

CATALOGUE NO. 8635.8

EMBARGOED UNTIL 11.30 A.M. 24 MAY 1994

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

MAIN FEATURES

MARCH QUARTER 1994
COMPARED WITH
MARCH QUARTER 1993

HOTELS, MOTELS AND GUEST HOUSES

- Rooms available decreased by 1.9 per cent from 3,551 to 3,485 although bed spaces increased slightly. For four and five star rated establishments, room capacity was virtually unchanged but through reclassification, room capacity for three star rated establishments increased by 19.0 per cent to 1,704 rooms, and decreased for one and two star rated and ungraded establishments by 35.5 per cent to 612 rooms.
- Room nights occupied increased by 1.5 per cent from 201,539 to 204,488 overall. For four and five star rated establishments, room nights occupied increased by 3.6 per cent and for three star rated establishments increased by 23.9 per cent.
- The room occupancy rate for hotels, motels and guest houses rose from 63.1 per cent to 65.2 per cent. For four and five star rated establishments, the room occupancy rate rose from 76.6 per cent to 79.3 per cent and for three star rated establishments from 57.2 per cent to 59.6 per cent.
- Guest nights decreased by 2.4 per cent to 344,272 and the bed occupancy rate decreased from 38.5 per cent to 37.5 per cent. For three star rated establishments, guest nights rose by 22.6 per cent to 164,551 but for four and five star rated establishments, fell by 3.1 per cent to 128,579.
- Guest arrivals at hotels, motels and guest houses decreased by 6.5 per cent to 175,389 while average length of stay increased from 1.9 days to 2.0 days.
- Takings from accommodation increased by 4.5 per cent from \$16.7m to \$17.5m with average takings per room night occupied increasing from \$83 to \$85. For three star rated establishments, takings from accommodation rose by 28.6 per cent to \$6.9m and for four and five star rated establishments, increased by 7.7 per cent to \$8.9m, which was 51.2 per cent of the total takings from accommodation in ACT.

HOLIDAY FLATS, UNITS AND HOUSES

- The number of units, etc. available for short-term letting increased by 15.6 per cent from 487 to 563.
- Unit nights occupied increased by 6.6 per cent from 31,005 to 33,054 and the unit occupancy rate consequently decreased from 70.7 per cent to 65.2 per cent.
- Unit lettings increased by 12.7 per cent from 4,359 to 4,911 while average length of stay decreased from 7.1 days to 6.7 days.
- Accommodation takings increased by 6.7 per cent from \$2.7m to \$2.9m with average takings per unit night occupied remaining constant at \$86.

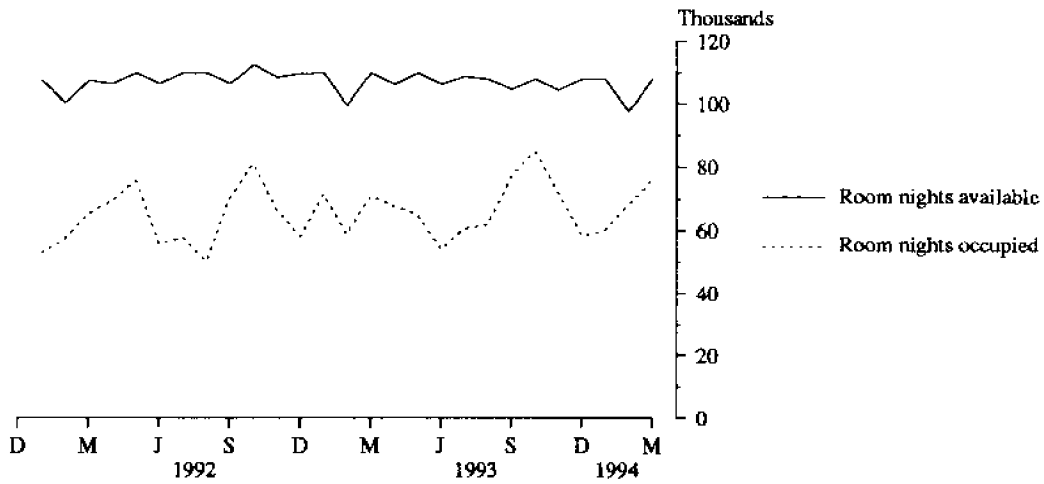
CARAVAN PARKS

- Capacity available was unchanged at 1,074 powered and unpowered sites and cabins, etc. and site nights occupied decreased by 8.0 per cent from 41,897 to 38,549.
- The site occupancy rate decreased from 43.3 per cent to 39.9 per cent comprising 28.5 per cent occupancy by long-term residents and 11.4 per cent by short-term guests.
- Takings from accommodation decreased by 10.1 per cent from \$0.84m to \$0.76m.

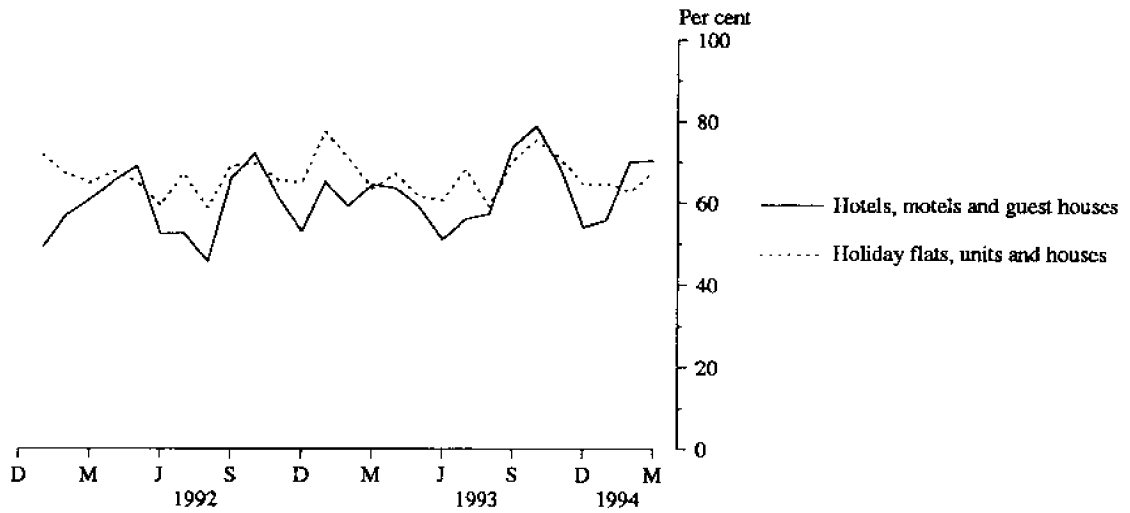
INQUIRIES

- *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**

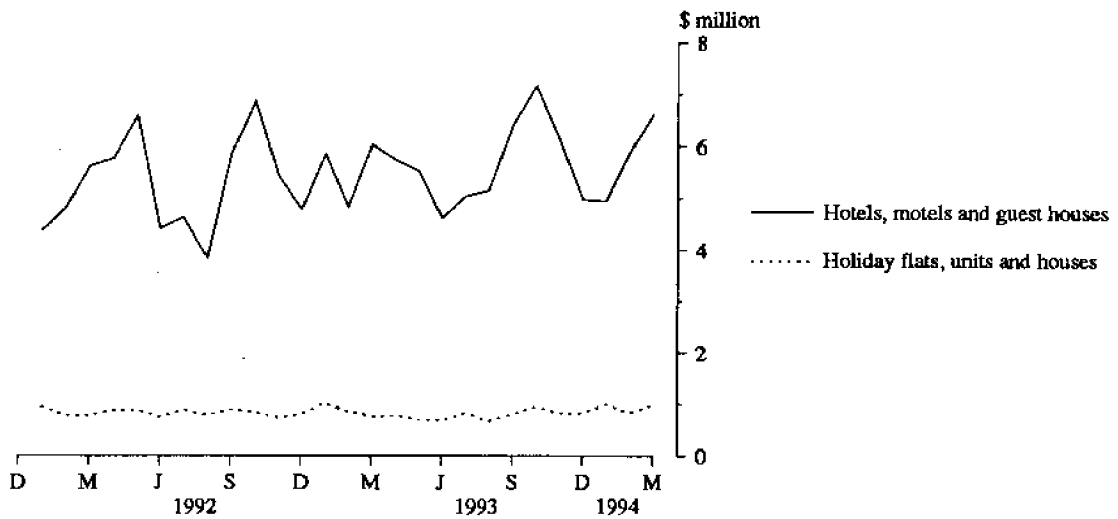


TABLE 1 — SUMMARY OF HOTELS, MOTELS AND GUEST HOUSES WITH FACILITIES, AUSTRALIAN CAPITAL TERRITORY

Particulars	Unit	Quarter ended				Year ended			
		December	March	June	September	December	March	March	March
		1992	1993	1993	1993	1993	1994	1993	1994
LICENSED HOTELS WITH FACILITIES									
Establishments	No.	13	13	13	13	13	13	..	..
Guest rooms	No.	1,666	1,648	1,665	1,666	1,665	1,666	..	..
Bed spaces	No.	4,174	4,162	4,271	4,352	4,352	4,390	..	..
Employment (persons)	No.	1,338	1,473	1,402	1,552	1,400	1,490	..	..
Room nights occupied	No.	104,769	104,687	96,806	101,765	109,120	108,490	408,370	416,181
Room occupancy rate	per cent	68.8	70.6	63.9	66.4	71.2	72.4	67.5	68.5
Guest nights	No.	162,293	171,728	152,126	152,510	169,885	172,875	645,854	647,396
Bed occupancy rate	per cent	42.5	45.8	39.1	38.1	42.4	43.8	42.6	40.9
Guest arrivals	No.	93,763	101,984	86,364	80,283	93,818	94,027	380,621	354,492
Average length of stay	days	1.7	1.7	1.8	1.9	1.8	1.8	1.7	1.8
Takings from accommodation	\$'000	10,350	10,166	9,816	9,943	11,001	10,892	39,861	41,652
MOTELS AND GUEST HOUSES WITH FACILITIES									
Establishments	No.	32	31	30	30	29	29	..	..
Guest rooms	No.	1,971	1,903	1,880	1,879	1,819	1,819	..	..
Bed spaces	No.	6,266	6,011	5,982	5,989	5,811	5,819	..	..
Employment (persons)	No.	697	648	639	607	591	593	..	..
Room nights occupied	No.	101,501	96,852	90,156	98,082	106,472	95,998	379,061	390,708
Room occupancy rate	per cent	56.7	56.5	52.7	58.4	63.6	58.6	54.6	58.3
Guest nights	No.	201,713	180,927	158,250	177,822	198,205	171,397	703,762	705,674
Bed occupancy rate	per cent	35.5	33.4	29.1	33.2	37.1	32.7	32.7	33.0
Guest arrivals	No.	93,740	85,536	77,390	84,123	91,105	81,362	336,748	333,980
Average length of stay	days	2.2	2.1	2.0	2.1	2.2	2.1	2.1	2.1
Takings from accommodation	\$'000	6,737	6,549	6,077	6,677	7,263	6,583	25,071	26,599
TOTAL HOTELS, MOTELS AND GUEST HOUSES WITH FACILITIES									
Establishments	No.	45	44	43	43	42	42	..	..
Guest rooms	No.	3,637	3,551	3,545	3,545	3,484	3,485	..	..
Bed spaces	No.	10,440	10,173	10,253	10,341	10,163	10,209	..	..
Employment (persons)	No.	2,035	2,121	2,041	2,159	1,991	2,083	..	..
Room nights occupied	No.	206,270	201,539	186,962	199,847	215,592	204,488	787,431	806,889
Room occupancy rate	per cent	62.3	63.1	58.0	62.2	67.3	65.2	60.6	63.1
Guest nights	No.	364,006	352,655	310,376	330,332	368,090	344,272	1,349,616	1,353,070
Bed occupancy rate	per cent	38.3	38.5	33.3	35.3	39.4	37.5	36.8	36.4
Guest arrivals	No.	187,503	187,520	163,754	164,406	184,923	175,389	717,369	688,472
Average length of stay	days	1.9	1.9	1.9	2.0	2.0	2.0	1.9	2.0
Takings from accommodation	\$'000	17,087	16,715	15,893	16,621	18,263	17,475	64,932	68,252

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

Particulars	Unit	Quarter ended				Year ended			
		December	March	June	September	December	March	March	March
		1992	1993	1993	1993	1993	1994	1993	1994
Letting entities	No.	14	14	15	15	15	16	..	..
Flats, units and houses									
Single bedroom	No.	132	133	135	136	136	138	..	..
Multiple bedroom	No.	353	354	356	358	367	425	..	..
Total flats, units and houses	No.	485	487	491	494	503	563	..	..
Bed spaces	No.	1,746	1,806	1,821	1,819	1,871	2,113	..	..
Employment (persons) (a)	No.	97	87	85	88	86	106	..	..
Unit nights occupied	No.	29,722	31,005	28,157	29,924	32,584	33,054	123,385	123,719
Unit occupancy rate	per cent	66.8	70.7	63.0	65.8	70.4	65.2	66.5	66.1
Unit lettings	No.	3,978	4,359	4,196	4,275	4,847	4,911	19,559	18,229
Average length of stay	days	7.5	7.1	6.7	7.0	6.7	6.7	6.3	6.8
Takings from accommodation	\$'000	2,429	2,672	2,230	2,352	2,659	2,851	10,240	10,091

(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>March quarter 1993—</i>						
Establishments	13	31	17	20	7	44
Guest Rooms	1,648	1,903	949	1,432	1,170	3,551
Bed Spaces	4,162	6,011	2,818	4,315	3,040	10,173
Employment (persons)	1,473	648	357	580	1,184	2,121
<i>March quarter 1994—</i>						
Establishments	13	29	12	23	7	42
Guest Rooms	1,666	1,819	612	1,704	1,169	3,485
Bed Spaces	4,390	5,819	1,857	5,189	3,163	10,209
Employment (persons)	1,490	593	221	677	1,185	2,083
ROOM NIGHTS OCCUPIED						
<i>March quarter 1993</i>	104,687	96,852	47,149	73,780	80,610	201,539
<i>1994—</i>						
January	29,672	30,504	8,746	27,593	23,837	60,176
February	37,539	30,756	9,544	30,139	28,612	68,295
March	41,279	34,738	11,287	33,697	31,033	76,017
<i>March quarter 1994</i>	108,490	95,998	29,577	91,429	83,482	204,488
ROOM OCCUPANCY RATES (per cent)						
<i>March quarter 1993</i>	70.6	56.5	55.2	57.2	76.6	63.1
<i>1994—</i>						
January	57.5	54.1	46.1	52.2	65.8	55.7
February	80.5	60.4	55.7	63.2	87.4	70.0
March	79.9	61.6	59.5	63.8	85.6	70.4
<i>March quarter 1994</i>	72.4	58.6	53.7	59.6	79.3	65.2
GUEST NIGHTS						
<i>March quarter 1993</i>	171,728	180,927	85,750	134,217	132,688	352,655
<i>1994—</i>						
January	53,654	63,427	17,626	56,921	42,534	117,081
February	57,146	49,799	14,891	50,559	41,495	106,945
March	62,075	58,171	18,625	57,071	44,550	120,246
<i>March quarter 1994</i>	172,875	171,397	51,142	164,551	128,579	344,272
BED OCCUPANCY RATES (per cent)						
<i>March quarter 1993</i>	45.8	33.4	33.8	34.6	48.5	38.5
<i>1994—</i>						
January	39.4	35.2	30.6	35.4	43.4	37.0
February	46.5	30.6	28.6	34.8	46.9	37.4
March	45.6	32.2	32.4	35.5	45.4	38.0
<i>March quarter 1994</i>	43.8	32.7	30.6	35.2	45.2	37.5
GUEST ARRIVALS						
<i>March quarter 1993</i>	101,984	85,536	42,084	70,786	74,650	187,520
<i>1994—</i>						
January	28,858	28,314	6,274	28,624	22,274	57,172
February	32,287	24,757	6,156	27,740	23,148	57,044
March	32,882	28,291	7,456	29,845	23,872	61,173
<i>March quarter 1994</i>	94,027	81,362	19,886	86,209	69,294	175,389
AVERAGE LENGTH OF STAY (days)						
<i>March quarter 1993</i>	1.7	2.1	2.0	1.9	1.8	1.9
<i>March quarter 1994</i>	1.8	2.1	2.6	1.9	1.9	2.0
TAKINGS FROM ACCOMMODATION (\$'000)						
<i>March quarter 1993</i>	10,166	6,549	3,042	5,361	8,311	16,715
<i>1994—</i>						
January	2,853	2,101	471	2,066	2,417	4,955
February	3,805	2,083	525	2,263	3,098	5,888
March	4,234	2,398	637	2,562	3,433	6,632
<i>March quarter 1994</i>	10,892	6,583	1,634	6,894	8,948	17,475

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							
March quarter 1993	14	133	354	487	1,806	87	31,005	70.7	4,359	7.1	2,672
1994—											
January	..	..	..	..	..	..	11,335	64.9	1,618	7.0	1,006
February	..	..	..	..	..	..	9,905	62.8	1,489	6.7	837
March	..	..	..	..	..	..	11,814	67.7	1,804	6.5	1,008
March quarter 1994	16	138	425	563	2,113	106	33,054	65.2	4,911	6.7	2,851

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

TABLE 5 — CARAVAN PARKS, AUSTRALIAN CAPITAL TERRITORY

	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						
March quarter 1993	5	150	495	419	10	1,074	316	—	28	41,897	43.3	842
1994—												
January	..	..	..	..	..	..	..	..	..	14,100	42.3	309
February	..	..	..	..	..	..	..	..	..	11,711	38.9	210
March	..	..	..	..	..	..	..	..	..	12,738	38.3	238
March quarter 1994	5	151	494	419	10	1,074	306	—	46	38,549	39.9	757

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 March 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)
 - Tourist Accommodation, Australia* (8635.0) (quarterly)
 - Selected Accommodation Establishments, Australia, 1984-85* (8636.0) (irregular)
 - Tourism Indicators Australia* (8634.0) (quarterly)
- 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

DISCOVERY (Key *656#): The ABS intends discontinuing its statistical information service on DISCOVERY. Please contact Peter Davidson (Phone 06 252 6684) to discuss possible alternatives for acquiring statistics or if you wish to comment on this proposal. For details on electronic data services available, contact Information Services in any of the ABS Offices (see Information Inquiries below for contact details).

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)	323 5140	323 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

