

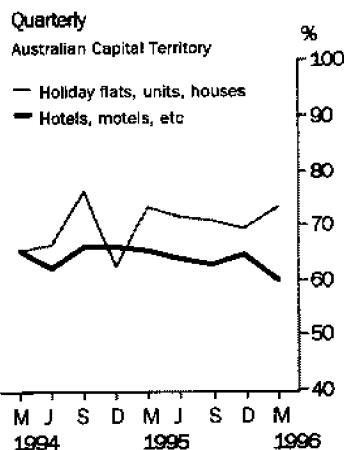
# TOURIST ACCOMMODATION

**AUSTRALIAN  
CAPITAL  
TERRITORY**

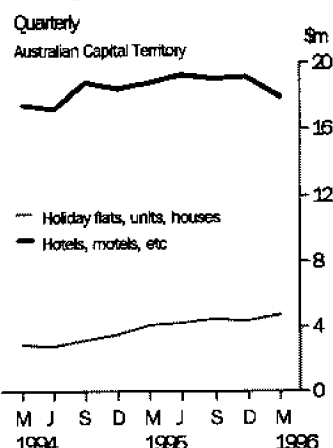
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## MARCH QTR KEY FIGURES

### Occupancy rates



### Takings from Accommodation



	Mar 95	Mar 96	change
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#### Hotels, Motels and Guest Houses

Rooms available (No.)	3 634	3 642	0.2 %
Room occupancy rate (%)	65.4	59.8	-5.6 pts
Takings from accommodation (\$'000)	18 848	17 960	-4.7 %

#### Holiday Flats, Units and Houses

Units, etc. available (No.)	745	773	3.8 %
Unit occupancy rate (%)	73.2	73.3	0.1 pts
Takings from accommodation (\$'000)	4 107	4 652	13.3 %

#### Caravan Parks

Sites, cabins, etc. available (No.)	1 074	1 004	-6.5 %
Site occupancy rate (%)	41.5	40.3	-1.2 pts
Takings from accommodation (\$'000)	711	657	-7.6 %

## MARCH QTR KEY POINTS

### OCCUPANCY DOWN FOR HOTELS AND MOTELS

- Capacity available in hotels, motels and guest houses increased marginally in March quarter 1996 compared with March quarter 1995, but demand fell substantially resulting in a drop in the room occupancy rate. Takings from accommodation decreased by a slightly smaller proportion than the drop in demand, owing to a moderate increase from \$89 to \$91 in average takings per room night occupied.
- The fall in occupancy rate varied by star grading. The highest fall, where the rate fell by 9.4 percentage points to 69.4%, was for star grade 4 and 5 establishments. A fall of 3.2 points to 56.8% for star grade 3 establishments and a fall of 3.5 points to 48.0% for star grade 1 and 2 and ungraded establishments were also recorded.

### FLATS AND UNITS MAINTAIN HIGH OCCUPANCY

- An increase in the supply of holiday flats, units and houses in March quarter 1996 compared with March quarter 1995 was matched by increased demand. The unit occupancy rate was thus maintained at a high 73.3% in March quarter 1996.
- Average takings per unit night occupied rose from \$84 to \$90.

### CARAVAN PARKS

- Capacity available in caravan parks decreased by 6.5% in March quarter 1996 compared with March quarter 1995, but demand fell by a larger proportion resulting in a decrease in the site occupancy rate. Average takings per site night occupied were unchanged at \$18.

## 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*

June 1996

28 August 1996

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## CHANGES IN THIS ISSUE

Quarterly data rather than monthly data is now plotted in the diagrams on front page cover.

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DALMA JACOBS  
STATISTICIAN, AUSTRALIAN CAPITAL TERRITORY

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

Particulars	Unit	Quarter ended				Year ended			
		December 1994	March 1995	June 1995	September 1995	December 1995	March 1996	March 1995	March 1996
<b>LICENSED HOTELS WITH FACILITIES</b>									
Establishments	No.	13	14	14	14	14	14	..	..
Guest rooms	No.	1,671	1,697	1,697	1,697	1,683	1,683	..	..
Bed spaces	No.	4,452	4,510	4,484	4,429	4,354	4,470	..	..
Employment (persons)	No.	1,421	1,500	1,582	1,594	1,495	1,647	..	..
Room nights occupied	No.	109,536	112,373	113,456	105,492	103,210	99,737	438,427	421,895
Room occupancy rate	per cent	71.3	74.3	73.5	67.6	66.7	65.1	71.8	68.2
Guest nights	No.	167,501	180,996	179,496	165,192	153,118	152,269	685,136	650,075
Bed occupancy rate	per cent	40.9	45.0	44.0	40.5	38.2	37.4	42.2	40.1
Guest arrivals	No.	89,149	98,120	102,998	85,445	85,715	81,417	364,524	355,575
Average length of stay	days	1.9	1.8	1.7	1.9	1.8	1.9	1.9	1.8
Takings from accommodation	\$'000	11,026	11,761	12,449	11,668	11,344	10,849	45,301	46,311
<b>MOTELS AND GUEST HOUSES WITH FACILITIES</b>									
Establishments	No.	31	31	30	30	30	30	..	..
Guest rooms	No.	1,870	1,937	1,896	1,954	1,954	1,959	..	..
Bed spaces	No.	6,013	6,092	6,020	6,476	6,210	6,327	..	..
Employment (persons)	No.	604	589	590	651	638	686	..	..
Room nights occupied	No.	106,268	100,469	95,823	105,012	112,807	98,548	403,331	412,190
Room occupancy rate	per cent	61.8	57.6	55.5	58.5	62.8	55.3	58.8	58.1
Guest nights	No.	193,105	179,280	173,093	188,072	200,030	173,199	723,973	734,394
Bed occupancy rate	per cent	34.9	32.7	31.6	31.6	35.0	30.1	33.1	32.1
Guest arrivals	No.	90,184	88,590	80,311	93,145	94,585	88,341	333,550	356,382
Average length of stay	days	2.1	2.0	2.2	2.0	2.1	2.0	2.2	2.1
Takings from accommodation	\$'000	7,421	7,087	6,783	7,314	7,829	7,110	28,047	29,036
<b>TOTAL HOTELS, MOTELS AND GUEST HOUSES WITH FACILITIES</b>									
Establishments	No.	44	45	44	44	44	44	..	..
Guest rooms	No.	3,541	3,634	3,593	3,651	3,637	3,642	..	..
Bed spaces	No.	10,465	10,602	10,504	10,905	10,564	10,797	..	..
Employment (persons)	No.	2,025	2,089	2,172	2,245	2,133	2,333	..	..
Room nights occupied	No.	215,804	212,842	209,279	210,504	216,017	198,285	841,758	834,085
Room occupancy rate	per cent	66.2	65.4	64.0	62.7	64.6	59.8	64.9	62.8
Guest nights	No.	360,606	360,276	352,589	353,264	353,148	325,468	1,409,109	1,384,469
Bed occupancy rate	per cent	37.5	37.9	36.9	35.2	36.3	33.1	36.9	35.4
Guest arrivals	No.	179,333	186,710	183,309	178,590	180,300	169,758	698,074	711,957
Average length of stay	days	2.0	1.9	1.9	2.0	2.0	1.9	2.0	1.9
Takings from accommodation	\$'000	18,447	18,848	19,232	18,982	19,173	17,960	73,348	75,347

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

Particulars	Unit	Quarter ended				Year ended			
		December 1994	March 1995	June 1995	September 1995	December 1995	March 1996	March 1995	March 1996
Letting entities	No.	17	17	17	17	17	17	..	..
Flats, units and houses									
Single bedroom	No.	189	194	201	204	203	212	..	..
Multiple bedroom	No.	550	551	565	569	564	561	..	..
Total flats, units and houses	No.	739	745	766	773	767	773	..	..
Bed spaces	No.	2,825	2,849	2,917	2,959	2,984	2,995	..	..
Employment (persons)(a)	No.	137	143	139	140	153	151	..	..
Unit nights occupied	No.	42,386	49,095	49,764	50,214	48,918	51,527	166,898	200,423
Unit occupancy rate	per cent	62.4	73.2	71.4	70.6	69.4	73.3	69.3	71.2
Unit lettings	No.	7,193	9,605	7,343	7,889	8,245	7,661	27,880	31,138
Average length of stay	days	5.9	5.1	6.8	6.4	5.9	6.7	6.0	6.4
Takings from accommodation	\$'000	3,441	4,107	4,181	4,468	4,336	4,652	13,425	17,636

(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			
		December 1994	March 1995	June 1995	September 1995	December 1995	March 1996	March 1995	March 1996
TOTAL CARAVAN PARKS									
Establishments	No.	5	5	5	5	5	5	..	..
Capacity									
On-site vans	No.	150	150	150	150	151	151	..	..
Other powered sites	No.	495	495	495	493	475	474	..	..
Unpowered sites	No.	419	419	419	419	369	369	..	..
Cabins, etc.	No.	10	10	10	10	10	10	..	..
Total capacity	No.	1,074	1,074	1,074	1,072	1,005	1,004	..	..
Sites occupied by long-term guests	No.	301	298	302	265	282	284	..	..
Other sites permanently reserved	No.	—	—	—	—	—	—	..	..
Employment (persons)	No.	44	49	52	52	51	49	..	..
Site nights occupied	No.	41,327	40,130	38,374	33,183	40,529	36,823	163,721	148,909
Site occupancy rate	per cent	41.8	41.5	39.3	33.6	43.8	40.3	41.8	39.2
Takings from accommodation	\$'000	756	711	671	506	762	657	2,866	2,596

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>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
<i>March quarter 1996—</i>						
Establishments	14	30	13	23	8	44
Guest Rooms	1,683	1,959	514	1,891	1,237	3,642
Bed Spaces	4,470	6,327	1,819	5,628	3,350	10,797
Employment (persons)	1,647	686	194	930	1,209	2,333
ROOM NIGHTS OCCUPIED						
<i>March quarter 1995</i>	112,373	100,469	21,382	102,974	88,486	212,842
<i>1996—</i>						
January	28,711	30,879	7,286	30,329	21,975	59,590
February	33,959	31,762	7,096	31,899	26,726	65,721
March	37,067	35,907	8,082	35,484	29,408	72,974
<i>March quarter 1996</i>	99,737	98,548	22,464	97,712	78,109	198,285
ROOM OCCUPANCY RATES (per cent)						
<i>March quarter 1995</i>	74.3	57.6	51.5	60.0	78.8	65.4
<i>1996—</i>						
January	55.0	50.8	45.7	51.7	57.3	52.8
February	69.6	55.9	47.6	58.2	74.5	62.2
March	71.0	59.1	50.7	60.5	76.7	64.6
<i>March quarter 1996</i>	65.1	55.3	48.0	56.8	69.4	59.8
GUEST NIGHTS						
<i>March quarter 1995</i>	180,996	179,280	41,835	177,560	140,881	360,276
<i>1996—</i>						
January	49,146	62,344	17,833	56,786	36,871	111,490
February	49,062	50,714	11,836	50,649	37,291	99,776
March	54,061	60,141	14,306	57,665	42,231	114,202
<i>March quarter 1996</i>	152,269	173,199	43,975	165,100	116,393	325,468
BED OCCUPANCY RATES (per cent)						
<i>March quarter 1995</i>	45.0	32.7	28.9	35.8	45.4	37.9
<i>1996—</i>						
January	35.5	31.8	31.6	32.5	35.5	33.3
February	37.8	27.6	22.4	31.0	38.4	31.9
March	39.0	30.7	25.4	33.1	40.7	34.1
<i>March quarter 1996</i>	37.4	30.1	26.6	32.2	38.2	33.1
GUEST ARRIVALS						
<i>March quarter 1995</i>	98,120	88,590	20,425	95,198	71,087	186,710
<i>1996—</i>						
January	25,733	30,890	8,614	28,763	19,246	56,623
February	28,041	26,223	5,957	26,777	21,530	54,264
March	27,643	31,228	7,821	30,181	20,869	58,871
<i>March quarter 1996</i>	81,417	88,341	22,392	85,721	61,645	169,758
AVERAGE LENGTH OF STAY (days)						
<i>March quarter 1995</i>	1.8	2.0	2.0	1.9	2.0	1.9
<i>March quarter 1996</i>	1.9	2.0	2.0	1.9	1.9	1.9
TAKINGS FROM ACCOMMODATION (\$'000)						
<i>March quarter 1995</i>	11,761	7,087	1,386	7,596	9,866	18,848
<i>1996—</i>						
January	2,828	2,231	452	2,255	2,352	5,059
February	3,765	2,314	482	2,427	3,169	6,079
March	4,257	2,565	539	2,655	3,628	6,822
<i>March quarter 1996</i>	10,849	7,110	1,473	7,338	9,149	17,960

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							
March quarter 1995	17	194	551	745	2,849	143	49,095	73.2	9,605	5.1	4,107
1996—											
January	..	..	..	..	..	..	17,764	74.1	2,649	6.7	1,674
February	..	..	..	..	..	..	17,014	75.9	2,315	7.3	1,494
March	..	..	..	..	..	..	16,749	69.9	2,697	6.2	1,484
March quarter 1996	17	212	561	773	2,995	151	51,527	73.3	7,661	6.7	4,652

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

TABLE 6—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 1995	5	150	495	419	10	1,074	298	—	49	40,130	41.5	711
1996—												
January	..	..	..	..	..	..	..	..	..	13,220	42.5	267
February	..	..	..	..	..	..	..	..	..	11,162	38.3	177
March	..	..	..	..	..	..	..	..	..	12,441	40.0	213
March quarter 1996	5	151	474	369	10	1,004	284	—	49	36,823	40.3	657

## 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

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



## GLOSSARY

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<b>Average length of stay</b>	<p>Average length of stay is expressed in numbers of days and calculated:</p> <ul style="list-style-type: none"> <li>▪ for hotels, motels and guest houses, by dividing <i>Guest nights</i> by <i>Guest arrivals</i> and</li> <li>▪ for holiday flats, units and houses, by dividing <i>Unit nights occupied</i> by <i>Unit lettings</i>.</li> </ul>
<b>Bed spaces</b>	Three-quarter beds are counted as one bed space; double beds as two bed spaces. Cots are excluded.
<b>Capacity</b>	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.
<b>Caravan park capacity</b>	The total number of <i>On-site vans</i> , <i>Other powered sites</i> , <i>Unpowered sites</i> and <i>Cabins</i> , etc.
<b>Employment</b>	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).
<b>Establishments</b>	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.
<b>Guest arrivals</b>	The total number of paying guests counted only on the first night they stayed at the accommodation establishment.
<b>Letting entitles</b>	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.
<b>Occupancy</b>	<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>
<b>Occupancy rates</b>	<p><i>Occupancy rates</i> represent occupancy expressed as a percentage of total capacity available during the survey period, e.g.</p> $\text{Room occupancy rate (\%)} \text{ for the period} = \frac{\text{Room nights occupied}}{(\text{Guest rooms}) \times (\text{No. of days in the period})} \times 100$ <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>
<b>Other sites permanently reserved</b>	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. Including 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 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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