

# TOURIST ACCOMMODATION

**AUSTRALIAN  
CAPITAL  
TERRITORY**
**EMBARGOED UNTIL 11:30AM WED 6 MARCH 1996**

## DECEMBER QTR KEY FIGURES

	Dec 94	Dec 95	change
<b>Hotels, Motels and Guest Houses</b>			
Rooms available (No.)	3 541	3 637	2.7 %
Room occupancy rate (%)	66.2	64.6	-1.6 pts
Takings from accommodation (\$'000)	18 447	19 173	3.9 %
<b>Holiday Flats, Units and Houses</b>			
Units, etc. available (No.)	739	767	3.8 %
Unit occupancy rate (%)	62.4	69.4	7.0 pts
Takings from accommodation (\$'000)	3 441	4 336	26.0 %
<b>Caravan Parks</b>			
Sites, cabins, etc. available (No.)	1 074	1 005	-6.4 %
Site occupancy rate (%)	41.8	43.8	2.0 pts
Takings from accommodation (\$'000)	756	762	0.8 %

## DECEMBER QTR KEY POINTS

### HOTELS, MOTELS AND GUEST HOUSES

- For 4 and 5 star hotels, motels and guest houses, the room occupancy rate fell to 70.8% in December quarter 1995 compared with 75.8% in December quarter 1994. Takings on the other hand rose by 2.7% from \$9.3m to \$9.5m with average takings per room night occupied increasing from \$107 to \$118.
- Overall, demand in terms of room nights occupied in hotels and motels was almost unchanged, while room supply increased by 2.7%. This resulted in a drop in the room occupancy rate from 66.2% in December quarter 1994 to 64.6% in December 1995. Average takings per room night occupied increased from \$85 to \$89, with 4 and 5 star establishments accounting for almost all of the increase.

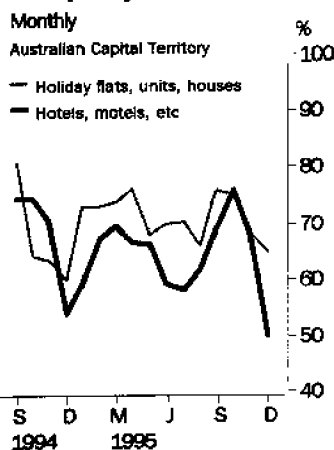
### FLATS AND UNITS CAPACITY INCREASE ABSORBED

- The number of holiday flats, units and houses available increased to 767 in December quarter 1995, a 3.8% rise compared with 739 in December quarter 1994 and a 30.9% rise compared with 586 available in September quarter 1994.
- Unit nights occupied in flats and units rose by 15.4% in December quarter 1995 compared with December quarter 1994 resulting in an increase of 7.0 percentage points to 69.4% in the unit occupancy rate. Average takings per unit night occupied rose from \$81 to \$89.

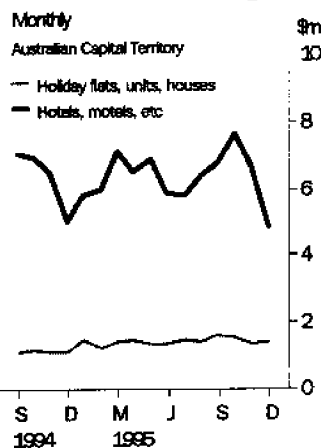
### CARAVAN PARKS

- Capacity available in caravan parks decreased by 6.4% while occupancy in terms of site nights occupied decreased by 1.9% resulting in an increase in the site occupancy rate from 41.8% to 43.8%. Takings from accommodation increased by 0.8% to \$0.76m.

### 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*

March 1996

29 May 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

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

Particulars	Unit	Quarter ended				Year ended			
		September 1994	December 1994	March 1995	June 1995	September 1995	December 1995	December 1994	December 1995
<b>LICENSED HOTELS WITH FACILITIES</b>									
Establishments	No.	13	13	14	14	14	14	..	..
Guest rooms	No.	1,671	1,671	1,697	1,697	1,697	1,683	..	..
Bed spaces	No.	4,443	4,452	4,510	4,484	4,429	4,354	..	..
Employment (persons)	No.	1,599	1,421	1,500	1,582	1,594	1,495	..	..
Room nights occupied	No.	110,707	109,536	112,373	113,456	105,492	103,210	434,544	434,531
Room occupancy rate	per cent	72.0	71.3	74.3	73.5	67.6	66.7	71.3	70.5
Guest nights	No.	174,559	167,501	180,996	179,496	165,192	153,118	677,015	678,802
Bed occupancy rate	per cent	42.7	40.9	45.0	44.0	40.5	38.2	41.9	41.9
Guest arrivals	No.	95,174	89,149	98,120	102,998	85,445	85,715	360,431	372,278
Average length of stay	days	1.8	1.9	1.8	1.7	1.9	1.8	1.9	1.8
Takings from accommodation	\$'000	11,703	11,026	11,761	12,449	11,668	11,344	44,432	47,223
<b>MOTELS AND GUEST HOUSES WITH FACILITIES</b>									
Establishments	No.	30	31	31	30	30	30	..	..
Guest rooms	No.	1,852	1,870	1,937	1,896	1,954	1,954	..	..
Bed spaces	No.	5,913	6,013	6,092	6,020	6,476	6,210	..	..
Employment (persons)	No.	613	604	589	590	651	638	..	..
Room nights occupied	No.	103,188	106,268	100,469	95,823	105,012	112,807	398,860	414,111
Room occupancy rate	per cent	60.6	61.8	57.6	55.5	58.5	62.8	59.1	58.7
Guest nights	No.	188,052	193,105	179,280	173,093	188,072	200,030	716,090	740,475
Bed occupancy rate	per cent	34.6	34.9	32.7	31.6	31.6	35.0	33.1	32.7
Guest arrivals	No.	84,365	90,184	88,590	80,311	93,145	94,585	326,322	356,631
Average length of stay	days	2.2	2.1	2.0	2.2	2.0	2.1	2.2	2.1
Takings from accommodation	\$'000	7,125	7,421	7,087	6,783	7,314	7,829	27,544	29,012
<b>TOTAL HOTELS, MOTELS AND GUEST HOUSES WITH FACILITIES</b>									
Establishments	No.	43	44	45	44	44	44	..	..
Guest rooms	No.	3,523	3,541	3,634	3,593	3,651	3,637	..	..
Bed spaces	No.	10,356	10,465	10,602	10,504	10,905	10,564	..	..
Employment (persons)	No.	2,212	2,025	2,089	2,172	2,245	2,133	..	..
Room nights occupied	No.	213,895	215,804	212,842	209,279	210,504	216,017	833,404	848,642
Room occupancy rate	per cent	66.0	66.2	65.4	64.0	62.7	64.6	64.9	64.2
Guest nights	No.	362,611	360,606	360,276	352,589	353,264	353,148	1,393,105	1,419,277
Bed occupancy rate	per cent	38.1	37.5	37.9	36.9	35.2	36.3	36.8	36.6
Guest arrivals	No.	179,539	179,333	186,710	183,309	178,590	180,300	686,753	728,909
Average length of stay	days	2.0	2.0	1.9	1.9	2.0	2.0	2.0	1.9
Takings from accommodation	\$'000	18,829	18,447	18,848	19,232	18,982	19,173	71,975	76,235

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

Particulars	Unit	Quarter ended				Year ended			
		September 1994	December 1994	March 1995	June 1995	September 1995	December 1995	December 1994	December 1995
Letting entities	No.	16	17	17	17	17	17	..	..
Flats, units and houses									
Single bedroom	No.	142	189	194	201	204	203	..	..
Multiple bedroom	No.	444	550	551	565	569	564	..	..
<i>Total flats, units and houses</i>	<i>No.</i>	<i>586</i>	<i>739</i>	<i>745</i>	<i>766</i>	<i>773</i>	<i>767</i>	<i>..</i>	<i>..</i>
Bed spaces	No.	2,248	2,825	2,849	2,917	2,959	2,984	..	..
Employment (persons)(a)	No.	114	137	143	139	140	153	..	..
Unit nights occupied	No.	40,847	42,386	49,095	49,764	50,214	48,918	150,857	197,991
Unit occupancy rate	per cent	76.2	62.4	73.2	71.4	70.6	69.4	67.2	71.1
Unit lettings	No.	6,095	7,193	9,605	7,343	7,889	8,245	23,186	33,082
Average length of stay	days	6.7	5.9	5.1	6.8	6.4	5.9	6.5	6.0
Takings from accommodation	\$'000	3,149	3,441	4,107	4,181	4,468	4,336	12,169	17,091

(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			
		September 1994	December 1994	March 1995	June 1995	September 1995	December 1995	December 1994	December 1995
<b>TOTAL CARAVAN PARKS</b>									
Establishments	No.	5	5	5	5	5	5	..	..
Capacity									
On-site vans	No.	147	150	150	150	150	151	..	..
Other powered sites	No.	495	495	495	495	493	475	..	..
Unpowered sites	No.	419	419	419	419	419	369	..	..
Cabins, etc.	No.	10	10	10	10	10	10	..	..
<i>Total capacity</i>	<i>No.</i>	<i>1,071</i>	<i>1,074</i>	<i>1,074</i>	<i>1,074</i>	<i>1,072</i>	<i>1,005</i>	<i>..</i>	<i>..</i>
Sites occupied by long-term guests	No.	304	301	298	302	265	282	..	..
Other sites permanently reserved	No.	..	..	..	..	..	..	..	..
Employment (persons)	No.	44	44	49	52	52	51	..	..
Site nights occupied	No.	40,755	41,327	40,130	38,374	33,183	40,529	162,140	152,216
Site occupancy rate	per cent	41.4	41.8	41.5	39.3	33.6	43.8	41.4	39.5
Takings from accommodation	\$'000	713	756	711	671	506	762	2,912	2,650

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	
<b>ESTABLISHMENTS, CAPACITY AND EMPLOYMENT</b>						
<i>December quarter 1994—</i>						
Establishments	13	31	11	24	9	44
Guest Rooms	1,671	1,870	452	1,841	1,248	3,541
Bed Spaces	4,452	6,013	1,584	5,436	3,445	10,465
Employment (persons)	1,421	604	110	790	1,125	2,025
<i>December quarter 1995—</i>						
Establishments	14	30	13	23	8	44
Guest Rooms	1,683	1,954	513	1,887	1,237	3,637
Bed Spaces	4,354	6,210	1,713	5,495	3,356	10,564
Employment (persons)	1,495	638	175	808	1,150	2,133
<b>ROOM NIGHTS OCCUPIED</b>						
<i>December quarter 1994</i>	109,536	106,268	23,190	105,626	86,988	215,804
<i>1995 -</i>						
October	40,747	44,594	10,772	43,040	31,529	85,341
November	35,292	38,914	9,660	36,660	27,886	74,206
December	27,171	29,299	7,724	27,547	21,199	56,470
<i>December quarter 1995</i>	103,210	112,807	28,156	107,247	80,614	216,017
<b>ROOM OCCUPANCY RATES (per cent)</b>						
<i>December quarter 1994</i>	71.3	61.8	55.8	62.4	75.8	66.2
<i>1995 -</i>						
October	78.1	73.6	67.7	73.6	82.2	75.7
November	69.9	66.4	62.8	64.8	75.1	68.0
December	52.1	48.4	48.6	47.1	55.3	50.1
<i>December quarter 1995</i>	66.7	62.8	59.7	61.8	70.8	64.6
<b>GUEST NIGHTS</b>						
<i>December quarter 1994</i>	167,501	193,105	50,020	180,081	130,505	360,606
<i>1995 -</i>						
October	61,453	79,025	22,696	72,156	45,626	140,478
November	48,880	64,003	18,776	56,536	37,571	112,883
December	42,785	57,002	16,966	49,883	32,938	99,787
<i>December quarter 1995</i>	153,118	200,030	58,438	178,575	116,135	353,148
<b>BED OCCUPANCY RATES (per cent)</b>						
<i>December quarter 1994</i>	40.9	34.9	34.3	36.0	41.2	37.5
<i>1995 -</i>						
October	45.5	41.0	42.7	42.4	43.9	42.9
November	37.4	34.4	36.5	34.3	37.3	35.6
December	31.7	29.6	31.9	29.3	31.7	30.5
<i>December quarter 1995</i>	38.2	35.0	37.1	35.3	37.6	36.3
<b>GUEST ARRIVALS</b>						
<i>December quarter 1994</i>	89,149	90,184	24,374	92,148	62,811	179,333
<i>1995 -</i>						
October	33,263	37,846	9,699	37,173	24,237	71,109
November	28,346	31,259	8,054	29,468	22,083	59,605
December	24,106	25,480	6,578	24,458	18,550	49,586
<i>December quarter 1995</i>	85,715	94,585	24,331	91,099	64,870	180,300
<b>AVERAGE LENGTH OF STAY (days)</b>						
<i>December quarter 1994</i>	1.9	2.1	2.1	2.0	2.1	2.0
<i>December quarter 1995</i>	1.8	2.1	2.4	2.0	1.8	2.0
<b>TAKINGS FROM ACCOMMODATION (\$'000)</b>						
<i>December quarter 1994</i>	11,026	7,421	1,438	7,722	9,286	18,447
<i>1995 -</i>						
October	4,555	3,075	643	3,196	3,791	7,630
November	3,985	2,704	628	2,712	3,349	6,689
December	2,804	2,050	474	1,986	2,393	4,854
<i>December quarter 1995</i>	11,344	7,829	1,745	7,894	9,534	19,173

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>December quarter 1994</i>	17	189	550	739	2,825	137	42,386	62.4	7,193	5.9	3,441
<i>1995—</i>											
<i>October</i>	..	..	..	..	..	..	17,778	75.0	3,092	5.7	1,559
<i>November</i>	..	..	..	..	..	..	15,686	68.3	2,569	6.1	1,377
<i>December</i>	..	..	..	..	..	..	15,454	65.0	2,584	6.0	1,399
<i>December quarter 1995</i>	17	203	564	767	2,984	153	48,918	69.4	8,245	5.9	4,336

(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>On-site vans</i>	<i>Other powered sites</i>	<i>Unpowered sites</i>	<i>Cabins, flats etc.</i>							
<i>December quarter 1994</i>	5	150	495	419	10	1,074	301	—	44	41,327	41.8	756
<i>1995—</i>												
<i>October</i>	..	..	..	..	..	..	..	..	..	15,077	48.4	320
<i>November</i>	..	..	..	..	..	..	..	..	..	12,220	40.5	215
<i>December</i>	..	..	..	..	..	..	..	..	..	13,232	42.5	227
<i>December quarter 1995</i>	5	151	475	369	10	1,005	282	-	51	40,529	43.8	762

# 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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<b>Average length of stay</b>	<p>Average length of stay is expressed in numbers of days and calculated:</p> <ul style="list-style-type: none"> <li>▪ for hotels, motels and guest houses, by dividing <i>Guest nights</i> by <i>Guest arrivals</i> and</li> <li>▪ for holiday flats, units and houses, by dividing <i>Unit nights occupied</i> by <i>Unit lettings</i>.</li> </ul>
<b>Bed spaces</b>	Three-quarter beds are counted as one bed space; double beds as two bed spaces. Cots are excluded.
<b>Capacity</b>	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.
<b>Caravan park capacity</b>	The total number of <i>On-site vans</i> , <i>Other powered sites</i> , <i>Unpowered sites</i> and <i>Cabins</i> , etc.
<b>Employment</b>	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).
<b>Establishments</b>	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.
<b>Guest arrivals</b>	The total number of paying guests counted only on the first night they stayed at the accommodation establishment.
<b>Letting entitles</b>	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.
<b>Occupancy</b>	<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>
<b>Occupancy rates</b>	<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>
<b>Other sites permanently reserved</b>	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. Including 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.



FOR MORE INFORMATION . . .

The ABS publishes a wide range of information on Australia's economic and social conditions. A catalogue of publications and products is available from any of our offices (see below).

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