

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

MAIN FEATURES

SEPTEMBER QUARTER 1994
COMPARED WITH
SEPTEMBER QUARTER 1993

HOTELS, MOTELS AND GUEST HOUSES

- Rooms available fell slightly from 3,545 to 3,523 and bed spaces rose slightly from 10,341 to 10,356. For four and five star rated establishments, room capacity increased by 5.6 per cent from 1,170 to 1,235 and for three star rated establishments decreased slightly from 1,604 to 1,590 rooms. For one and two star rated and ungraded establishments, room capacity decreased by 9.5 per cent to 698 rooms.
- Room nights occupied increased by 7.0 per cent from 199,847 to 213,895 overall. For four and five star rated establishments, room nights occupied increased by 11.6 per cent and for three star rated establishments increased by 7.6 per cent.
- The room occupancy rate for hotels, motels and guest houses rose from 62.2 per cent to 66.0 per cent. For four and five star rated establishments, the room occupancy rate increased from 75.3 per cent to 79.6 per cent and for three star rated establishments from 55.5 per cent to 58.3 per cent.
- Guest nights increased by 9.8 per cent to 362,611 and the bed occupancy rate rose from 35.3 per cent to 38.1 per cent. For four and five star rated establishments, guest nights increased by 17.8 per cent to 141,388 and for three star rated establishments, rose by 8.9 per cent to 148,900.
- Guest arrivals at hotels, motels and guest houses increased by 9.2 per cent to 179,539 while average length of stay remained at 2.0 days.
- Takings from accommodation increased by 13.3 per cent from \$16.6m to \$18.8m with average takings per room night occupied increasing from \$83 to \$88. For four and five star rated establishments, accommodation takings increased by 24.0 per cent to \$10.2m, which was 54.3 per cent of the total hotel, motel and guest house takings from accommodation in ACT, while for three star rated establishments, takings rose by 4.8 per cent to \$6.5m.

HOLIDAY FLATS, UNITS AND HOUSES

- The number of units, etc. available for short-term letting increased by 18.6 per cent from 494 to 586.
- Unit nights occupied increased by 36.5 per cent from 29,924 to 40,847 and the unit occupancy rate consequently increased from 65.8 per cent to 76.2 per cent.
- Unit lettings increased by 42.6 per cent from 4,275 to 6,095 while average length of stay decreased from 7.0 days to 6.7 days.
- Accommodation takings increased by 33.9 per cent from \$2.4m to \$3.1m. However, average takings per unit night occupied decreased from \$79 to \$77.

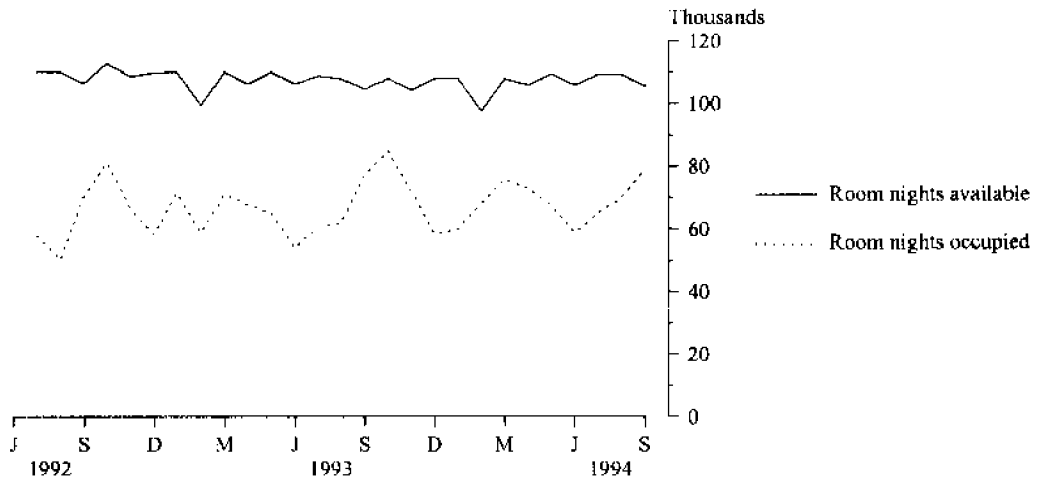
CARAVAN PARKS

- Capacity was virtually unchanged at 1,071 powered and unpowered sites and cabins, etc. while site nights occupied increased by 3.9 per cent from 39,210 to 40,755.
- The site occupancy rate increased from 39.7 per cent to 41.4 per cent comprising 28.4 per cent occupancy by long-term residents and 13.0 per cent by short-term guests.
- Takings from accommodation increased by 4.9 per cent from \$0.68m to \$0.71m.

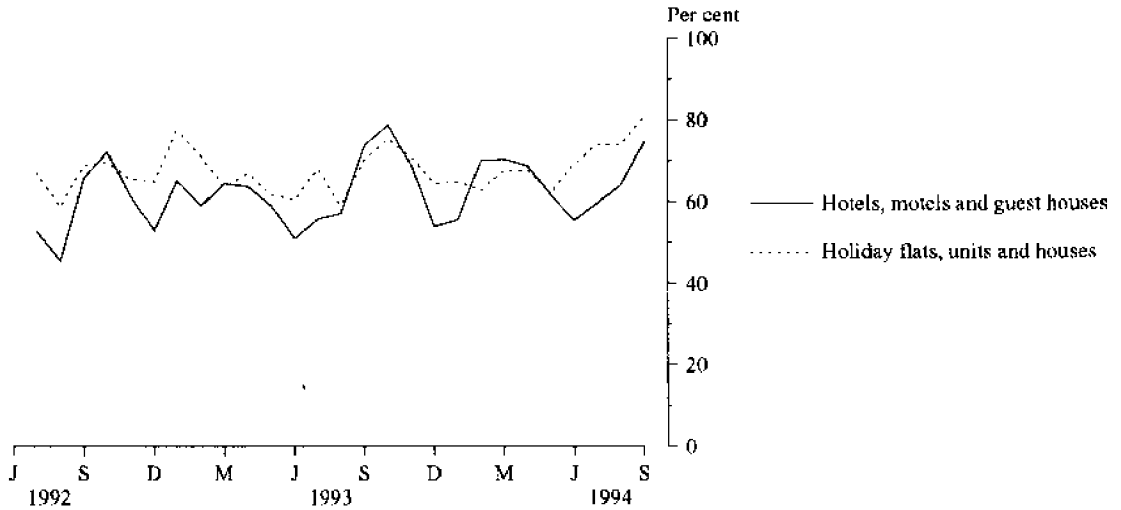
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- *for further information about statistics in this publication and the availability of related unpublished statistics, contact Geoff Broadby on Brisbane 008 077327 or any ABS office.*
 - *for information about other ABS statistics and services, refer 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**

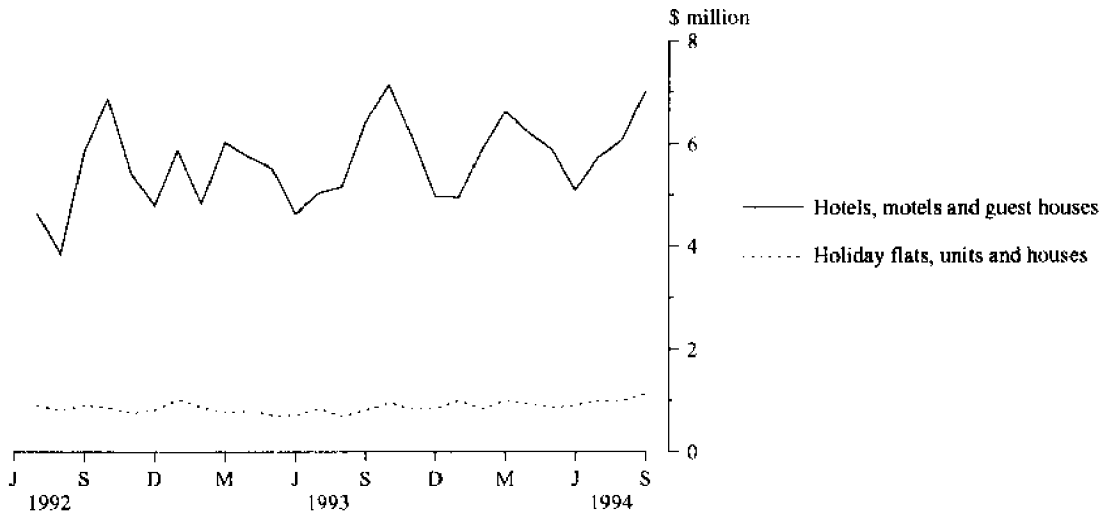


TABLE 1 — SUMMARY OF HOTELS, MOTELS AND GUEST HOUSES WITH FACILITIES, AUSTRALIAN CAPITAL TERRITORY

Particulars	Unit	Quarter ended				Year ended			
		June	September	December	March	June	September	September	September
		1993	1993	1993	1994	1994	1994	1993	1994
LICENSED HOTELS WITH FACILITIES									
Establishments	No.	13	13	13	13	13	13	..	..
Guest rooms	No.	1,665	1,666	1,665	1,666	1,671	1,671	..	..
Bed spaces	No.	4,271	4,352	4,352	4,390	4,438	4,443	..	..
Employment (persons)	No.	1,402	1,552	1,400	1,490	1,415	1,599	..	..
Room nights occupied	No.	96,806	101,765	109,120	108,490	105,811	110,707	408,027	434,128
Room occupancy rate	per cent	63.9	66.4	71.2	72.4	69.6	72.0	67.4	71.3
Guest nights	No.	152,126	152,510	169,885	172,875	162,080	174,559	638,657	679,399
Bed occupancy rate	per cent	39.1	38.1	42.4	43.8	40.1	42.7	41.3	42.2
Guest arrivals	No.	86,364	80,283	93,818	94,027	82,081	95,174	362,394	365,100
Average length of stay	days	1.8	1.9	1.8	1.8	2.0	1.8	1.8	1.9
Takings from accommodation	\$'000	9,816	9,943	11,001	10,892	10,810	11,703	40,275	44,407
MOTELS AND GUEST HOUSES WITH FACILITIES									
Establishments	No.	30	30	29	29	30	30	..	..
Guest rooms	No.	1,880	1,879	1,819	1,819	1,859	1,852	..	..
Bed spaces	No.	5,982	5,989	5,811	5,819	5,984	5,913	..	..
Employment (persons)	No.	639	607	591	593	603	613	..	..
Room nights occupied	No.	90,156	98,082	106,472	95,998	93,406	103,188	386,591	399,064
Room occupancy rate	per cent	52.7	58.4	63.6	58.6	55.2	60.6	56.1	59.5
Guest nights	No.	158,250	177,822	198,205	171,397	163,536	188,052	718,712	721,190
Bed occupancy rate	per cent	29.1	33.2	37.1	32.7	30.0	34.6	32.8	33.6
Guest arrivals	No.	77,390	84,123	91,105	81,362	70,411	84,365	340,789	327,243
Average length of stay	days	2.0	2.1	2.2	2.1	2.3	2.2	2.1	2.2
Takings from accommodation	\$'000	6,077	6,677	7,263	6,583	6,415	7,125	26,040	27,385
TOTAL HOTELS, MOTELS AND GUEST HOUSES WITH FACILITIES									
Establishments	No.	43	43	42	42	43	43	..	..
Guest rooms	No.	3,545	3,545	3,484	3,485	3,530	3,523	..	..
Bed spaces	No.	10,253	10,341	10,163	10,209	10,422	10,356	..	..
Employment (persons)	No.	2,041	2,159	1,991	2,083	2,018	2,212	..	..
Room nights occupied	No.	186,962	199,847	215,592	204,488	199,217	213,895	794,618	833,192
Room occupancy rate	per cent	58.0	62.2	67.3	65.2	62.0	66.0	61.4	65.1
Guest nights	No.	310,376	330,332	368,090	344,272	325,616	362,611	1,357,369	1,400,589
Bed occupancy rate	per cent	33.3	35.3	39.4	37.5	34.3	38.1	36.3	37.3
Guest arrivals	No.	163,754	164,406	184,923	175,389	152,492	179,539	703,183	692,343
Average length of stay	days	1.9	2.0	2.0	2.0	2.1	2.0	1.9	2.0
Takings from accommodation	\$'000	15,893	16,621	18,263	17,475	17,225	18,829	66,315	71,792

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

Particulars	Unit	Quarter ended				Year ended			
		June	September	December	March	June	September	September	September
		1993	1993	1993	1994	1994	1994	1993	1994
Letting entities	No.	15	15	15	16	16	16	..	..
Flats, units and houses	No.	135	136	136	138	139	142	..	..
Single bedroom	No.	356	358	367	425	435	444	..	..
Multiple bedroom	No.	491	494	503	563	574	586	..	..
Total flats, units and houses	No.	491	494	503	563	574	586	..	..
Bed spaces	No.	1,821	1,819	1,871	2,113	2,181	2,248	..	..
Employment (persons) (a)	No.	85	88	86	106	92	114	..	..
Unit nights occupied	No.	28,157	29,924	32,584	33,054	34,570	40,847	118,808	141,055
Unit occupancy rate	per cent	63.0	65.8	70.4	65.2	66.3	76.2	66.6	69.6
Unit lettings	No.	4,196	4,275	4,847	4,911	4,987	6,095	16,808	20,840
Average length of stay	days	6.7	7.0	6.7	6.7	6.9	6.7	7.1	6.8
Takings from accommodation	\$'000	2,230	2,352	2,659	2,851	2,729	3,149	9,683	11,388

(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>September quarter 1993—</i>						
Establishments	13	30	15	21	7	43
Guest Rooms	1,666	1,879	771	1,604	1,170	3,545
Bed Spaces	4,352	5,989	2,361	4,813	3,167	10,341
Employment (persons)	1,552	607	276	661	1,222	2,159
<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
ROOM NIGHTS OCCUPIED						
<i>September quarter 1993</i>	101,765	98,082	39,527	79,239	81,081	199,847
<i>1994—</i>						
July	35,255	29,834	10,823	24,920	29,346	65,089
August	36,975	32,942	12,279	27,080	30,558	69,917
September	38,477	40,412	15,064	33,232	30,593	78,889
<i>September quarter 1994</i>	110,707	103,188	38,166	85,232	90,497	213,895
ROOM OCCUPANCY RATES (per cent)						
<i>September quarter 1993</i>	66.4	58.4	55.7	55.5	75.3	62.2
<i>1994—</i>						
July	68.1	52.0	50.0	50.6	76.7	59.6
August	71.4	57.4	56.7	54.9	79.8	64.0
September	76.8	72.7	71.9	69.7	82.6	74.6
<i>September quarter 1994</i>	72.0	60.6	59.4	58.3	79.6	66.0
GUEST NIGHTS						
<i>September quarter 1993</i>	152,510	177,822	73,602	136,747	119,983	330,332
<i>1994—</i>						
July	58,038	53,894	19,794	44,455	47,683	111,932
August	55,710	57,097	21,557	45,699	45,551	112,807
September	60,811	77,061	30,972	58,746	48,154	137,872
<i>September quarter 1994</i>	174,559	188,052	72,323	148,900	141,388	362,611
BED OCCUPANCY RATES (per cent)						
<i>September quarter 1993</i>	38.1	33.2	33.9	32.0	41.2	35.3
<i>1994—</i>						
July	42.1	29.4	29.4	30.0	45.3	34.9
August	40.4	31.1	32.0	30.8	43.3	35.1
September	45.6	43.4	47.5	40.9	47.3	44.4
<i>September quarter 1994</i>	42.7	34.6	36.2	33.8	45.2	38.1
GUEST ARRIVALS						
<i>September quarter 1993</i>	80,283	84,123	33,489	65,026	65,891	164,406
<i>1994—</i>						
July	31,442	24,161	8,237	23,575	23,791	55,603
August	31,316	25,386	10,079	22,471	24,152	56,702
September	32,416	34,818	12,842	30,522	23,870	67,234
<i>September quarter 1994</i>	95,174	84,365	31,158	76,568	71,813	179,539
AVERAGE LENGTH OF STAY (days)						
<i>September quarter 1993</i>	1.9	2.1	2.2	2.1	1.8	2.0
<i>September quarter 1994</i>	1.8	2.2	2.3	1.9	2.0	2.0
TAKINGS FROM ACCOMMODATION (\$'000)						
<i>September quarter 1993</i>	9,943	6,677	2,212	6,159	8,250	16,621
<i>1994—</i>						
July	3,621	2,110	610	1,886	3,235	5,731
August	3,869	2,214	654	2,004	3,425	6,083
September	4,213	2,801	880	2,566	3,569	7,015
<i>September quarter 1994</i>	11,703	7,125	2,144	6,456	10,229	18,829

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							
September quarter 1993	15	136	358	494	1,819	88	29,924	65.8	4,275	7.0	2,352
1994—											
July	..	..	..	..	..	..	13,340	74.1	1,835	7.3	1,011
August	..	..	..	..	..	..	13,313	73.9	1,842	7.2	998
September	..	..	..	..	..	..	14,194	80.8	2,418	5.9	1,139
September quarter 1994	16	142	444	586	2,248	114	40,847	76.2	6,095	6.7	3,149

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

TABLE 5—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 1993	5	150	495	419	10	1,074	316	..	27	39,210	39.7	680
1994—												
July	..	..	..	..	..	..	..	..	..	14,245	42.9	235
August	..	..	..	..	..	..	..	..	..	12,437	37.5	216
September	..	..	..	..	..	..	..	..	..	14,073	43.8	262
September quarter 1994	5	147	495	419	10	1,071	304	..	44	40,755	41.4	713

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 30 September 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 (c.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)
 - Tourism Indicators Australia* (8634.0) (quarterly)
 - Tourist Accommodation, Australia* (8635.0) (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**



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