

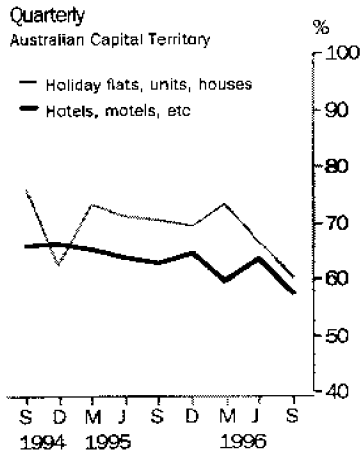
TOURIST ACCOMMODATION

AUSTRALIAN
CAPITAL
TERRITORY

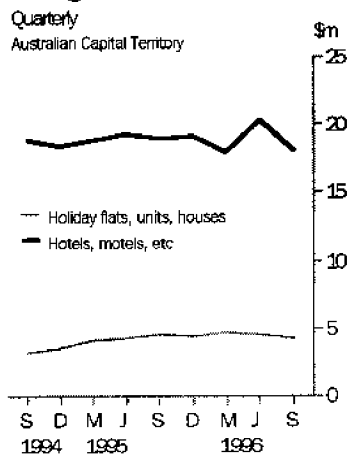
EMBARGOED UNTIL 11:30AM TUES 26 NOVEMBER 1996

SEPTEMBER QTR KEY FIGURES

Occupancy rates



Takings from Accommodation



Sep 95 Sep 96 change

Hotels, Motels and Guest Houses

Rooms available (No.)	3 651	3 734	2.3 %
Room occupancy rate (%)	62.7	57.5	-5.2 pts
Takings from accommodation (\$'000)	18 982	18 173	-4.3 %

Holiday Flats, Units and Houses

Units, etc. available (No.)	773	831	7.5 %
Unit occupancy rate (%)	70.6	60.5	-10.1 pts
Takings from accommodation (\$'000)	4 468	4 282	-4.2 %

Caravan Parks

Sites, cabins, etc. available (No.)	1 072	1 060	-1.1 %
Site occupancy rate (%)	33.6	36.3	2.7 pts
Takings from accommodation (\$'000)	506	642	26.9 %

SEPTEMBER QTR KEY POINTS

OCCUPANCY DECREASES FOR HOTELS, MOTELS

- Capacity available in hotels, motels and guest houses increased by 2.3% in September quarter 1996 compared with September quarter 1995, while demand in terms of room nights occupied decreased by 6.1%. Consequently, the room occupancy rate fell by 5.2 percentage points to 57.5%, which was the lowest rate recorded since September quarter 1992.
- Each star grade category recorded an occupancy rate decrease, with the largest fall at 9.6 percentage points occurring for the star grade 4 and 5 category. By establishment type, licensed hotels suffered an occupancy rate drop of 8.7 percentage points compared with a 2.2 point drop for motels and guest houses.

FLATS AND UNITS OCCUPANCY DOWN ALSO

- For holiday flats, units and houses, similarly, capacity available increased by 7.5% over the period while demand fell by 7.9% resulting in a 10.1 percentage point drop in occupancy rate to 60.5%. This was the lowest rate recorded since this accommodation type was brought into the collection in 1987.

CARAVAN PARK OCCUPANCY UP

- Capacity available in caravan parks fell marginally while demand increased in September quarter 1996 compared with September quarter 1995. The occupancy rate thus recovered somewhat from a low rate in September quarter 1995.

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

December 1996

28 February 1997

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CHANGES IN THIS ISSUE

There are no changes in this issue.

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DALMA JACOBS

Regional Director Australian Capital Territory

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

Particulars	Unit	Quarter ended				Year ended			
		June 1995	September 1995	December 1995	March 1996	June 1996	September 1996	September 1995	September 1996
LICENSED HOTELS WITH FACILITIES									
Establishments	No.	14	14	14	14	15	15	..	..
Guest rooms	No.	1,697	1,697	1,683	1,683	1,767	1,766	..	..
Bed spaces	No.	4,484	4,429	4,354	4,470	4,753	4,745	..	..
Employment (persons)	No.	1,582	1,594	1,495	1,647	1,653	1,526	..	..
Room nights occupied	No.	113,456	105,492	103,210	99,737	112,986	95,669	440,857	411,602
Room occupancy rate	per cent	73.5	67.6	66.7	65.1	70.3	58.9	71.6	65.2
Guest nights	No.	179,496	165,192	153,118	152,269	179,383	134,895	693,185	619,665
Bed occupancy rate	per cent	44.0	40.5	38.2	37.4	41.5	30.9	42.6	37.0
Guest arrivals	No.	102,998	85,445	85,715	81,417	101,193	79,377	375,712	347,702
Average length of stay	days	1.7	1.9	1.8	1.9	1.8	1.7	1.8	1.8
Takings from accommodation	\$'000	12,449	11,668	11,344	10,849	12,909	10,831	46,904	45,934
MOTELS AND GUEST HOUSES WITH FACILITIES									
Establishments	No.	30	30	30	30	30	30	..	..
Guest rooms	No.	1,896	1,954	1,954	1,959	1,966	1,968	..	..
Bed spaces	No.	6,020	6,476	6,210	6,327	6,391	6,429	..	..
Employment (persons)	No.	590	651	638	686	651	725	..	..
Room nights occupied	No.	95,823	105,012	112,807	98,548	102,882	101,904	407,572	416,141
Room occupancy rate	per cent	55.5	58.5	62.8	55.3	57.5	56.3	58.4	58.0
Guest nights	No.	173,093	188,072	200,030	173,199	186,191	184,327	733,550	743,747
Bed occupancy rate	per cent	31.6	31.6	35.0	30.1	32.0	31.2	32.7	32.1
Guest arrivals	No.	80,311	93,145	94,585	88,341	98,334	95,596	352,230	376,856
Average length of stay	days	2.2	2.0	2.1	2.0	1.9	1.9	2.1	2.0
Takings from accommodation	\$'000	6,783	7,314	7,829	7,110	7,411	7,342	28,604	29,693
TOTAL HOTELS, MOTELS AND GUEST HOUSES WITH FACILITIES									
Establishments	No.	44	44	44	44	45	45	..	..
Guest rooms	No.	3,593	3,651	3,637	3,642	3,733	3,734	..	..
Bed spaces	No.	10,504	10,905	10,564	10,797	11,144	11,174	..	..
Employment (persons)	No.	2,172	2,245	2,133	2,333	2,304	2,251	..	..
Room nights occupied	No.	209,279	210,504	216,017	198,285	215,868	197,573	848,429	827,743
Room occupancy rate	per cent	64.0	62.7	64.6	59.8	63.5	57.5	64.6	61.3
Guest nights	No.	352,589	353,264	353,148	325,468	365,574	319,222	1,426,735	1,363,412
Bed occupancy rate	per cent	36.9	35.2	36.3	33.1	36.0	31.1	36.9	34.1
Guest arrivals	No.	183,309	178,590	180,300	169,758	199,527	174,973	727,942	724,558
Average length of stay	days	1.9	2.0	2.0	1.9	1.8	1.8	2.0	1.9
Takings from accommodation	\$'000	19,232	18,982	19,173	17,960	20,321	18,173	75,509	75,627

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

Particulars	Unit	Quarter ended				Year ended			
		June 1995	September 1995	December 1995	March 1996	June 1996	September 1996	September 1995	September 1996
Letting entities	No.	17	17	17	17	18	18	..	..
Flats, units and houses									
Single bedroom	No.	201	204	203	212	226	236	..	..
Multiple bedroom	No.	565	569	564	561	572	595	..	..
<i>Total flats, units and houses</i>	<i>No.</i>	<i>766</i>	<i>773</i>	<i>767</i>	<i>773</i>	<i>798</i>	<i>831</i>	<i>..</i>	<i>..</i>
Bed spaces	No.	2,917	2,959	2,984	2,995	3,084	3,173	..	..
Employment (persons)(a)	No.	139	140	153	151	158	145	..	..
Unit nights occupied	No.	49,764	50,214	48,918	51,577	48,535	46,241	191,459	195,221
Unit occupancy rate	per cent	71.4	70.6	69.4	73.3	66.8	60.5	69.4	67.4
Unit lettings	No.	7,343	7,889	8,245	7,661	8,897	8,767	32,030	33,570
Average length of stay	days	6.8	6.4	5.9	6.7	5.5	5.3	6.0	5.8
Takings from accommodation	\$'000	4,181	4,468	4,336	4,652	4,551	4,282	16,196	17,820

(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			
		June 1995	September 1995	December 1995	March 1996	June 1996	September 1996	September 1995	September 1996
TOTAL CARAVAN PARKS									
Establishments	No.	5	5	5	5	5	5	..	..
Capacity									
On-site vans	No.	150	150	151	151	130	62	..	..
Other powered sites	No.	495	493	475	474	494	485	..	..
Unpowered sites	No.	419	419	369	369	419	419	..	..
Cabins, etc.	No.	10	10	10	10	31	94	..	..
<i>Total capacity</i>	<i>No.</i>	<i>1,074</i>	<i>1,072</i>	<i>1,005</i>	<i>1,004</i>	<i>1,074</i>	<i>1,060</i>	<i>..</i>	<i>..</i>
Sites occupied by long-term guests	No.	302	265	282	284	268	268	..	..
Other sites permanently reserved	No.	..	..	..	..	..	..	..	..
Employment (persons)	No.	52	52	51	49	47	36	..	..
Site nights occupied	No.	38,374	33,183	40,529	36,823	36,874	35,429	153,014	149,655
Site occupancy rate	per cent	39.3	33.6	43.8	40.3	39.0	36.3	39.1	39.8
Takings from accommodation	\$'000	671	506	762	657	677	642	2,644	2,739

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						
<i>September quarter 1995</i>						
Establishments	14	30	10	25	9	44
Guest Rooms	1,697	1,954	375	2,027	1,249	3,651
Bed Spaces	4,429	6,476	1,407	6,091	3,407	10,905
Employment (persons)	1,594	651	149	957	1,139	2,245
<i>September quarter 1996</i>						
Establishments	15	30	13	23	9	45
Guest Rooms	1,766	1,968	528	1,943	1,263	3,734
Bed Spaces	4,745	6,429	1,853	5,916	3,405	11,174
Employment (persons)	1,526	725	171	829	1,251	2,251
ROOM NIGHTS OCCUPIED						
<i>September quarter 1995</i>						
	105,492	105,012	17,203	107,332	85,969	210,504
<i>1996</i>						
July	28,376	29,820	6,151	28,979	23,066	58,196
August	32,269	31,476	6,661	31,504	25,580	63,745
September	35,024	40,608	9,041	39,484	27,107	75,632
<i>September quarter 1996</i>						
	95,669	101,904	21,833	99,967	75,753	197,573
ROOM OCCUPANCY RATES (per cent)						
<i>September quarter 1995</i>						
	67.6	58.5	49.9	57.7	74.8	62.7
<i>1996</i>						
July	51.8	48.9	37.6	48.1	58.9	50.3
August	58.9	51.6	40.7	52.3	65.3	55.1
September	66.1	68.8	57.1	67.7	71.5	67.5
<i>September quarter 1996</i>						
	58.9	56.3	45.0	55.9	65.2	57.5
GUEST NIGHTS						
<i>September quarter 1995</i>						
	165,192	188,072	31,038	190,823	131,403	353,264
<i>1996</i>						
July	42,231	53,726	13,379	49,867	32,711	95,957
August	43,804	56,129	14,175	51,461	34,297	99,933
September	48,860	74,472	20,562	65,739	37,031	123,332
<i>September quarter 1996</i>						
	134,895	184,327	48,116	167,067	104,039	319,222
BED OCCUPANCY RATES (per cent)						
<i>September quarter 1995</i>						
	40.5	31.6	24.0	34.1	41.9	35.2
<i>1996</i>						
July	28.7	27.0	23.3	27.2	31.0	27.7
August	29.8	28.2	24.7	28.1	32.5	28.8
September	34.3	38.6	37.0	37.0	36.3	36.8
<i>September quarter 1996</i>						
	30.9	31.2	28.2	30.7	33.2	31.1
GUEST ARRIVALS						
<i>September quarter 1995</i>						
	85,445	93,145	15,369	96,391	66,830	178,590
<i>1996</i>						
July	26,043	25,902	6,164	24,823	20,958	51,945
August	25,894	30,245	7,518	27,829	20,792	56,139
September	27,440	39,449	9,368	35,917	21,604	66,889
<i>September quarter 1996</i>						
	79,377	95,596	23,050	88,569	63,354	174,973
AVERAGE LENGTH OF STAY (days)						
<i>September quarter 1995</i>						
	1.9	2.0	2.0	2.0	2.0	2.0
<i>September quarter 1996</i>						
	1.7	1.9	2.1	1.9	1.6	1.8
TAKINGS FROM ACCOMMODATION (\$'000)						
<i>September quarter 1995</i>						
	11,668	7,314	996	7,861	10,125	18,982
<i>1996</i>						
July	3,116	2,138	391	2,176	2,686	5,253
August	3,663	2,261	416	2,339	3,168	5,924
September	4,052	2,944	547	2,953	3,456	6,996
<i>September quarter 1996</i>						
	10,831	7,342	1,395	7,468	9,311	18,173

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>September quarter 1995</i>	17	204	569	773	2,959	140	50,214	70.6	7,889	6.4	4,468
<i>1996</i>											
<i>July</i>	..	..	..	..	..	..	15,146	58.8	2,573	5.9	1,412
<i>August</i>	..	..	..	..	..	..	14,658	56.9	2,425	6.0	1,322
<i>September</i>	..	..	..	..	..	..	16,437	65.9	3,769	4.4	1,549
<i>September quarter 1996</i>	18	236	595	831	3,173	145	46,241	60.5	8,767	5.3	4,282

(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>September quarter 1995</i>	5	150	493	419	10	1,072	265	..	52	33,183	33.6	506
<i>1996</i>												
<i>July</i>	..	..	..	..	..	..	..	..	..	11,285	34.3	193
<i>August</i>	..	..	..	..	..	..	..	..	..	11,774	35.8	204
<i>September</i>	..	..	..	..	..	..	..	..	..	12,370	38.9	245
<i>September quarter 1996</i>	5	62	485	419	94	1,060	268	..	36	35,429	36.3	647

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 or rounded to zero

8 Where figures have been rounded, discrepancies may occur between totals and the sums of the component items.

GLOSSARY

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Average length of stay	Average length of stay is expressed in numbers of days and calculated: <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, etc.</i> 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, etc.</i>
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 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.
Occupancy	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. Occupancy in terms of <i>Guest nights</i> refers to the total number of nights each paying guest stayed during the survey period.
Occupancy rates	<i>Occupancy rates</i> represent occupancy expressed as a percentage of total capacity available during the survey period, e.g. $\text{Room occupancy rate (\%)} \text{ for the period} = \frac{\text{Room nights occupied}}{(\text{Guest rooms}) \times (\text{No. of days in the period})} \times 100.$ <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 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. For establishments closing (other than for seasonal reasons) or opening during the survey period, operating periods only are included.
- 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.



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