
<i>September quarter 1995</i>	<i>165,192</i>	<i>188,072</i>	<i>31,038</i>	<i>190,823</i>	<i>131,403</i>	<i>353,264</i>
BED OCCUPANCY RATES (per cent)						
<i>September quarter 1994</i>	<i>42.7</i>	<i>34.6</i>	<i>36.2</i>	<i>33.8</i>	<i>45.2</i>	<i>38.1</i>
<i>1995—</i>						
July	39.2	30.4	21.5	32.4	41.9	34.0
August	40.2	27.9	20.9	30.6	41.9	32.9
September	42.3	36.8	29.7	39.6	41.9	39.0
<i>September quarter 1995</i>	<i>40.5</i>	<i>31.6</i>	<i>24.0</i>	<i>34.1</i>	<i>41.9</i>	<i>35.2</i>
GUEST ARRIVALS						
<i>September quarter 1994</i>	<i>95,174</i>	<i>84,365</i>	<i>31,158</i>	<i>76,568</i>	<i>71,813</i>	<i>179,539</i>
<i>1995—</i>						
July	28,422	29,885	4,327	31,463	22,517	58,307
August	29,035	27,602	4,943	28,909	22,785	56,637
September	27,988	35,658	6,099	36,019	21,528	63,646
<i>September quarter 1995</i>	<i>85,445</i>	<i>93,145</i>	<i>15,369</i>	<i>96,391</i>	<i>66,830</i>	<i>178,590</i>
AVERAGE LENGTH OF STAY (days)						
<i>September quarter 1994</i>	<i>1.8</i>	<i>2.2</i>	<i>2.3</i>	<i>1.9</i>	<i>2.0</i>	<i>2.0</i>
<i>September quarter 1995</i>	<i>1.9</i>	<i>2.0</i>	<i>2.0</i>	<i>2.0</i>	<i>2.0</i>	<i>2.0</i>
TAKINGS FROM ACCOMMODATION (\$'000)						
<i>September quarter 1994</i>	<i>11,703</i>	<i>7,125</i>	<i>2,144</i>	<i>6,456</i>	<i>10,229</i>	<i>18,829</i>
<i>1995—</i>						
July	3,509	2,309	303	2,385	3,130	5,818
August	4,183	2,237	293	2,487	3,639	6,419
September	3,976	2,769	401	2,988	3,356	6,745
<i>September quarter 1995</i>	<i>11,668</i>	<i>7,314</i>	<i>996</i>	<i>7,861</i>	<i>10,125</i>	<i>18,982</i>

TABLE 5—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							
September quarter 1994	16	142	444	586	2,248	114	40,847	76.2	6,095	6.7	3,149
1995—											
July	..	..	..	..	..	..	16,840	70.3	2,802	6.0	1,475
August	..	..	..	..	..	..	15,797	65.9	2,198	7.2	1,402
September	..	..	..	..	..	..	17,577	75.8	2,889	6.1	1,590
September quarter 1995	17	204	569	773	2,959	140	50,214	70.6	7,889	6.4	4,468

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

TABLE 6—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.	Other On-site powered vans	Unpowered sites	Cabins, flats etc.	Total							
September quarter 1994	5	147	495	419	10	1,071	304	—	44	40,755	41.4	713
1995—												
July	..	..	..	..	..	..	..	..	..	11,543	34.7	203
August	..	..	..	..	..	..	..	..	..	10,039	30.2	135
September	..	..	..	..	..	..	..	..	..	11,601	36.1	169
September quarter 1995	5	150	493	419	10	1,072	265	—	52	33,183	33.6	506

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: first and latest issue; 1991)
- *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

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

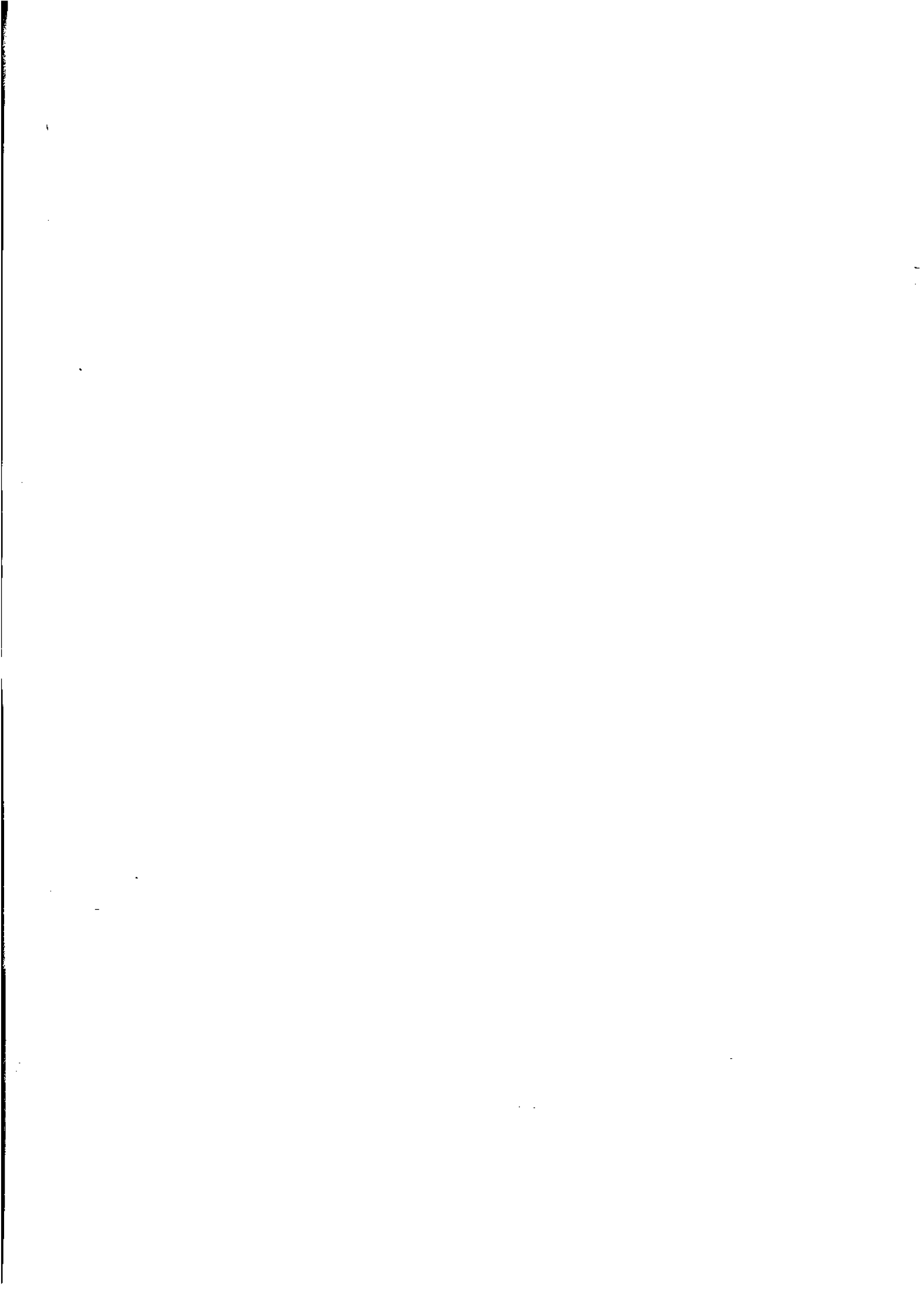
GLOSSARY

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- Average length of stay** Average length of stay is expressed in numbers 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*.
- 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 *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.
- Caravan park capacity** The total number of *On-site vans*, *Other powered sites*, *Unpowered sites* and *Cabins*, 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** 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.
- Occupancy in terms of *Guest nights* refers to the total number of nights each paying guest stayed during the survey period.
- Occupancy rates** *Occupancy rates* represent occupancy expressed as a percentage of total capacity available during the survey period, e.g.
- Room occupancy rate* (%) 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 survey period, the denominator of the above expression includes only operating periods.
- 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.

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. Includes operating periods only for establishments closing (other than for seasonal reasons) or opening during the survey period.
- 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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