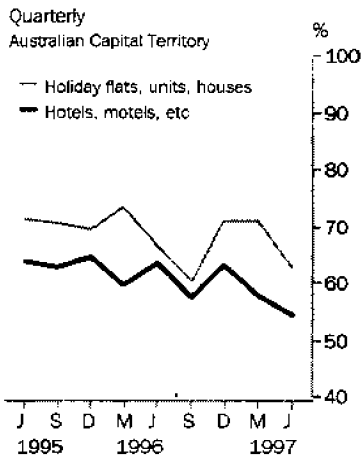


# TOURIST ACCOMMODATION

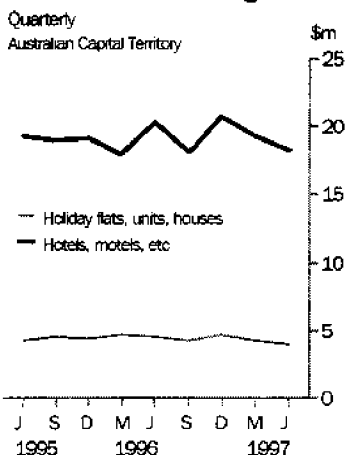
AUSTRALIAN  
CAPITAL  
TERRITORY

EMBARGO: 11:30AM (CANBERRA TIME) FRI 29 AUG 1997

## Occupancy rates



## Accommodation takings



## JUNE QTR KEY FIGURES

	Jun Qtr 96	Jun Qtr 97	change
<b>Hotels, motels and guest houses</b>			
Rooms available (no.)	3 733	3 875	3.8 %
Room occupancy rate (%)	63.5	54.5	-9.0 pts
Takings from accommodation (\$'000)	20 321	18 310	-9.9 %
<b>Holiday flats, units and houses</b>			
Units, etc. available (no.)	798	696	-12.8 %
Unit occupancy rate (%)	66.8	62.7	-4.1 pts
Takings from accommodation (\$'000)	4 551	3 998	-12.2 %
<b>Caravan parks</b>			
Sites, cabins, etc. available (no.)	1 074	1 026	-4.5 %
Site occupancy rate (%)	39.0	34.4	-4.6 pts
Takings from accommodation (\$'000)	677	601	-11.2 %

## JUNE QTR KEY POINTS

### CAPACITY CHANGES AND RECLASSIFICATIONS

- The combined capacity of hotels, motels and guest houses and of holiday flats, units and houses increased by 0.9% over the year to June 1997, caused by the opening of one new motel in December quarter 1996. Two establishments were reclassified from the holiday flats, units and houses category to the motel category during the year.
- For caravan parks, there was a drop in available capacity with the cessation of the caravan park operations of one establishment for June quarter 1997.

### SUBSTANTIAL FALLS IN OCCUPANCY RATES

- Occupancy rates decreased substantially for each accommodation type in June quarter 1997 compared with June quarter 1996.

### TAKINGS FROM ACCOMMODATION

- Takings from accommodation fell in total for each accommodation type in June quarter 1997 compared with June quarter 1996. Takings per occupied night rose, however, from \$94 to \$95 per room night occupied in hotels, motels and guest houses, from \$94 to \$101 per holiday flat/unit night occupied and from \$18 to \$19 per caravan park site night.

## 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*

September 1997

28 November 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			
		March 1996	June 1996	September 1996	December 1996	March 1997	June 1997	June 1996	June 1997
<b>LICENSED HOTELS WITH FACILITIES</b>									
Establishments	No.	14	15	15	15	15	15	..	..
Guest rooms	No.	1,683	1,767	1,766	1,765	1,765	1,765	..	..
Bed spaces	No.	4,470	4,753	4,745	4,764	4,611	4,564	..	..
Employment (persons)	No.	1,647	1,653	1,526	1,604	1,544	1,500	..	..
Room nights occupied	No.	99,737	112,986	95,669	107,653	99,320	94,030	421,425	396,672
Room occupancy rate	per cent	65.1	70.3	58.9	66.3	62.5	58.5	67.4	61.6
Guest nights	No.	152,269	179,383	134,895	164,567	156,572	137,880	649,962	593,914
Bed occupancy rate	per cent	37.4	41.5	30.9	37.5	37.7	33.2	39.5	34.8
Guest arrivals	No.	81,417	101,193	79,377	94,297	78,455	73,296	353,770	325,425
Average length of stay	days	1.9	1.8	1.7	1.7	2.0	1.9	1.8	1.8
Takings from accommodation	\$'000	10,849	12,909	10,831	12,354	11,395	11,038	46,771	45,618
<b>MOTELS AND GUEST HOUSES WITH FACILITIES</b>									
Establishments	No.	30	30	30	32	33	33	..	..
Guest rooms	No.	1,959	1,966	1,968	2,043	2,129	2,110	..	..
Bed spaces	No.	6,327	6,391	6,429	6,658	7,164	6,989	..	..
Employment (persons)	No.	686	651	725	750	729	732	..	..
Room nights occupied	No.	98,548	102,882	101,904	113,326	104,086	97,991	419,249	417,307
Room occupancy rate	per cent	55.3	57.5	56.3	60.3	54.3	51.0	58.5	55.4
Guest nights	No.	173,199	186,191	184,327	217,207	188,403	174,707	747,492	764,644
Bed occupancy rate	per cent	30.1	32.0	31.2	35.5	29.2	27.5	32.2	30.8
Guest arrivals	No.	88,341	98,334	95,596	108,632	94,199	86,679	374,405	385,106
Average length of stay	days	2.0	1.9	1.9	2.0	2.0	2.0	2.0	2.0
Takings from accommodation	\$'000	7,110	7,411	7,342	8,363	7,841	7,272	29,665	30,819
<b>TOTAL HOTELS, MOTELS AND GUEST HOUSES WITH FACILITIES</b>									
Establishments	No.	44	45	45	47	48	48	..	..
Guest rooms	No.	3,642	3,733	3,734	3,808	3,894	3,875	..	..
Bed spaces	No.	10,797	11,144	11,174	11,422	11,775	11,553	..	..
Employment (persons)	No.	2,333	2,304	2,251	2,354	2,273	2,232	..	..
Room nights occupied	No.	198,285	215,868	197,573	220,979	203,406	192,021	840,674	813,979
Room occupancy rate	per cent	59.8	63.5	57.5	63.1	58.0	54.5	62.7	58.3
Guest nights	No.	325,468	365,574	319,222	381,774	344,975	312,587	1,397,454	1,358,558
Bed occupancy rate	per cent	33.1	36.0	31.1	36.3	32.6	29.7	35.2	32.4
Guest arrivals	No.	169,758	199,527	174,973	202,929	172,654	159,975	728,175	710,531
Average length of stay	days	1.9	1.8	1.8	1.9	2.0	2.0	1.9	1.9
Takings from accommodation	\$'000	17,960	20,321	18,173	20,717	19,236	18,310	76,435	76,436

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

Particulars	Unit	Quarter ended				Year ended			
		March 1996	June 1996	September 1996	December 1996	March 1997	June 1997	June 1996	June 1997
Letting entities	No.	17	18	18	17	16	16	..	..
Flats, units and houses									
Single bedroom	No.	212	226	236	231	235	236	..	..
Multiple bedroom	No.	561	572	595	552	460	460	..	..
<i>Total flats, units and houses</i>	<i>No.</i>	<i>773</i>	<i>798</i>	<i>831</i>	<i>783</i>	<i>695</i>	<i>696</i>	<i>..</i>	<i>..</i>
Bed spaces	No.	2,995	3,084	3,173	2,963	2,584	2,550	..	..
Employment (persons)(a)	No.	151	158	145	141	134	145	..	..
Unit nights occupied	No.	51,527	48,535	46,241	51,098	44,280	39,712	199,194	181,331
Unit occupancy rate	per cent	73.3	66.8	60.5	70.9	70.8	62.7	70.0	66.1
Unit lettings	No.	7,661	8,897	8,767	8,603	7,124	6,400	32,692	30,894
Average length of stay	days	6.7	5.5	5.3	5.9	6.2	6.2	6.1	5.9
Takings from accommodation	\$'000	4,652	4,551	4,282	4,657	4,259	3,998	18,006	17,195

(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 1996	June 1996	September 1996	December 1996	March 1997	June 1997	June 1996	June 1997
<b>TOTAL CARAVAN PARKS</b>									
Establishments	No.	5	5	5	5	5	4	..	..
Capacity									
On-site vans	No.	151	130	62	62	62	57	..	..
Other powered sites	No.	474	494	485	485	485	458	..	..
Unpowered sites	No.	369	419	419	419	419	417	..	..
Cabins, etc.	No.	10	31	94	94	94	94	..	..
<i>Total capacity</i>	<i>No.</i>	<i>1,004</i>	<i>1,074</i>	<i>1,060</i>	<i>1,060</i>	<i>1,060</i>	<i>1,026</i>	<i>..</i>	<i>..</i>
Sites occupied by long-term guests	No.	284	268	268	265	262	252	..	..
Other sites permanently reserved	No.	—	—	—	—	—	1	..	..
Employment (persons)	No.	49	47	36	37	34	59	..	..
Site nights occupied	No.	36,823	36,874	35,429	41,176	39,363	32,077	147,409	148,045
Site occupancy rate	per cent	40.3	39.0	36.3	42.2	41.3	34.4	39.1	38.6
Takings from accommodation	\$'000	657	677	642	927	819	601	2,602	2,990

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	
<b>ESTABLISHMENTS, CAPACITY AND EMPLOYMENT</b>						
<i>June quarter 1996—</i>						
Establishments	15	30	13	23	9	45
Guest Rooms	1,767	1,966	528	1,942	1,263	3,733
Bed Spaces	4,753	6,391	1,856	5,884	3,404	11,144
Employment (persons)	1,653	651	155	872	1,277	2,304
<i>June quarter 1997—</i>						
Establishments	15	33	14	24	10	48
Guest Rooms	1,765	2,110	659	2,023	1,193	3,875
Bed Spaces	4,564	6,989	2,390	5,745	3,418	11,553
Employment (persons)	1,500	732	181	1,014	1,037	2,232
<b>ROOM NIGHTS OCCUPIED</b>						
<i>June quarter 1996</i>	<i>112,986</i>	<i>102,882</i>	<i>24,035</i>	<i>103,657</i>	<i>88,176</i>	<i>215,868</i>
<i>1997—</i>						
April	33,658	34,553	9,495	36,160	22,556	68,211
May	31,466	32,361	7,812	31,749	24,266	63,827
June	28,906	31,077	7,671	31,146	21,166	59,983
<i>June quarter 1997</i>	<i>94,030</i>	<i>97,991</i>	<i>24,978</i>	<i>99,055</i>	<i>67,988</i>	<i>192,021</i>
<b>ROOM OCCUPANCY RATES (per cent)</b>						
<i>June quarter 1996</i>	<i>70.3</i>	<i>57.5</i>	<i>50.0</i>	<i>58.7</i>	<i>76.7</i>	<i>63.5</i>
<i>1997—</i>						
April	63.6	54.6	48.0	59.6	63.0	58.7
May	57.5	49.5	38.2	50.6	65.6	53.1
June	54.6	49.1	38.8	51.3	59.1	51.6
<i>June quarter 1997</i>	<i>58.5</i>	<i>51.0</i>	<i>41.7</i>	<i>53.8</i>	<i>62.6</i>	<i>54.5</i>
<b>GUEST NIGHTS</b>						
<i>June quarter 1996</i>	<i>179,383</i>	<i>186,191</i>	<i>49,206</i>	<i>179,235</i>	<i>137,133</i>	<i>365,574</i>
<i>1997—</i>						
April	50,560	63,162	19,394	60,629	33,699	113,722
May	43,572	53,993	14,803	48,242	34,520	97,565
June	43,748	57,552	16,973	51,424	32,903	101,300
<i>June quarter 1997</i>	<i>137,880</i>	<i>174,707</i>	<i>51,170</i>	<i>160,295</i>	<i>101,122</i>	<i>312,587</i>
<b>BED OCCUPANCY RATES (per cent)</b>						
<i>June quarter 1996</i>	<i>41.5</i>	<i>32.0</i>	<i>29.1</i>	<i>33.5</i>	<i>44.3</i>	<i>36.0</i>
<i>1997—</i>						
April	36.9	30.1	27.0	35.2	32.9	32.8
May	30.8	24.9	20.0	27.1	32.6	27.2
June	32.0	27.4	23.7	29.8	32.1	29.2
<i>June quarter 1997</i>	<i>33.2</i>	<i>27.5</i>	<i>23.5</i>	<i>30.7</i>	<i>32.5</i>	<i>29.7</i>
<b>GUEST ARRIVALS</b>						
<i>June quarter 1996</i>	<i>101,193</i>	<i>98,334</i>	<i>25,355</i>	<i>99,551</i>	<i>74,621</i>	<i>199,527</i>
<i>1997—</i>						
April	27,583	32,230	8,860	31,982	18,971	59,813
May	23,418	26,735	6,786	24,389	18,978	50,153
June	22,295	27,714	7,232	25,090	17,687	50,009
<i>June quarter 1997</i>	<i>73,296</i>	<i>86,679</i>	<i>22,878</i>	<i>81,461</i>	<i>55,636</i>	<i>159,975</i>
<b>AVERAGE LENGTH OF STAY (days)</b>						
<i>June quarter 1996</i>	<i>1.8</i>	<i>1.9</i>	<i>1.9</i>	<i>1.8</i>	<i>1.8</i>	<i>1.8</i>
<i>June quarter 1997</i>	<i>1.9</i>	<i>2.0</i>	<i>2.2</i>	<i>2.0</i>	<i>1.8</i>	<i>2.0</i>
<b>TAKINGS FROM ACCOMMODATION (\$'000)</b>						
<i>June quarter 1996</i>	<i>12,909</i>	<i>7,411</i>	<i>1,637</i>	<i>7,909</i>	<i>10,774</i>	<i>20,321</i>
<i>1997—</i>						
April	3,763	2,564	647	2,994	2,685	6,326
May	3,883	2,372	566	2,577	3,112	6,255
June	3,392	2,337	540	2,566	2,622	5,729
<i>June quarter 1997</i>	<i>11,038</i>	<i>7,272</i>	<i>1,753</i>	<i>8,138</i>	<i>8,419</i>	<i>18,310</i>

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 1996	18	226	572	798	3,084	158	48,535	66.8	8,897	5.5	4,551
1997—											
April	..	..	..	..	..	..	13,664	65.4	2,294	6.0	1,306
May	..	..	..	..	..	..	12,938	60.0	1,957	6.6	1,357
June	..	..	..	..	..	..	13,110	62.8	2,149	6.1	1,335
June quarter 1997	16	236	460	696	2,550	145	39,712	62.7	6,400	6.2	3,998

(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.	On-site vans	Other powered sites	Unpowered sites	Cabins, flats etc.	Total capacity						
June quarter 1996	5	130	494	419	31	1,074	268	—	47	36,874	39.0	677
1997—												
April	..	..	..	..	..	..	..	..	..	12,517	40.7	252
May	..	..	..	..	..	..	..	..	..	9,848	31.0	167
June	..	..	..	..	..	..	..	..	..	9,712	31.6	182
June quarter 1997	4	57	458	417	94	1,026	252	1	59	32,077	34.4	601

## EXPLANATORY NOTES

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### INTRODUCTION

**1** This publication contains data for the Australian Capital Territory (ACT) 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.
  - *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 New South Wales (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

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### 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: latest issue, 1997)
- *Overseas Arrivals and Departures, Australia* (3401.0) (issued monthly)
- *Tourism Indicators, Australia* (8634.0) (issued quarterly)
- *Tourist Accommodation, Australia* (8635.0) (issued quarterly)

**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.

### EFFECTS OF ROUNDING

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

### SYMBOLS AND OTHER USAGES

- .. not applicable
- nil or rounded to zero
- n.a. not available
- n.p. not available for publication but included in totals where applicable
- r revised



## G L O S S A R Y

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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>	<p>Three-quarter beds are counted as one bed space; double beds as two bed spaces. Cots are excluded.</p>
<b>Capacity</b>	<p>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.</p>
<b>Caravan park capacity</b>	<p>The total number of <i>On-site vans</i>, <i>Other powered sites</i>, <i>Unpowered sites</i> and <i>Cabins</i>, etc.</p>
<b>Employment</b>	<p>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).</p>
<b>Establishments</b>	<p>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.</p>
<b>Guest arrivals</b>	<p>The total number of paying guests counted only on the first night they stayed at the accommodation establishment.</p>
<b>Letting entities</b>	<p>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.</p>
<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>	<p>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.</p>

## 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.



## FOR MORE INFORMATION...

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