

TOURIST ACCOMMODATION

AUSTRALIAN
CAPITAL
TERRITORY

EMBARGO: 11:30AM (CANBERRA TIME) FRI 28 FEB 1997

DECEMBER QTR KEY FIGURES

	Dec 95	Dec 96	change
Hotels, Motels and Guest Houses			
Rooms available (No.)	3 637	3 808	4.7 %
Room occupancy rate (%)	64.6	63.1	-1.5 pts
Takings from accommodation (\$'000)	19 173	20 717	8.1 %
Holiday Flats, Units and Houses			
Units, etc. available (No.)	767	783	2.1 %
Unit occupancy rate (%)	69.4	70.9	1.5 pts
Takings from accommodation (\$'000)	4 336	4 657	7.4 %
Caravan Parks			
Sites, cabins, etc. available (No.)	1 005	1 060	5.5 %
Site occupancy rate (%)	43.8	42.2	-1.6 pts
Takings from accommodation (\$'000)	762	927	21.7 %

DECEMBER QTR KEY POINTS

INCREASES IN CAPACITY

- Capacity available increased for each accommodation type in December quarter 1996 compared with December quarter 1995.
- For hotels, motels and guest houses, part of the apparent capacity increase was accounted for by the reclassification as a motel for December quarter 1996 of an establishment previously included in the holiday units category.
- For caravan parks, there has been a decrease in on-site van numbers offset by an increase in numbers of cabins, etc.

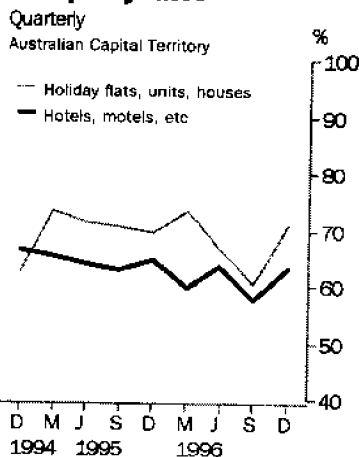
DEMAND UP BUT OCCUPANCY RESULTS MIXED

- Demand in terms of nights occupied increased for each accommodation type in December quarter 1996 compared with December quarter 1995.
- The occupancy rate increased for holiday flats and units, but for hotels, motels and guest houses and for caravan parks, increases in available capacity exceeded demand increases, resulting in occupancy rate falls.

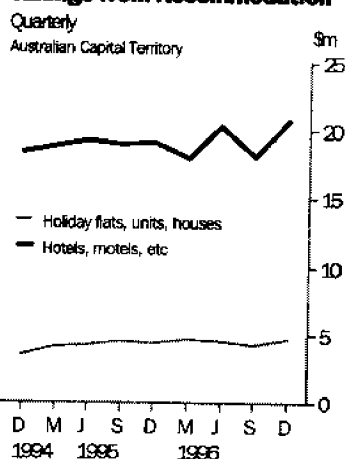
TAKINGS PER ROOM NIGHT OCCUPIED INCREASE

- Takings from accommodation per room/unit/site night occupied rose in December quarter 1996 compared with December quarter 1995 - from \$89 to \$94 per room night for hotels, motels and guest houses, from \$89 to \$91 per unit night for holiday flats and units and from \$19 to \$23 per site night for caravan parks.

Occupancy rates



Takings from Accommodation



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

March 1997

30 May 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			
		September 1995	December 1995	March 1996	June 1996	September 1996	December 1996	December 1995	December 1996
LICENSED HOTELS WITH FACILITIES									
Establishments	No.	14	14	14	15	15	15	..	..
Guest rooms	No.	1,697	1,683	1,683	1,767	1,766	1,765	..	..
Bed spaces	No.	4,429	4,354	4,470	4,753	4,745	4,764	..	..
Employment (persons)	No.	1,594	1,495	1,647	1,653	1,526	1,604	..	..
Room nights occupied	No.	105,492	103,210	99,737	112,986	95,669	107,653	434,531	416,045
Room occupancy rate	per cent	67.6	66.7	65.1	70.3	58.9	66.3	70.5	65.1
Guest nights	No.	165,192	153,118	152,269	179,383	134,895	164,567	678,802	631,114
Bed occupancy rate	per cent	40.5	38.2	37.4	41.5	30.9	37.5	41.9	36.8
Guest arrivals	No.	85,445	85,715	81,417	101,193	79,377	94,297	372,278	356,284
Average length of stay	days	1.9	1.8	1.9	1.8	1.7	1.7	1.8	1.8
Takings from accommodation	\$'000	11,668	11,344	10,849	12,909	10,831	12,354	47,223	46,944
MOTELS AND GUEST HOUSES WITH FACILITIES									
Establishments	No.	30	30	30	30	30	32	..	..
Guest rooms	No.	1,954	1,954	1,959	1,966	1,968	2,043	..	..
Bed spaces	No.	6,476	6,210	6,327	6,391	6,429	6,658	..	..
Employment (persons)	No.	651	638	686	651	725	750	..	..
Room nights occupied	No.	105,012	112,807	98,548	102,882	101,904	113,326	414,111	416,660
Room occupancy rate	per cent	58.5	62.8	55.3	57.5	56.3	60.3	58.7	57.4
Guest nights	No.	188,072	200,030	173,199	186,191	184,327	217,207	740,475	760,924
Bed occupancy rate	per cent	31.6	35.0	30.1	32.0	31.2	35.5	32.7	32.2
Guest arrivals	No.	93,145	94,585	88,341	98,334	95,596	108,632	356,631	390,903
Average length of stay	days	2.0	2.1	2.0	1.9	1.9	2.0	2.1	1.9
Takings from accommodation	\$'000	7,314	7,829	7,110	7,411	7,342	8,363	29,012	30,227
TOTAL HOTELS, MOTELS AND GUEST HOUSES WITH FACILITIES									
Establishments	No.	44	44	44	45	45	47	..	..
Guest rooms	No.	3,651	3,637	3,642	3,733	3,734	3,808	..	..
Bed spaces	No.	10,905	10,564	10,797	11,144	11,174	11,422	..	..
Employment (persons)	No.	2,245	2,133	2,333	2,304	2,251	2,354	..	..
Room nights occupied	No.	210,504	216,017	198,285	215,868	197,573	220,979	848,642	832,705
Room occupancy rate	per cent	62.7	64.6	59.8	63.5	57.5	63.1	64.2	61.0
Guest nights	No.	353,264	353,148	325,468	365,574	319,222	381,774	1,419,277	1,392,038
Bed occupancy rate	per cent	35.2	36.3	33.1	36.0	31.1	36.3	36.6	34.2
Guest arrivals	No.	178,590	180,300	169,758	199,527	174,973	202,929	728,909	747,187
Average length of stay	days	2.0	2.0	1.9	1.8	1.8	1.9	1.9	1.9
Takings from accommodation	\$'000	18,982	19,173	17,960	20,321	18,173	20,717	76,235	77,171

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

Particulars	Unit	Quarter ended				Year ended			
		September 1995	December 1995	March 1996	June 1996	September 1996	December 1996	December 1995	December 1996
Letting entities	No.	17	17	17	18	18	17	..	..
Flats, units and houses									
Single bedroom	No.	204	203	212	226	236	231	..	..
Multiple bedroom	No.	569	564	561	572	595	552	..	..
<i>Total flats, units and houses</i>	<i>No.</i>	<i>773</i>	<i>767</i>	<i>773</i>	<i>798</i>	<i>831</i>	<i>783</i>	<i>..</i>	<i>..</i>
Bed spaces	No.	2,959	2,984	2,995	3,084	3,173	2,963	..	..
Employment (persons)(a)	No.	140	153	151	158	145	141	..	..
Unit nights occupied	No.	50,214	48,918	51,527	48,535	46,241	51,098	197,991	197,401
Unit occupancy rate	per cent	70.6	69.4	73.3	66.8	60.5	70.9	71.1	67.7
Unit lettings	No.	7,889	8,245	7,661	8,897	8,767	8,603	33,082	33,928
Average length of stay	days	6.4	5.9	6.7	5.5	5.3	5.9	6.0	5.8
Takings from accommodation	\$'000	4,468	4,336	4,652	4,551	4,282	4,657	17,091	18,142

(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			
		September 1995	December 1995	March 1996	June 1996	September 1996	December 1996	December 1995	December 1996
TOTAL CARAVAN PARKS									
Establishments	No.	5	5	5	5	5	5	..	..
Capacity									
On-site vans	No.	150	151	151	130	62	62	..	..
Other powered sites	No.	493	475	474	494	485	485	..	..
Unpowered sites	No.	419	369	369	419	419	419	..	..
Cabins, etc.	No.	10	10	10	31	94	94	..	..
<i>Total capacity</i>	<i>No.</i>	<i>1,072</i>	<i>1,005</i>	<i>1,004</i>	<i>1,074</i>	<i>1,060</i>	<i>1,060</i>	<i>..</i>	<i>..</i>
Sites occupied by long-term guests	No.	265	282	284	268	268	265	..	..
Other sites permanently reserved	No.	..	..	..	..	..	..	..	..
Employment (persons)	No.	52	51	49	47	36	37	..	..
Site nights occupied	No.	33,183	40,529	36,823	36,874	35,429	41,176	152,216	150,302
Site occupancy rate	per cent	33.6	43.8	40.3	39.0	36.3	42.2	39.5	39.5
Takings from accommodation	\$'000	506	762	657	677	642	927	2,650	2,903

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>December quarter 1995</i> ...						
Establishments	14	30	13	23	8	44
Guest Rooms	1,683	1,954	513	1,887	1,237	3,637
Bed Spaces	4,354	6,210	1,713	5,495	3,356	10,564
Employment (persons)	1,495	638	175	808	1,150	2,133
<i>December quarter 1996</i> ...						
Establishments	15	32	14	24	9	47
Guest Rooms	1,765	2,043	681	2,144	983	3,808
Bed Spaces	4,764	6,658	2,397	6,355	2,670	11,422
Employment (persons)	1,604	750	202	1,127	1,025	2,354
ROOM NIGHTS OCCUPIED						
<i>December quarter 1995</i>	103,210	112,807	28,156	107,247	80,614	216,017
<i>1996</i> ...						
October	45,055	46,684	13,899	52,413	25,427	91,739
November	32,325	34,503	9,248	36,713	20,867	66,828
December	30,273	32,139	9,429	33,887	19,096	62,412
<i>December quarter 1996</i>	107,653	113,326	32,576	123,013	65,390	220,979
ROOM OCCUPANCY RATES (per cent)						
<i>December quarter 1995</i>	66.7	62.8	59.7	61.8	70.8	64.6
<i>1996</i> ...						
October	82.3	73.7	65.8	78.9	83.4	77.7
November	61.0	56.3	45.3	57.1	70.8	58.5
December	55.3	50.7	44.7	51.0	62.7	52.9
<i>December quarter 1996</i>	66.3	60.3	52.0	62.4	72.3	63.1
GUEST NIGHTS						
<i>December quarter 1995</i>	153,118	200,030	58,438	178,575	116,135	353,148
<i>1996</i> ...						
October	70,173	90,406	33,573	88,726	38,280	160,579
November	46,093	61,799	20,191	58,495	29,206	107,892
December	48,301	65,002	24,295	58,113	30,895	113,303
<i>December quarter 1996</i>	164,567	217,207	78,059	205,334	98,381	381,774
BED OCCUPANCY RATES (per cent)						
<i>December quarter 1995</i>	38.2	35.0	37.1	35.3	37.6	36.3
<i>1996</i> ...						
October	47.5	43.8	45.2	45.0	46.2	45.4
November	32.3	30.9	28.1	30.7	36.5	31.5
December	32.7	31.5	32.7	29.5	37.3	32.0
<i>December quarter 1996</i>	37.5	35.5	35.4	35.1	40.1	36.3
GUEST ARRIVALS						
<i>December quarter 1995</i>	85,715	94,585	24,331	91,099	64,870	180,300
<i>1996</i> ...						
October	38,133	43,540	13,313	50,159	18,201	81,673
November	28,074	33,393	9,307	35,440	16,720	61,467
December	28,090	31,699	9,568	33,554	16,667	59,789
<i>December quarter 1996</i>	94,297	108,632	32,188	119,153	51,588	202,929
AVERAGE LENGTH OF STAY (days)						
<i>December quarter 1995</i>	1.8	2.1	2.4	2.0	1.8	2.0
<i>December quarter 1996</i>	1.7	2.0	2.4	1.7	1.9	1.9
TAKINGS FROM ACCOMMODATION (\$'000)						
<i>December quarter 1995</i>	11,344	7,829	1,745	7,894	9,534	19,173
<i>1996</i> ...						
October	5,251	3,386	896	4,428	3,312	8,637
November	3,671	2,519	614	2,890	2,687	6,191
December	3,432	2,457	735	2,714	2,441	5,890
<i>December quarter 1996</i>	12,354	8,363	2,245	10,032	8,440	20,717

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>December quarter 1995</i>	17	203	564	767	2,984	153	48,918	69.4	8,245	5.9	4,336
<i>1996—</i>											
<i>October</i>	..	..	..	..	..	..	18,988	78.2	3,417	5.6	1,792
<i>November</i>	..	..	..	..	..	..	15,914	67.7	2,281	7.0	1,359
<i>December</i>	..	..	..	..	..	..	16,196	66.7	2,905	5.6	1,506
<i>December quarter 1996</i>	17	231	552	783	2,963	141	51,098	70.9	8,603	5.9	4,657

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

TABLE 6 — CARAVAN PARKS, AUSTRALIAN CAPITAL TERRITORY

	<i>Establishments and 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>Total capacity</i>						
<i>December quarter 1995</i>	5	151	475	369	10	1,005	282	..	51	40,529	43.8	762
<i>1996—</i>												
<i>October</i>	..	..	..	..	..	..	..	..	..	15,478	47.1	383
<i>November</i>	..	..	..	..	..	..	..	..	..	12,129	38.1	229
<i>December</i>	..	..	..	..	..	..	..	..	..	13,569	41.3	315
<i>December quarter 1996</i>	5	62	485	419	94	1,060	265	..	37	41,176	42.2	927

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:
- 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*.
- 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 *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.
- Caravan park capacity** The total number of *On-site vans*, *Other powered sites*, *Unpowered sites* and *Cabins*, etc.
- 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 *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.
- Occupancy in terms of *Guest nights* refers to the total number of nights each paying guest stayed during the survey period.
- Occupancy rates** *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 survey period, the denominator of the above expression includes only operating periods.
- 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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