

CATALOGUE NO. 8635.8
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**TOURIST ACCOMMODATION, AUSTRALIAN CAPITAL TERRITORY,
MARCH QUARTER 1995**

MAIN FEATURES

MARCH QUARTER 1995
COMPARED WITH
MARCH QUARTER 1994

HOTELS, MOTELS AND GUEST HOUSES

- Rooms available increased from 3,485 to 3,634 and bed spaces rose from 10,209 to 10,602. For four and five star rated establishments, room capacity increased by 6.8 per cent from 1,169 to 1,248 and for three star rated establishments increased by 12.0 per cent from 1,704 to 1,908 rooms. For one and two star rated and ungraded establishments, room capacity decreased by 21.9 per cent from 612 to 478 rooms.
- Room nights occupied increased by 4.1 per cent from 204,488 to 212,842 overall. For four and five star rated establishments, room nights occupied increased by 6.0 per cent and for three star rated establishments increased by 12.6 per cent.
- The room occupancy rate for hotels, motels and guest houses increased marginally from 65.2 per cent to 65.4 per cent. For four and five star rated establishments, the room occupancy rate decreased from 79.3 per cent to 78.8 per cent, while for three star rated establishments the rate increased from 59.6 per cent to 60.0 per cent.
- Guest nights rose by 4.6 per cent from 344,272 to 360,276 and the bed occupancy rate increased from 37.5 per cent to 37.9 per cent.
- Guest arrivals at hotels, motels and guest houses increased by 6.5 per cent to 186,710 while average length of stay fell slightly to 1.9 days.
- Takings from accommodation increased by 7.9 per cent from \$17.5m to \$18.8m with average takings per room night occupied increasing from \$85 to \$89. For four and five star rated establishments, accommodation takings increased by 10.3 per cent to \$9.9m, which was 52.3 per cent of the total hotel, motel and guest house takings from accommodation in ACT, while for three star rated establishments, takings rose by 10.2 per cent to \$7.6m.

HOLIDAY FLATS, UNITS AND HOUSES

- The number of units, etc. available for short-term letting increased by 32.3 per cent from 563 to 745.
- Unit nights occupied increased by 48.5 per cent from 33,054 to 49,095 and the unit occupancy rate increased from 65.2 per cent to 73.2 per cent.
- Unit lettings increased by 95.6 per cent from 4,911 to 9,605 while average length of stay decreased from 6.7 days to 5.1 days.
- Accommodation takings increased by 44.1 per cent from \$2.9m to \$4.1m with average takings per unit night occupied decreasing from \$86 to \$84.

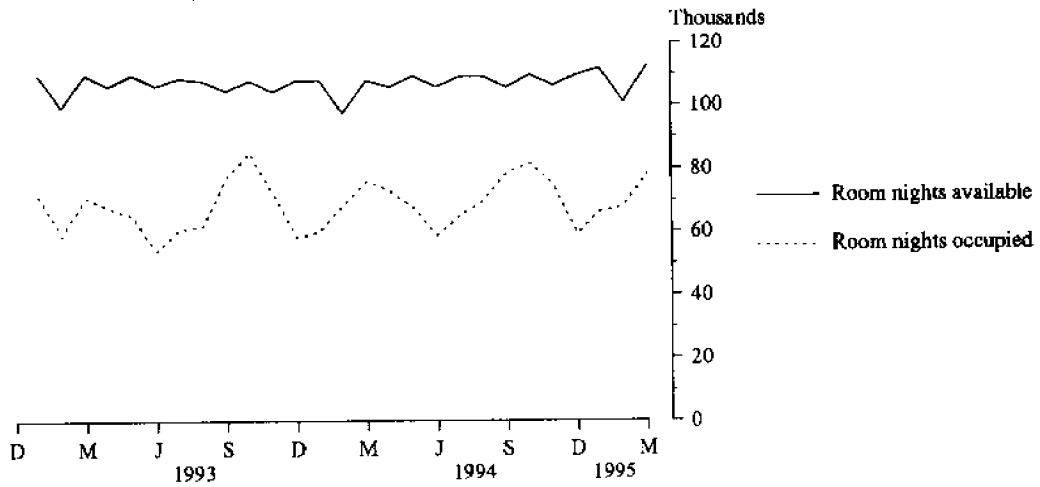
CARAVAN PARKS

- Capacity was unchanged at 1,074 powered and unpowered sites and cabins, etc. and site nights occupied increased by 4.1 per cent from 38,549 to 40,130.
- The site occupancy rate increased from 39.9 per cent to 41.5 per cent comprising 27.7 per cent occupancy by long-term residents and 13.8 per cent by short-term guests.
- Takings from accommodation decreased by 6.1 per cent from \$0.76m to \$0.71m.

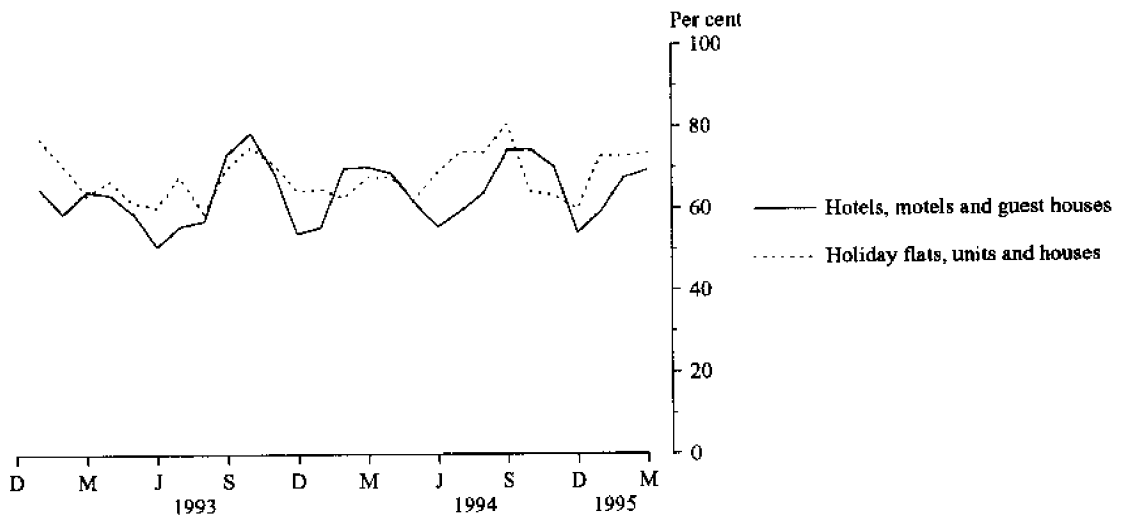
INQUIRIES

- *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**

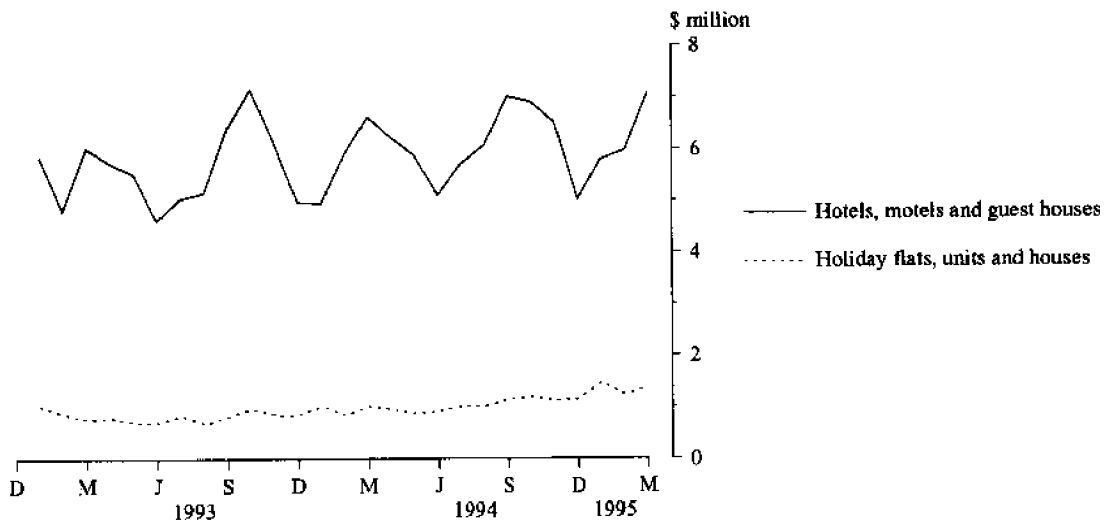


TABLE 1 — SUMMARY OF HOTELS, MOTELS AND GUEST HOUSES WITH FACILITIES, AUSTRALIAN CAPITAL TERRITORY

Particulars	Unit	Quarter ended				Year ended			
		December	March	June	September	December	March	March	March
		1993	1994	1994	1994	1994	1995	1994	1995
LICENSED HOTELS WITH FACILITIES									
Establishments	No.	13	13	13	13	13	14	..	..
Guest rooms	No.	1,665	1,666	1,671	1,671	1,671	1,697	..	..
Bed spaces	No.	4,352	4,390	4,438	4,443	4,452	4,510	..	..
Employment (persons)	No.	1,400	1,490	1,415	1,599	1,421	1,500	..	..
Room nights occupied	No.	109,120	108,490	105,811	110,707	109,536	112,373	416,181	438,427
Room occupancy rate	per cent	71.2	72.4	69.6	72.0	71.3	74.3	68.5	71.8
Guest nights	No.	169,885	172,875	162,080	174,559	167,501	180,996	647,396	685,136
Bed occupancy rate	per cent	42.4	43.8	40.1	42.7	40.9	45.0	40.9	42.2
Guest arrivals	No.	93,818	94,027	82,081	95,174	89,149	98,120	354,492	364,524
Average length of stay	days	1.8	1.8	2.0	1.8	1.9	1.8	1.8	1.9
Takings from accommodation	\$'000	11,001	10,892	10,810	11,703	11,026	11,761	41,652	45,301
MOTELS AND GUEST HOUSES WITH FACILITIES									
Establishments	No.	29	29	30	30	31	31	..	..
Guest rooms	No.	1,819	1,819	1,859	1,852	1,870	1,937	..	..
Bed spaces	No.	5,811	5,819	5,984	5,913	6,013	6,092	..	..
Employment (persons)	No.	591	593	603	613	604	589	..	..
Room nights occupied	No.	106,472	95,998	93,406	103,188	106,268	100,469	390,708	403,331
Room occupancy rate	per cent	63.6	58.6	55.2	60.6	61.8	57.6	58.3	58.8
Guest nights	No.	198,205	171,397	163,536	188,052	193,105	179,280	705,674	723,973
Bed occupancy rate	per cent	37.1	32.7	30.0	34.6	34.9	32.7	33.0	33.1
Guest arrivals	No.	91,105	81,362	70,411	84,365	90,184	88,590	333,980	333,550
Average length of stay	days	2.2	2.1	2.3	2.2	2.1	2.0	2.1	2.2
Takings from accommodation	\$'000	7,263	6,583	6,415	7,125	7,421	7,087	26,599	28,047
TOTAL HOTELS, MOTELS AND GUEST HOUSES WITH FACILITIES									
Establishments	No.	42	42	43	43	44	45	..	..
Guest rooms	No.	3,484	3,485	3,530	3,523	3,541	3,634	..	..
Bed spaces	No.	10,163	10,209	10,422	10,356	10,465	10,602	..	..
Employment (persons)	No.	1,991	2,083	2,018	2,212	2,025	2,089	..	..
Room nights occupied	No.	215,592	204,488	199,217	213,895	215,804	212,842	806,889	841,758
Room occupancy rate	per cent	67.3	65.2	62.0	66.0	66.2	65.4	63.1	64.9
Guest nights	No.	368,090	344,272	325,616	362,611	360,606	360,276	1,353,070	1,409,109
Bed occupancy rate	per cent	39.4	37.5	34.3	38.1	37.5	37.9	36.4	36.9
Guest arrivals	No.	184,923	175,389	152,492	179,539	179,333	186,710	688,472	698,074
Average length of stay	days	2.0	2.0	2.1	2.0	2.0	1.9	2.0	2.0
Takings from accommodation	\$'000	18,263	17,475	17,225	18,829	18,447	18,848	68,252	73,348

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
		1993	1994	1994	1994	1994	1995	1994	1995
Letting entities	No.	15	16	16	16	17	17	..	..
Flats, units and houses	No.	136	138	139	142	189	194	..	..
Single bedroom	No.	367	425	435	444	550	551	..	..
Multiple bedroom	No.	503	563	574	586	739	745	..	..
Total flats, units and houses	No.	503	563	574	586	739	745	..	..
Bed spaces	No.	1,871	2,113	2,181	2,248	2,825	2,849	..	..
Employment (persons) (a)	No.	86	106	92	114	137	143	..	..
Unit nights occupied	No.	32,584	33,054	34,570	40,847	42,386	49,095	123,719	166,898
Unit occupancy rate	per cent	70.4	65.2	66.3	76.2	62.4	73.2	66.1	69.3
Unit lettings	No.	4,847	4,911	4,987	6,095	7,193	9,605	18,229	27,880
Average length of stay	days	6.7	6.7	6.9	6.7	5.9	5.1	6.8	6.0
Takings from accommodation	\$'000	2,659	2,851	2,729	3,149	3,441	4,107	10,091	13,425

(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 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
<i>March quarter 1995—</i>						
Establishments	14	31	12	24	9	45
Guest Rooms	1,697	1,937	478	1,908	1,248	3,634
Bed Spaces	4,510	6,092	1,645	5,510	3,447	10,602
Employment (persons)	1,500	589	162	780	1,147	2,089
ROOM NIGHTS OCCUPIED						
<i>March quarter 1994</i>	108,490	95,998	29,577	91,429	83,482	204,488
<i>1995—</i>						
January	33,727	32,599	7,552	32,204	26,570	66,326
February	36,794	31,438	6,127	32,966	29,139	68,232
March	41,852	36,432	7,703	37,804	32,777	78,284
<i>March quarter 1995</i>	112,373	100,469	21,382	102,974	88,486	212,842
ROOM OCCUPANCY RATES (per cent)						
<i>March quarter 1994</i>	72.4	58.6	53.7	59.6	79.3	65.2
<i>1995—</i>						
January	65.1	54.3	53.9	54.4	68.7	59.3
February	78.6	58.0	48.4	61.7	83.4	67.5
March	79.6	60.7	52.0	63.9	84.7	69.5
<i>March quarter 1995</i>	74.3	57.6	51.5	60.0	78.8	65.4
GUEST NIGHTS						
<i>March quarter 1994</i>	172,875	171,397	51,142	164,551	128,579	344,272
<i>1995—</i>						
January	62,640	68,295	17,331	65,247	48,357	130,935
February	55,691	50,066	10,431	51,873	43,453	105,757
March	62,665	60,919	14,073	60,440	49,071	123,584
<i>March quarter 1995</i>	180,996	179,280	41,835	177,560	140,881	360,276
BED OCCUPANCY RATES (per cent)						
<i>March quarter 1994</i>	43.8	32.7	30.6	35.2	45.2	37.5
<i>1995—</i>						
January	45.4	36.2	35.2	38.2	45.3	40.1
February	44.7	29.4	23.5	33.6	45.0	35.8
March	44.8	32.3	27.6	35.4	45.9	37.6
<i>March quarter 1995</i>	45.0	32.7	28.9	35.8	45.4	37.9
GUEST ARRIVALS						
<i>March quarter 1994</i>	94,027	81,362	19,886	86,209	69,294	175,389
<i>1995—</i>						
January	30,580	32,009	8,080	32,284	22,225	62,589
February	31,753	25,226	4,934	28,931	23,114	56,979
March	35,787	31,355	7,411	33,983	25,748	67,142
<i>March quarter 1995</i>	98,120	88,590	20,425	95,198	71,087	186,710
AVERAGE LENGTH OF STAY (days)						
<i>March quarter 1994</i>	1.8	2.1	2.6	1.9	1.9	2.0
<i>March quarter 1995</i>	1.8	2.0	2.0	1.9	2.0	1.9
TAKINGS FROM ACCOMMODATION (\$'000)						
<i>March quarter 1994</i>	10,892	6,583	1,634	6,894	8,948	17,475
<i>1995—</i>						
January	3,386	2,413	471	2,379	2,948	5,799
February	3,788	2,187	406	2,370	3,200	5,976
March	4,587	2,486	509	2,847	3,717	7,073
<i>March quarter 1995</i>	11,761	7,087	1,386	7,596	9,866	18,848

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 1994	16	138	425	563	2,113	106	33,054	65.2	4,911	6.7	2,851
1995—											
January	..	..	..	..	..	..	16,835	72.9	3,251	5.2	1,471
February	..	..	..	..	..	..	15,207	72.9	2,798	5.4	1,236
March	..	..	..	..	..	..	17,053	73.8	3,556	4.8	1,400
March quarter 1995	17	194	551	745	2,849	143	49,095	73.2	9,605	5.1	4,107

(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.	On-site vans	Other powered sites	Unpowered sites	Cabins, flats etc.							
March quarter 1994	5	151	494	419	10	1,074	306	—	46	38,549	39.9	757
1995—												
January	..	..	..	..	..	..	..	..	..	15,162	45.5	306
February	..	..	..	..	..	..	..	..	..	11,534	38.4	188
March	..	..	..	..	..	..	..	..	..	13,434	40.3	217
March quarter 1995	5	150	495	419	10	1,074	298	..	49	40,130	41.5	711

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 1995.

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* (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)
- 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
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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).

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