

TOURIST ACCOMMODATION

AUSTRALIAN
CAPITAL
TERRITORY

EMBARGOED UNTIL 11:30AM TUES 5 SEPTEMBER 1995

JUNE QTR KEY FIGURES

	Jun 94	Jun 95	change
Hotels, Motels and Guest Houses			
Rooms available (No.)	3 530	3 593	1.8 %
Room occupancy rate (%)	62.0	64.0	2.0 pts
Takings from accommodation (\$'000)	17 225	19 232	11.7 %
Holiday Flats, Units and Houses			
Units, etc. available (No.)	574	766	33.4 %
Unit occupancy rate (%)	66.3	71.4	5.1 pts
Takings from accommodation (\$'000)	2 729	4 181	53.2 %
Caravan Parks			
Sites, cabins, etc. available (No.)	1 074	1 074	0.0 %
Site occupancy rate (%)	42.5	39.3	-3.2 pts
Takings from accommodation (\$'000)	686	671	-2.2 %

JUNE QTR KEY POINTS

OCCUPANCY RATES

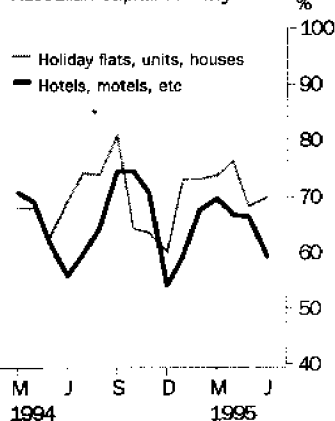
- The latest results from the Survey of Tourist Accommodation show that, for hotels, motels and guest houses, the room occupancy rate of 64.0 per cent was the highest for a June quarter since 1986 when a rate of 66.6 per cent was achieved.
- Survey results also show that for holiday flats and units, the unit occupancy rate of 71.4 per cent was the highest for a June quarter since this type of accommodation was first surveyed in 1987.
- At the same time, in caravan parks there was a decline in site occupancy rates of 3.2 percentage points over the June quarter 1994.

TAKINGS FROM ACCOMMODATION

- Since the June quarter 1994, there have been substantial increases in takings by hotels, motels and guest houses and holiday flats and units.
- For hotels, motels and guest houses, takings from accommodation were \$19.2m for the quarter, up 11.7 per cent on the June quarter 1994 and the highest level recorded for any quarter since the introduction of the survey.
- Similarly, takings from accommodation for holiday flats and units, at \$4.2m, were up 53.2 per cent over the June quarter 1994 and were the highest recorded for any quarter since this type of accommodation was included in the survey in 1987.
- The growth in takings for hotels, motels and guest houses and holiday flats and units resulted from a combination of increase in demand and increased tariffs. In hotels, motels and guest houses while demand, in terms of room nights occupied, increased by 5.1 per cent, average takings per room night occupied increased by 6.3 per cent to \$92. In holiday flats and units demand, in terms of unit nights occupied, increased by 44 per cent and average takings per unit night occupied increased by 6.4 per cent to \$84.

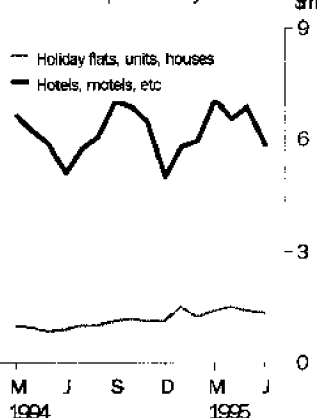
Monthly occupancy rates

Australian Capital Territory



Takings from accommodation

Australian Capital Territory



INQUIRIES

- For further information about these and related statistics, contact Geoff Broadby on 07 3222 6154, or any ABS Office.

TOURIST ACCOMMODATION NOTES

FORTHCOMING ISSUES

ISSUE (Quarter)

EXPECTED RELEASE DATE

September 1995

30 November 1995

CHANGES IN THIS ISSUE

The format of this issue has been revised in accordance with changes in ABS publication standards. In addition, Table 3 - Summary of Caravan Parks has been added, resulting in the renumbering of subsequent tables.

DALMA JACOBS

STATISTICIAN

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

Particulars	Unit	Quarter ended				Year ended			
		March 1994	June 1994	September 1994	December 1994	March 1995	June 1995	June 1994	June 1995
LICENSED HOTELS WITH FACILITIES									
Establishments	No.	13	13	13	13	14	14	..	..
Guest rooms	No.	1,666	1,671	1,671	1,671	1,697	1,697	..	..
Bed spaces	No.	4,390	4,438	4,443	4,452	4,510	4,484	..	..
Employment (persons)	No.	1,490	1,415	1,599	1,421	1,500	1,582	..	..
Room nights occupied	No.	108,490	105,811	110,707	109,536	112,373	113,456	425,186	446,072
Room occupancy rate	per cent	72.4	69.6	72.0	71.3	74.3	73.5	69.9	72.8
Guest nights	No.	172,875	162,080	174,559	167,501	180,996	179,496	657,350	702,552
Bed occupancy rate	per cent	43.8	40.1	42.7	40.9	45.0	44.0	41.1	43.1
Guest arrivals	No.	94,027	82,081	95,174	89,149	98,120	102,998	350,209	385,441
Average length of stay	days	1.8	2.0	1.8	1.9	1.8	1.7	1.9	1.8
Takings from accommodation	\$'000	10,892	10,810	11,703	11,026	11,761	12,449	42,647	46,940
MOTELS AND GUEST HOUSES WITH FACILITIES									
Establishments	No.	29	30	30	31	31	30	..	..
Guest rooms	No.	1,819	1,859	1,852	1,870	1,937	1,896	..	..
Bed spaces	No.	5,819	5,984	5,913	6,013	6,092	6,020	..	..
Employment (persons)	No.	593	603	613	604	589	590	..	..
Room nights occupied	No.	95,998	93,406	103,188	106,268	100,469	95,823	393,958	405,748
Room occupancy rate	per cent	58.6	55.2	60.6	61.8	57.6	55.5	59.0	58.9
Guest nights	No.	171,397	163,536	188,052	193,105	179,280	173,093	710,960	733,530
Bed occupancy rate	per cent	32.7	30.0	34.6	34.9	32.7	31.6	33.3	33.4
Guest arrivals	No.	81,362	70,411	84,365	90,184	88,590	80,311	327,001	343,450
Average length of stay	days	2.1	2.3	2.2	2.1	2.0	2.2	2.2	2.1
Takings from accommodation	\$'000	6,583	6,415	7,125	7,421	7,087	6,783	26,938	28,416
TOTAL HOTELS, MOTELS AND GUEST HOUSES WITH FACILITIES									
Establishments	No.	42	43	43	44	45	44	..	..
Guest rooms	No.	3,485	3,530	3,523	3,541	3,634	3,593	..	..
Bed spaces	No.	10,209	10,422	10,356	10,465	10,602	10,504	..	..
Employment (persons)	No.	2,083	2,018	2,212	2,025	2,089	2,172	..	..
Room nights occupied	No.	204,488	199,217	213,895	215,804	212,842	209,279	819,144	851,820
Room occupancy rate	per cent	65.2	62.0	66.0	66.2	65.4	64.0	64.2	65.4
Guest nights	No.	344,272	325,616	362,611	360,606	360,276	352,589	1,368,310	1,436,082
Bed occupancy rate	per cent	37.5	34.3	38.1	37.5	37.9	36.9	36.6	37.6
Guest arrivals	No.	175,389	152,492	179,539	179,333	186,710	183,309	677,210	728,891
Average length of stay	days	2.0	2.1	2.0	2.0	1.9	1.9	2.0	2.0
Takings from accommodation	\$'000	17,475	17,225	18,829	18,447	18,848	19,232	69,584	75,356

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

Particulars	Unit	Quarter ended				Year ended			
		March 1994	June 1994	September 1994	December 1994	March 1995	June 1995	June 1994	June 1995
Letting entities	No.	16	16	16	17	17	17	..	..
Flats, units and houses									
Single bedroom	No.	138	139	142	189	194	201	..	..
Multiple bedroom	No.	425	435	444	550	551	565	..	..
Total flats, units and houses	No.	563	574	586	739	745	766	..	..
Bed spaces	No.	2,113	2,181	2,248	2,825	2,849	2,917	..	..
Employment (persons)(a)	No.	106	92	114	137	143	139	..	..
Unit nights occupied	No.	33,054	34,570	40,847	42,386	49,095	49,764	130,132	182,092
Unit occupancy rate	per cent	65.2	66.3	76.2	62.4	73.2	71.4	66.9	70.5
Unit lettings	No.	4,911	4,987	6,095	7,193	9,605	7,343	19,020	30,236
Average length of stay	days	6.7	6.9	6.7	5.9	5.1	6.8	6.8	6.0
Takings from accommodation	\$'000	2,851	2,729	3,149	3,441	4,107	4,181	10,591	14,877

(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			
		March 1994	June 1994	September 1994	December 1994	March 1995	June 1995	June 1994	June 1995
TOTAL CARAVAN PARKS									
Establishments	No.	5	5	5	5	5	5	..	..
Capacity									
On-site vans	No.	151	151	147	150	150	150	..	..
Other powered sites	No.	494	494	495	495	495	495	..	..
Unpowered sites	No.	419	419	419	419	419	419	..	..
Cabins, etc.	No.	10	10	10	10	10	10	..	..
Total capacity	No.	1,074	1,074	1,071	1,074	1,074	1,074	..	..
Sites occupied by long-term guests	No.	306	317	304	301	298	302	..	..
Other sites permanently reserved	No.	—	—	—	—	—	—	..	..
Employment (persons)	No.	46	40	44	44	49	52	..	..
Site nights occupied	No.	38,549	41,509	40,755	41,327	40,130	38,374	165,076	160,586
Site occupancy rate	per cent	39.9	42.5	41.4	41.8	41.5	39.3	42.1	41.0
Takings from accommodation	\$'000	757	686	713	756	711	671	2,954	2,851

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						
June quarter 1994—						
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
June quarter 1995						
Establishments	14	30	10	25	9	44
Guest Rooms	1,697	1,896	371	1,973	1,249	3,593
Bed Spaces	4,484	6,020	1,376	5,679	3,449	10,504
Employment (persons)	1,582	590	137	890	1,145	2,172
ROOM NIGHTS OCCUPIED						
June quarter 1994	105,811	93,406	35,555	78,363	85,299	199,217
1995—						
April	37,493	34,140	5,846	35,689	30,098	71,633
May	41,249	32,654	5,705	35,620	32,578	73,903
June	34,714	29,029	5,121	31,382	27,240	63,743
June quarter 1995	113,456	95,823	16,672	102,691	89,916	209,279
ROOM OCCUPANCY RATES (per cent)						
June quarter 1994	69.6	55.2	55.6	54.1	75.8	62.0
1995—						
April	73.6	60.0	52.5	60.3	80.3	66.5
May	78.4	55.6	49.6	58.2	84.1	66.4
June	68.2	51.0	46.0	53.0	72.7	59.1
June quarter 1995	73.5	55.5	49.4	57.2	79.1	64.0
GUEST NIGHTS						
June quarter 1994	162,080	163,536	62,364	134,908	128,344	325,616
1995						
April	63,109	64,148	13,020	64,162	50,075	127,257
May	61,709	56,477	11,406	58,026	48,754	118,186
June	54,678	52,468	10,997	53,852	42,297	107,146
June quarter 1995	179,496	173,093	35,423	176,040	141,126	352,589
BED OCCUPANCY RATES (per cent)						
June quarter 1994	40.1	30.0	30.9	31.0	41.2	34.3
1995—						
April	46.9	35.5	31.5	37.7	48.4	40.4
May	44.4	30.3	26.7	33.0	45.6	36.3
June	40.6	29.1	26.6	31.6	40.9	34.0
June quarter 1995	44.0	31.6	28.3	34.1	45.0	36.9
GUEST ARRIVALS						
June quarter 1994	82,081	70,411	26,928	58,771	66,793	152,492
1995—						
April	35,852	29,393	6,051	32,191	27,003	65,245
May	35,333	26,464	5,890	29,470	26,437	61,797
June	31,813	24,454	5,871	26,089	24,307	56,267
June quarter 1995	102,998	80,311	17,812	87,750	77,747	183,309
AVERAGE LENGTH OF STAY (days)						
June quarter 1994	2.0	2.3	2.3	2.3	1.9	2.1
June quarter 1995	1.7	2.2	2.0	2.0	1.8	1.9
TAKINGS FROM ACCOMMODATION (\$'000)						
June quarter 1994	10,810	6,415	1,952	5,945	9,328	17,225
1995—						
April	4,096	2,438	390	2,641	3,502	6,534
May	4,584	2,266	363	2,615	3,871	6,849
June	3,770	2,079	332	2,343	3,175	5,850
June quarter 1995	12,449	6,783	1,085	7,599	10,548	19,232

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							
June quarter 1994	16	139	435	574	2,181	92	34,570	66.3	4,987	6.9	2,729
1995—											
April	..	..	..	..	..	..	17,516	76.2	2,843	6.2	1,488
May	..	..	..	..	..	..	16,166	68.1	2,241	7.2	1,361
June	..	..	..	..	..	..	16,082	70.0	2,259	7.1	1,332
June quarter 1995	17	201	565	766	2,917	139	49,764	71.4	7,343	6.8	4,181

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

TABLE 6 — 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.	Other On-site powered vans	Unpowered sites	Cabins, flats etc.	Total capacity							
June quarter 1994	5	151	494	419	10	1,074	317	—	40	41,509	42.5	686
1995—												
April	..	..	..	..	..	..	..	..	..	13,772	42.7	267
May	..	..	..	..	..	..	..	..	..	12,822	38.5	207
June	..	..	..	..	..	..	..	..	..	11,780	36.6	197
June quarter 1995	5	150	495	419	10	1,074	302	—	52	38,374	39.3	671

EXPLANATORY NOTES

.....

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 two 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 in scope 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. 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 two months) or predominantly long-term (i.e. for periods of two 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.

EXPLANATORY NOTES

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*, 1991 (1130.0) (irregular)
- *Overseas Arrivals and Departures, Australia* (3401.0) (monthly)
- *Tourism Indicators Australia* (8634.0) (quarterly)
- *Selected Accommodation Establishments, Australia*, 1984-85 (8636.0) (irregular)
- *Tourist Accommodation Atlas of Queensland*, 1991 (8645.3) (irregular)

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

Average length of stay	<p>Average length of stay is expressed in numbers of days and calculated:</p> <ul style="list-style-type: none"> for hotels, motels and guest houses, by dividing <i>Guest nights</i> by <i>Guest arrivals</i> and for holiday flats, units and houses, by dividing <i>Unit nights occupied</i> by <i>Unit lettings</i>.
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 <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.
Caravan park capacity	The total number of <i>On-site vans</i> , <i>Other powered sites</i> , <i>Unpowered sites</i> and <i>Cabins</i> , 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 entitles	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	<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>
Occupancy rates	<p><i>Occupancy rates</i> represent occupancy expressed as a percentage of total capacity available during the survey period, e.g.</p> $\frac{\text{Room occupancy rate (\%)} \text{ for the period} = \frac{\text{Room nights occupied}}{(\text{Guest rooms}) \times (\text{No. of days in the period})} \times 100$ <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>
Other sites permanently reserved	The total number of powered and unpowered sites, on-site vans and cabins, etc. continuously let for two 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

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 two 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 <i>Accommodation Australia</i> , 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).

INFORMATION CONSULTANCY SERVICES

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

ABS PRODUCTS

A large number of ABS products is available from the ABS Bookshops (see below). The ABS also provides a subscription service – you can telephone the ABS Subscription Service Australia wide toll free on 1800 0206 08.

ELECTRONIC 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) or email us at:

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

You can visit us on the Internet at: <http://www.statistics.gov.au>

GENERAL SALES AND INQUIRIES

- | | |
|--------------------------|------------------------|
| ■ Sydney 02 268 4611 | ■ Adelaide 08 237 7100 |
| ■ Melbourne 03 9615 7000 | ■ Hobart 002 20 5800 |
| ■ Brisbane 07 3222 6351 | ■ Darwin 089 43 2111 |
| ■ Perth 09 360 5140 | ■ Canberra 06 252 6627 |
- Information Services, ABS
PO Box 10, Belconnen ACT 2616



2863580006958

ISSN 1321 764X

RRP \$10.00