



CATALOGUE NO. 8635.8

EMBARGOED UNTIL 11.30 A.M. 28 FEBRUARY 1994

**TOURIST ACCOMMODATION, AUSTRALIAN CAPITAL TERRITORY,
DECEMBER QUARTER 1993**

MAIN FEATURES

DECEMBER QUARTER 1993
COMPARED WITH
DECEMBER QUARTER 1992

HOTELS, MOTELS AND GUEST HOUSES

- Rooms available decreased by 4.2 per cent from 3,637 to 3,484 and bed spaces decreased by 2.7 per cent. For four and five star rated establishments, room capacity was virtually unchanged but for three star rated establishments, room capacity increased by 17.2 per cent to 1,702 rooms, which was 48.9 per cent of rooms in the ACT. Room capacity for one and two star rated and ungraded establishments decreased by 39.9 per cent through reclassification to three star rating.
- Room nights occupied increased by 4.5 per cent from 206,270 to 215,592 overall. For four and five star rated establishments, room nights occupied increased by 7.3 per cent and for three star rated establishments increased by 29.7 per cent.
- The room occupancy rate for hotels, motels and guest houses rose from 62.3 per cent to 67.3 per cent. For three star rated establishments, the room occupancy rate rose from 56.6 per cent to 62.1 per cent and for four and five star rated establishments from 73.1 per cent to 78.1 per cent.
- Guest nights increased by 1.1 per cent to 368,090 and the bed occupancy rate increased from 38.3 per cent to 39.4 per cent.
- Guest arrivals at hotels, motels and guest houses decreased by 1.4 per cent to 184,923 while average length of stay increased from 1.9 to 2.0 days. For three star rated establishments, average length of stay increased from 1.9 days to 2.1 days.
- Takings from accommodation increased by 6.9 per cent from \$17.1m to \$18.3m with average takings per room night occupied increasing from \$83 to \$85.

HOLIDAY FLATS, UNITS AND HOUSES

- The number of units, etc. available for short-term letting increased by 3.7 per cent from 485 to 503.
- Unit nights occupied increased by 9.6 per cent from 29,722 to 32,584 and the unit occupancy rate increased from 66.8 per cent to 70.4 per cent.
- Unit lettings increased by 21.8 per cent from 3,978 to 4,847 while average length of stay decreased from 7.5 days to 6.7 days.
- Accommodation takings increased by 9.5 per cent from \$2.4m to \$2.7m with average takings per unit night occupied remaining constant at \$82.

DECEMBER QUARTER 1993

CARAVAN PARKS

- In December quarter 1993, caravan parks offered 1,074 powered and unpowered sites and cabins, etc. and accommodation takings were \$0.83m.
- The occupancy rate was 46.4 per cent comprised of 28.3 per cent occupancy by long-term residents and 18.1 per cent by short-term 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 compared with September quarter 1993 for ACT.

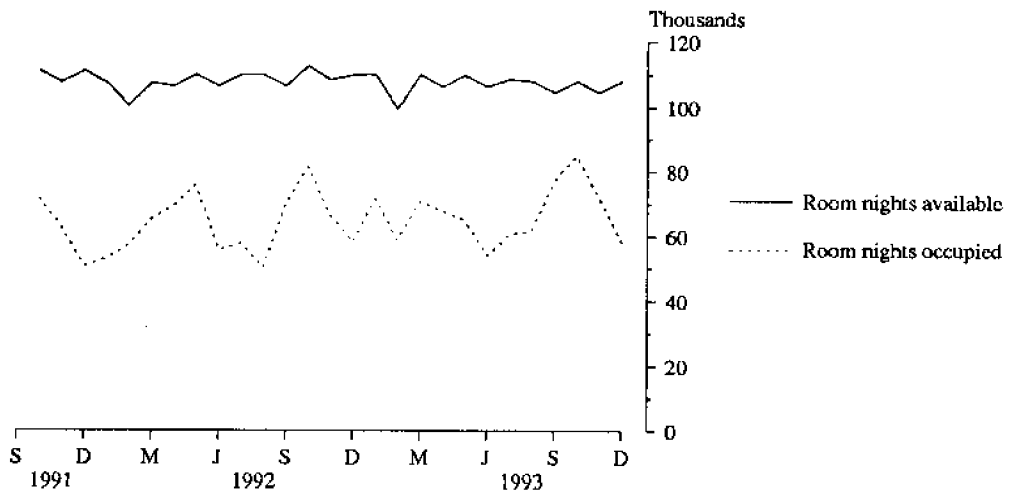
INQUIRIES

- *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.*

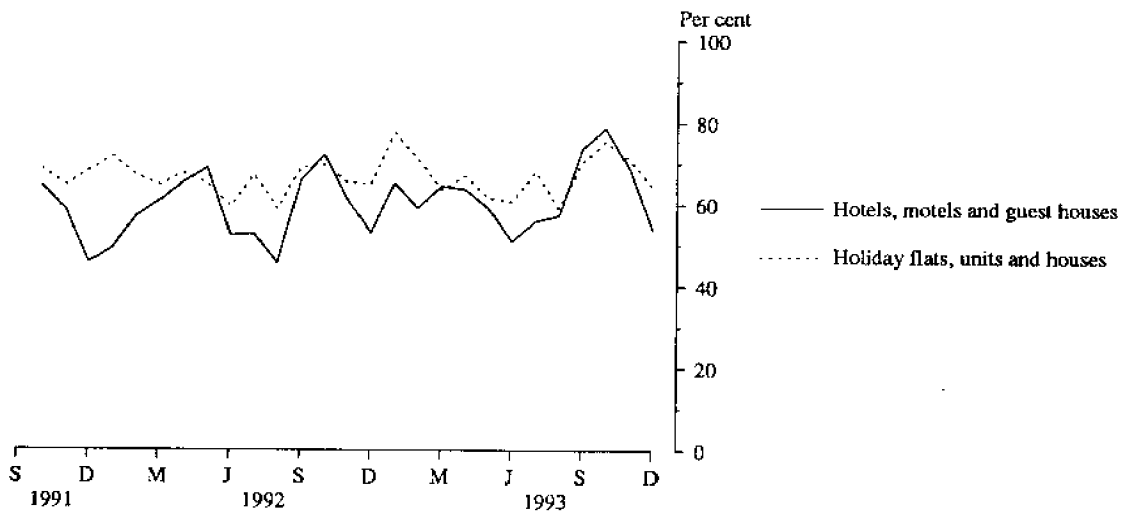
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**MONTHLY ROOM NIGHTS AVAILABLE AND OCCUPIED:
HOTELS, MOTELS AND GUEST HOUSES,
AUSTRALIAN CAPITAL TERRITORY**



**MONTHLY OCCUPANCY RATES,
AUSTRALIAN CAPITAL TERRITORY**



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

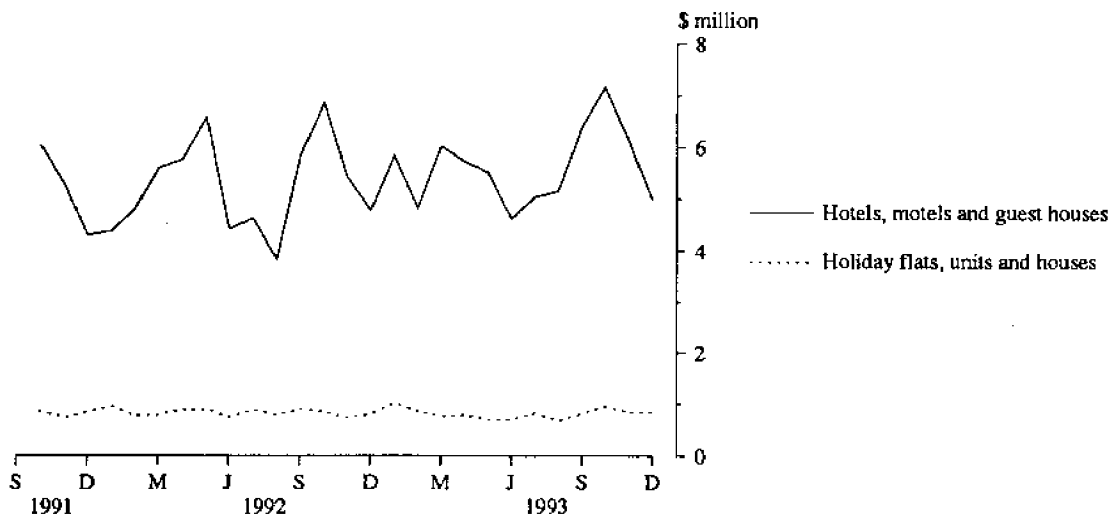


TABLE 1 — SUMMARY OF HOTELS, MOTELS AND GUEST HOUSES WITH FACILITIES, AUSTRALIAN CAPITAL TERRITORY

Particulars	Unit	Quarter ended				Year ended			
		September	December	March	June	September	December	December	December
		1992	1992	1993	1993	1993	1993	1992	1993
LICENSED HOTELS WITH FACILITIES									
Establishments	No.	13	13	13	13	13	13	..	..
Guest rooms	No.	1,666	1,666	1,648	1,665	1,666	1,665	..	..
Bed spaces	No.	4,170	4,174	4,162	4,271	4,352	4,352	..	..
Employment (persons)	No.	1,424	1,338	1,473	1,402	1,552	1,400	..	..
Room nights occupied	No.	93,014	104,769	104,687	96,806	101,765	109,120	395,647	412,378
Room occupancy rate	per cent	60.7	68.8	70.6	63.9	66.4	71.2	65.1	68.0
Guest nights	No.	144,738	162,293	171,728	152,126	152,510	169,885	616,334	646,249
Bed occupancy rate	per cent	37.7	42.5	45.8	39.1	38.1	42.4	40.8	41.3
Guest arrivals	No.	84,624	93,763	101,984	86,364	80,283	93,818	363,463	362,449
Average length of stay	days	1.7	1.7	1.7	1.8	1.9	1.8	1.7	1.8
Takings from accommodation	\$'000	8,860	10,350	10,166	9,816	9,943	11,001	39,014	40,926
MOTELS AND GUEST HOUSES WITH FACILITIES									
Establishments	No.	30	32	31	30	30	29	..	..
Guest rooms	No.	1,883	1,971	1,903	1,880	1,879	1,819	..	..
Bed spaces	No.	5,700	6,266	6,011	5,982	5,989	5,811	..	..
Employment (persons)	No.	707	697	648	639	607	591	..	..
Room nights occupied	No.	85,373	101,501	96,852	90,156	98,082	106,472	366,041	391,562
Room occupancy rate	per cent	49.3	56.7	56.5	52.7	58.4	63.6	53.2	57.8
Guest nights	No.	154,316	201,713	180,927	158,250	177,822	198,205	672,411	715,204
Bed occupancy rate	per cent	29.4	35.5	33.4	29.1	33.2	37.1	31.9	33.2
Guest arrivals	No.	73,877	93,740	85,536	77,390	84,123	91,105	323,845	338,154
Average length of stay	days	2.1	2.2	2.1	2.0	2.1	2.2	2.1	2.1
Takings from accommodation	\$'000	5,474	6,737	6,549	6,077	6,677	7,263	24,017	26,566
TOTAL HOTELS, MOTELS AND GUEST HOUSES WITH FACILITIES									
Establishments	No.	43	45	44	43	43	42	..	..
Guest rooms	No.	3,549	3,637	3,551	3,545	3,545	3,484	..	..
Bed spaces	No.	9,870	10,440	10,173	10,253	10,341	10,163	..	..
Employment (persons)	No.	2,131	2,035	2,121	2,041	2,159	1,991	..	..
Room nights occupied	No.	178,387	206,270	201,539	186,962	199,847	215,592	761,688	803,940
Room occupancy rate	per cent	54.6	62.3	63.1	58.0	62.2	67.3	58.8	62.6
Guest nights	No.	299,054	364,006	352,655	310,376	330,332	368,090	1,288,745	1,361,453
Bed occupancy rate	per cent	32.9	38.3	38.5	33.3	35.3	39.4	35.6	36.6
Guest arrivals	No.	158,501	187,503	187,520	163,754	164,406	184,923	687,308	700,603
Average length of stay	days	1.9	1.9	1.9	1.9	2.0	2.0	1.9	1.9
Takings from accommodation	\$'000	14,334	17,087	16,715	15,893	16,621	18,263	63,030	67,492

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

Particulars	Unit	Quarter ended				Year ended			
		September	December	March	June	September	December	December	December
		1992	1992	1993	1993	1993	1993	1992	1993
Letting entities	No.	15	14	14	15	15	15	..	..
Flats, units and houses	No.	171	132	133	135	136	136	..	..
Single bedroom	No.	359	353	354	356	358	367	..	..
Multiple bedroom	No.	530	485	487	491	494	503	..	..
Total flats, units and houses	No.	530	485	487	491	494	503	..	..
Bed spaces	No.	2,141	1,746	1,806	1,821	1,819	1,871	..	..
Employment (persons) (a)	No.	113	97	87	85	88	86	..	..
Unit nights occupied	No.	31,709	29,722	31,005	28,157	29,924	32,584	121,241	121,670
Unit occupancy rate	per cent	65.0	66.8	70.7	63.0	65.8	70.4	65.9	67.5
Unit lettings	No.	5,569	3,978	4,359	4,196	4,275	4,847	20,333	17,677
Average length of stay	days	5.7	7.5	7.1	6.7	7.0	6.7	6.0	6.9
Takings from accommodation	\$'000	2,590	2,429	2,672	2,230	2,352	2,659	10,135	9,913

(a) Employment numbers exclude agents and 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>December quarter 1992—</i>						
Establishments	13	32	18	20	7	45
Guest Rooms	1,666	1,971	1,019	1,452	1,166	3,637
Bed Spaces	4,174	6,266	3,029	4,321	3,090	10,440
Employment (persons)	1,338	697	394	534	1,107	2,035
<i>December quarter 1993—</i>						
Establishments	13	29	12	23	7	42
Guest Rooms	1,665	1,819	612	1,702	1,170	3,484
Bed Spaces	4,352	5,811	1,867	5,114	3,182	10,163
Employment (persons)	1,400	591	203	665	1,123	1,991
ROOM NIGHTS OCCUPIED						
<i>December quarter 1992</i>	104,769	101,501	52,953	74,949	78,368	206,270
<i>1993—</i>						
October	41,508	43,553	13,705	39,789	31,567	85,061
November	36,640	35,504	12,089	31,456	28,599	72,144
December	30,972	27,415	8,443	25,997	23,947	58,387
<i>December quarter 1993</i>	109,120	106,472	34,237	97,242	84,113	215,592
ROOM OCCUPANCY RATES (per cent)						
<i>December quarter 1992</i>	68.8	56.7	58.0	56.6	73.1	62.3
<i>1993—</i>						
October	80.4	77.2	72.2	75.4	87.0	78.8
November	73.4	65.1	65.8	61.6	81.5	69.0
December	60.0	48.6	44.5	49.3	66.0	54.1
<i>December quarter 1993</i>	71.2	63.6	60.8	62.1	78.1	67.3
GUEST NIGHTS						
<i>December quarter 1992</i>	162,293	201,713	96,807	145,834	121,365	364,006
<i>1993—</i>						
October	65,714	80,437	26,757	69,937	49,457	146,151
November	52,947	61,609	23,314	51,063	40,179	114,556
December	51,224	56,159	19,644	48,594	39,145	107,383
<i>December quarter 1993</i>	169,885	198,205	69,715	169,594	128,781	368,090
BED OCCUPANCY RATES (per cent)						
<i>December quarter 1992</i>	42.5	35.5	35.7	36.8	42.7	38.3
<i>1993—</i>						
October	48.7	44.7	46.2	44.1	50.1	46.4
November	40.6	35.3	41.6	33.3	42.1	37.6
December	38.0	31.2	33.9	30.7	39.7	34.1
<i>December quarter 1993</i>	42.4	37.1	40.6	36.0	44.0	39.4
GUEST ARRIVALS						
<i>December quarter 1992</i>	93,763	93,740	40,789	75,679	71,035	187,503
<i>1993—</i>						
October	35,768	35,932	10,273	32,858	28,569	71,700
November	28,769	29,761	9,859	25,426	23,245	58,530
December	29,281	25,412	8,008	24,218	22,467	54,693
<i>December quarter 1993</i>	93,818	91,105	28,140	82,502	74,281	184,923
AVERAGE LENGTH OF STAY (days)						
<i>December quarter 1992</i>	1.7	2.2	2.4	1.9	1.7	1.9
<i>December quarter 1993</i>	1.8	2.2	2.5	2.1	1.7	2.0
TAKINGS FROM ACCOMMODATION (\$'000)						
<i>December quarter 1992</i>	10,350	6,737	3,391	5,426	8,269	17,087
<i>1993—</i>						
October	4,242	2,915	776	2,950	3,432	7,158
November	3,743	2,387	658	2,401	3,071	6,130
December	3,015	1,960	524	2,001	2,450	4,976
<i>December quarter 1993</i>	11,001	7,263	1,958	7,352	8,953	18,263

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							
December quarter 1992	14	132	353	485	1,746	97	29,722	66.8	3,978	7.5	2,429
1993—											
October	..	..	..	..	..	..	11,772	75.5	1,809	6.5	962
November	..	..	..	..	..	..	10,735	71.1	1,628	6.6	841
December	..	..	..	..	..	..	10,077	64.6	1,410	7.1	857
December quarter 1993	15	136	367	503	1,871	86	32,584	70.4	4,847	6.7	2,659

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

TABLE 5—CARAVAN PARKS, AUSTRALIAN CAPITAL TERRITORY (a)

	Establishments and 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.							Total capacity
1993—												
October	..	..	..	..	..	..	..	..	17,066	51.3	305
November	..	..	..	..	..	..	..	..	13,336	41.4	225
December	..	..	..	..	..	..	..	..	15,406	46.3	300
December quarter 1993	5	150	495	419	10	1,074	304	—	44	45,808	46.4	831

(a) Data for A.C.T. caravan parks for periods prior to March quarter 1993 are not separately available and have been included with data for Queanbeyan (C) caravan parks in the publication *Tourist Accommodation, New South Wales* (8635.1).

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 31 December 1993.

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)*
 - 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**



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