



Australian Accommodation Monitor Summary

Financial-year performance: 2016-17



Australian Accommodation Monitor (AAM)

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*Financial-year performance: 2016-17

Accommodation type performance



Hotels & Resorts

OCC(%)	77.4
ADR(\$)	191.38
RevPAR % Chg	2.4



Motels/Private Hotels/Guest Houses

OCC(%)	65.2
ADR(\$)	142.79
RevPAR % Chg	1.2



Serviced Apartments

OCC(%)	74.9
ADR(\$)	180.71
RevPAR % Chg	0.8



Holiday Parks

OCC(%)	55.8
ADR(\$)	137.11
RevPAR % Chg	-0.1

Class performance



Luxury & Upper Upscale Classes

OCC(%)	80.8
ADR(\$)	253.07
RevPAR % Chg	2.4



Upscale & Upper Mid Classes

OCC(%)	75.0
ADR(\$)	162.96
RevPAR % Chg	0.9



Midscale & Economy Classes

OCC(%)	67.5
ADR(\$)	123.53
RevPAR % Chg	1.4



Total for Australia

OCC(%)	75.4
ADR(\$)	184.70
RevPAR % Chg	1.6



Tourism Regions

^ Top Performers

State	Tourism Region	RevPAR % Chg.	RevPAR 2016/2017
VIC	Gippsland	20.8	\$66.29
QLD	Bundaburg	20.7	\$63.20
NSW	Blue Mountains	18	\$179.59
NSW	North Coast NSW	17.8	\$99.28
NSW	Capital Country	13.7	\$85.72
VIC	Lakes	13.4	\$77.41
QLD	Tropical North Queensland	11.9	\$132.51
QLD	Fraser Coast	11.8	\$68.13
VIC	Bendigo Loddon	11.2	\$98.67
VIC	High Country	10.9	\$79.04

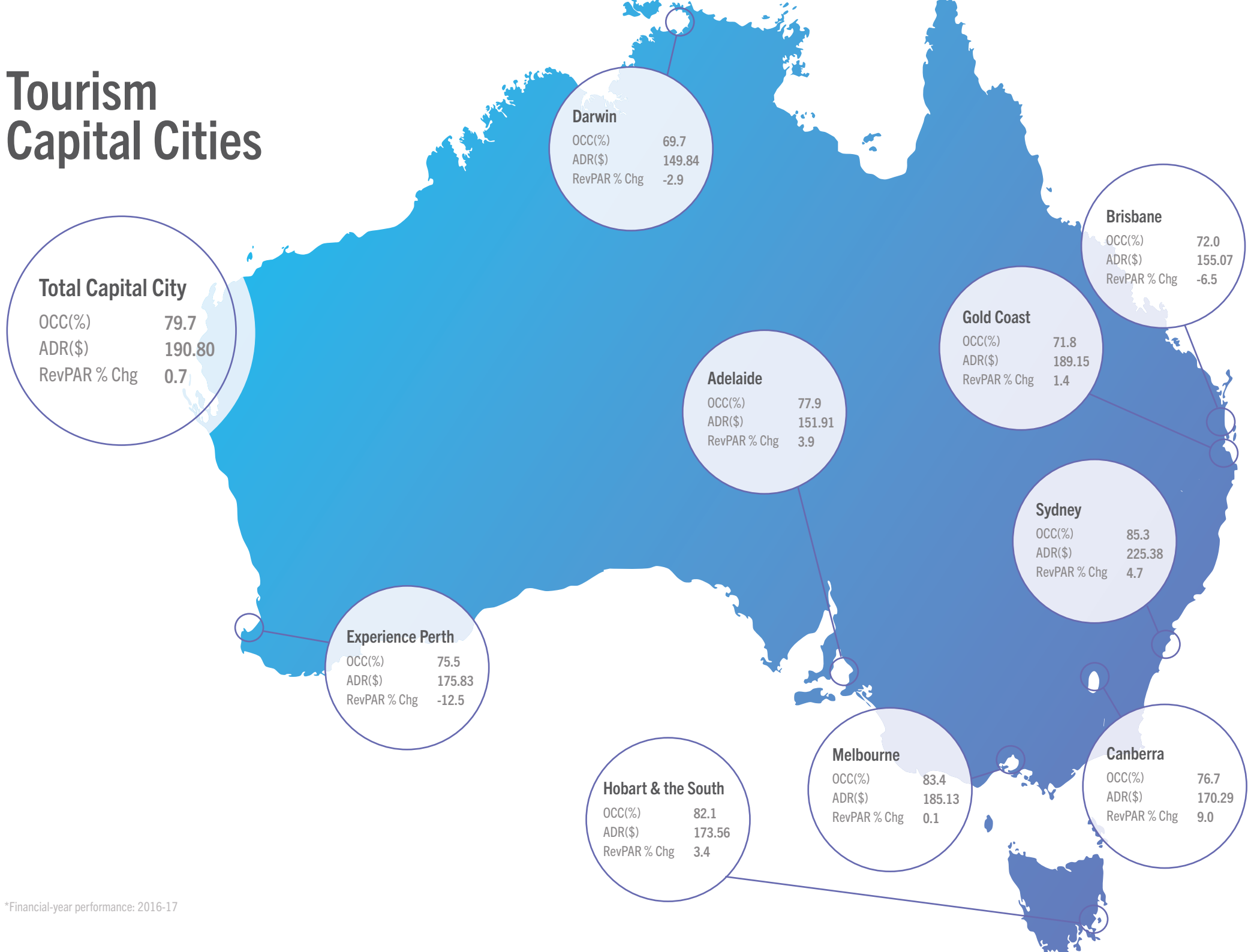
∨ Bottom Performers

State	Tourism Region	RevPAR % Chg.	RevPAR 2016/2017
SA	Flinders Ranges & Outback	-33.5	\$57.92
QLD	Gladstone	-16.7	\$51.69
WA	Australia's North West	-15.1	\$78.68
WA	Experience Perth	-12.5	\$132.83
NSW	Riverina	-8.2	\$85.07
Vic	Central Murray	-7.6	\$96.84
QLD	Brisbane	-6.5	\$111.69
QLD	Whitsundays*	-5.1	\$213.77
QLD	Townsville	-4.8	\$77.28
WA	Australia's Coral Coast	-4.6	\$86.70

* Sample impact by closures of Island Properties

** Sample impact of higher class properties participation

Tourism Capital Cities



*Financial-year performance: 2016-17



New South Wales

Location	Supply	Demand	Revenue	Occ (%)	ADR (\$)	RevPAR (\$)	Supply % Chg	Demand % Chg	Occ % Chg	ADR % Chg	RevPAR % Chg	Property Count		Room Count		
												Census	Sample	Census	Sample	
New South Wales																
Sydney	14,503,678	12,373,922	2,788,860,303	85.3	225.38	192.29	5.5	5.8	0.3	4.4	4.7	387	231	40,375	34,199	
Blue Mountains	517,205	339,028	92,882,354	65.6	273.97	179.59	-0.0	4.7	4.7	12.7	18.0	32	6	1,417	512	
Capital Country	741,680	433,650	63,578,058	58.5	146.61	85.72	0.5	3.3	2.8	10.5	13.7	58	8	2,032	527	
Central Coast	751,870	499,912	97,099,280	66.5	194.23	129.14	-0.1	0.1	0.2	5.9	6.2	47	9	2,055	820	
Central NSW	1,632,280	1,001,658	138,103,728	61.4	137.88	84.61	1.7	6.0	4.2	2.9	7.1	149	18	4,472	823	
Hunter	2,332,608	1,536,832	275,270,699	65.9	179.12	118.01	-0.4	7.8	8.3	-0.9	7.3	148	38	6,420	3,228	
New England North West	1,166,540	647,145	92,806,038	55.5	143.41	79.56	3.0	7.2	4.1	-2.8	1.1	126	8	3,230	399	
North Coast NSW	3,279,406	2,057,990	325,587,058	62.8	158.21	99.28	0.9	7.3	6.4	10.7	17.8	263	36	8,990	2,652	
Outback NSW	-	-	-	-	-	-	-	-	-	-	-	21	1	644	42	
Riverina	766,433	485,900	65,203,706	63.4	134.19	85.07	5.8	-1.1	-6.5	-1.8	-8.2	65	12	2,150	497	
Snowy Mountains	919,748	375,392	72,745,851	40.8	193.79	79.09	0.2	2.9	2.6	4.1	6.9	70	4	2,550	284	
South Coast	1,866,577	1,214,068	208,561,317	65.0	171.79	111.73	0.6	2.9	2.3	2.4	4.8	176	27	5,142	1,452	
The Murray	1,218,735	713,589	95,562,166	58.6	133.92	78.41	0.0	3.9	3.9	1.3	5.3	108	12	3,339	706	
Total for New South Wales	29,931,820	23,756,269	5,073,499,410	79.4	213.56	169.50	3.1	4.2	1.1	4.0	5.1	1,650	410	82,816	46,141	

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Victoria

Location	Supply	Demand	Revenue	Occ (%)	ADR (\$)	RevPAR (\$)	Supply % Chg	Demand % Chg	Occ % Chg	ADR % Chg	RevPAR % Chg	Property Count		Room Count		
												Census	Sample	Census	Sample	
Victoria																
Melbourne	11,939,234	9,961,451	1,844,180,138	83.4	185.13	154.46	3.7	3.7	-0.0	0.1	0.1	361	219	33,324	27,176	
Ballarat	376,300	234,250	33,565,556	62.3	143.29	89.20	0.9	2.4	1.4	2.4	3.9	39	8	1,036	281	
Bendigo Loddon	391,280	271,492	38,606,556	69.4	142.20	98.67	0.0	3.0	3.0	8.0	11.2	38	5	1,072	335	
Central Highlands	-	-	-	-	-	-	-	-	-	-	-	14	3	297	93	
Central Murray	224,917	135,470	21,780,500	60.2	160.78	96.84	2.4	-5.4	-7.6	0.1	-7.6	25	4	621	188	
Geelong and the Bellarine	480,254	367,208	58,972,452	76.5	160.60	122.79	1.8	4.9	3.0	6.3	9.6	31	9	1,315	500	
Gippsland	418,379	217,665	27,732,897	52.0	127.41	66.29	0.6	16.6	15.9	4.2	20.8	41	11	1,147	398	
Goulburn	272,655	174,469	23,860,361	64.0	136.76	87.51	0.0	-1.6	-1.6	3.0	1.4	28	6	747	293	
Great Ocean Road	865,780	537,024	87,834,817	62.0	163.56	101.45	0.0	3.5	3.5	0.6	4.1	77	21	2,372	1,071	
High Country	613,101	240,817	48,459,102	39.3	201.23	79.04	0.1	-13.5	-13.6	28.4	10.9	64	6	1,851	341	
Lakes	415,370	245,761	32,151,829	59.2	130.83	77.41	0.0	2.3	2.3	10.8	13.4	42	8	1,138	291	
Macedon	-	-	-	-	-	-	-	-	-	-	-	9	0	241	0	
Mallee	443,840	277,091	32,442,750	62.4	117.08	73.10	0.0	10.0	10.0	-2.0	7.7	42	6	1,216	250	
Melbourne East	-	-	-	-	-	-	-	-	-	-	-	18	2	686	120	
Murray East	-	-	-	-	-	-	-	-	-	-	-	12	3	343	176	
Peninsula	399,607	245,997	44,393,130	61.6	180.46	111.09	1.5	6.4	4.8	-0.8	3.9	34	7	1,138	416	
Phillip Island	-	-	-	-	-	-	-	-	-	-	-	17	4	729	282	
Spa Country	-	-	-	-	-	-	-	-	-	-	-	7	1	304	130	
Upper Yarra	-	-	-	-	-	-	-	-	-	-	-	6	1	288	101	
Western Grampians	-	-	-	-	-	-	-	-	-	-	-	23	3	535	87	
Wimmera	-	-	-	-	-	-	-	-	-	-	-	9	0	146	0	
Total for Victoria	18,132,162	14,430,327	2,613,971,016	79.6	181.14	144.16	2.6	2.8	0.2	0.4	0.6	937	327	50,546	32,529	

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Queensland

Location	Supply	Demand	Revenue	Occ (%)	ADR (\$)	RevPAR (\$)	Supply % Chg	Demand % Chg	Occ % Chg	ADR % Chg	RevPAR % Chg	Property Count		Room Count		
												Census	Sample	Census	Sample	
Queensland																
Brisbane	6,754,693	4,864,933	754,402,117	72.0	155.07	111.69	5.7	5.5	-0.2	-6.3	-6.5	254	116	18,890	13,064	
Gold Coast	7,474,847	5,367,384	1,015,251,889	71.8	189.15	135.82	2.1	1.1	-1.0	2.5	1.4	309	61	20,685	10,999	
Bundaberg	273,385	143,225	17,277,164	52.4	120.63	63.20	0.0	11.0	11.0	8.8	20.7	30	5	749	142	
Capricorn	1,180,410	669,305	94,826,777	56.7	141.68	80.33	1.6	7.1	5.5	-4.3	0.9	58	11	3,234	646	
Fraser Coast	689,702	385,956	46,990,442	56.0	121.75	68.13	-0.6	7.6	8.3	3.3	11.8	50	11	1,878	761	
Gladstone	609,087	279,308	31,485,825	45.9	112.73	51.69	-0.2	-7.3	-7.1	-10.3	-16.7	42	13	1,654	785	
Mackay	874,211	417,405	59,723,238	47.7	143.08	68.32	-0.0	4.9	5.0	0.5	5.5	53	16	2,383	1,110	
Outback Queensland	-	-	-	-	-	-	-	-	-	-	-	47	2	1,382	87	
Southern Queensland Country	930,222	607,046	87,885,312	65.3	144.78	94.48	2.5	11.0	8.3	-3.5	4.5	95	11	2,587	337	
Sunshine Coast	3,241,994	2,144,628	447,330,028	66.2	208.58	137.98	0.2	2.0	1.8	6.4	8.3	243	36	8,875	2,863	
Townsville	1,215,067	737,185	93,904,771	60.7	127.38	77.28	1.5	-2.8	-4.3	-0.6	-4.8	60	22	3,333	1,828	
Tropical North Queensland	4,975,091	3,789,571	659,257,003	76.2	173.97	132.51	-0.5	2.9	3.3	8.3	11.9	233	51	13,624	6,073	
Whitsundays	717,601	473,361	153,400,045	66.0	324.07	213.77	-3.8	-7.8	-4.2	-0.9	-5.1	40	5	1,661	418	
Total for Queensland	29,440,554	20,489,622	3,506,985,884	69.6	171.16	119.12	1.8	2.3	0.4	0.2	0.6	1,514	360	80,935	39,113	

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South Australia

Location	Supply	Demand	Revenue	Occ (%)	ADR (\$)	RevPAR (\$)	Supply % Chg	Demand % Chg	Occ % Chg	ADR % Chg	RevPAR % Chg	Property Count		Room Count		
												Census	Sample	Census	Sample	
South Australia																
Adelaide	3,057,588	2,380,560	361,637,556	77.9	151.91	118.28	0.9	3.4	2.5	1.4	3.9	114	65	8,412	6,718	
Adelaide Hills	-	-	-	-	-	-	-	-	-	-	-	6	1	294	112	
Barossa	-	-	-	-	-	-	-	-	-	-	-	9	3	420	245	
Clare Valley	-	-	-	-	-	-	-	-	-	-	-	5	3	185	132	
Eyre Peninsula	-	-	-	-	-	-	-	-	-	-	-	15	3	656	223	
Fleurieu Peninsula	-	-	-	-	-	-	-	-	-	-	-	15	3	435	121	
Flinders Ranges and Outback	362,114	183,507	20,974,665	50.7	114.30	57.92	0.2	-16.9	-17.0	-19.9	-33.5	26	6	998	247	
Kangaroo Island												10	1	284	78	
Limestone Coast	348,940	176,941	18,102,818	50.7	102.31	51.88	-0.3	-0.2	0.2	2.4	2.6	35	5	956	172	
Murray River, Lakes & Coorong												5	1	94	27	
Riverland	153,665	77,623	8,271,728	50.5	106.56	53.83	0.8	7.4	6.5	-4.9	1.3	11	5	421	207	
Yorke Peninsula												3	0	48	0	
Total for South Australia	4,802,888	3,592,752	534,021,086	74.8	148.64	111.19	0.6	2.8	2.2	0.9	3.2	254	96	13,203	8,282	

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Western Australia

Location	Supply	Demand	Revenue	Occ (%)	ADR (\$)	RevPAR (\$)	Supply % Chg	Demand % Chg	Occ % Chg	ADR % Chg	RevPAR % Chg	Property Count		Room Count		
												Census	Sample	Census	Sample	
Western Australia																
Experience Perth	4,562,103	3,446,584	606,000,058	75.5	175.83	132.83	7.0	1.8	-4.8	-8.0	-12.5	143	73	13,132	9,540	
Australia's Coral Coast	517,593	269,446	44,873,044	52.1	166.54	86.70	-0.2	-1.8	-1.6	-3.1	-4.6	32	8	1,414	417	
Australia's Golden Outback	685,724	409,975	54,574,315	59.8	133.12	79.59	0.7	4.9	4.2	-0.5	3.7	36	7	1,901	530	
Australia's North West	1,507,430	748,470	118,597,655	49.7	158.45	78.68	0.2	-8.9	-9.0	-6.6	-15.1	57	16	4,174	1,251	
Australia's South West	1,499,870	864,908	132,830,195	57.7	153.58	88.56	1.7	-3.0	-4.7	1.5	-3.3	105	18	4,111	997	
Total for Western Australia	8,772,720	6,137,404	1,051,087,345	70.0	171.26	119.81	3.9	-1.4	-5.1	-7.1	-11.9	373	122	24,732	12,735	

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Tasmania

Location	Supply	Demand	Revenue	Occ (%)	ADR (\$)	RevPAR (\$)	Supply % Chg	Demand % Chg	Occ % Chg	ADR % Chg	RevPAR % Chg	Property Count		Room Count		
												Census	Sample	Census	Sample	
Tasmania																
Hobart and the South	1,227,640	1,007,553	174,866,964	82.1	173.56	142.44	0.1	0.4	0.2	3.2	3.4	76	25	3,473	2,078	
East Coast	-	-	-	-	-	-	-	-	-	-	-	19	0	603	0	
Launceston and the North	672,873	500,930	69,646,643	74.4	139.03	103.51	-0.5	1.3	1.8	2.0	3.9	43	17	1,845	1,048	
North West	363,905	232,591	42,471,139	63.9	182.60	116.71	-0.1	-2.2	-2.1	2.1	-0.0	28	5	997	309	
West Coast	-	-	-	-	-	-	-	-	-	-	-	7	1	357	26	
Total for Tasmania	2,614,818	2,027,791	331,837,628	77.5	163.64	126.91	-0.1	0.6	0.7	0.1	0.8	173	48	7,275	3,461	

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Northern Territory

Location	Supply	Demand	Revenue	Occ (%)	ADR (\$)	RevPAR (\$)	Supply % Chg	Demand % Chg	Occ % Chg	ADR % Chg	RevPAR % Chg	Property Count		Room Count		
												Census	Sample	Census	Sample	
Northern Territory																
Darwin	1,935,978	1,350,311	202,330,185	69.7	149.84	104.51	0.9	6.7	5.8	-8.3	-2.9	45	26	5,399	3,883	
Alice Springs	538,617	384,985	45,075,516	71.5	117.08	83.69	0.0	4.0	3.9	1.6	5.7	16	8	1,476	1,019	
Barkly	-	-	-	-	-	-	-	-	-	-	-	4	0	187	0	
Katherine Daly	-	-	-	-	-	-	-	-	-	-	-	12	1	575	100	
Lasseter	-	-	-	-	-	-	-	-	-	-	-	6	0	778	0	
Litchfield Kakadu Arnhem	-	-	-	-	-	-	-	-	-	-	-	10	3	615	280	
MacDonnell	-	-	-	-	-	-	-	-	-	-	-	2	0	63	0	
Total for Northern Territory	3,282,350	2,240,233	320,581,492	68.3	143.10	97.67	0.5	4.9	4.3	-6.5	-2.5	95	38	9,093	5,282	

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Australian Capital Territory

Location	Supply	Demand	Revenue	Occ (%)	ADR (\$)	RevPAR (\$)	Supply % Chg	Demand % Chg	Occ % Chg	ADR % Chg	RevPAR % Chg	Property Count		Room Count		
												Census	Sample	Census	Sample	
Australian Capital Territory																
Canberra	2,318,353	1,778,644	302,878,845	76.7	170.29	130.64	1.6	6.8	5.1	3.7	9.0	60	41	6,353	5,019	
Total for Australian Capital Territory	2,318,353	1,778,644	302,878,845	76.7	170.29	130.64	1.6	6.8	5.1	3.7	9.0	60	41	6,353	5,019	

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Definitions

OCC = Occupancy

ADR = Average daily rate

RevPAR = revenue per available room Supply = Room nights available

Demand = Room night occupied

Census = how many properties or rooms exist

Sample = how many properties or rooms provide their performance data

% change = comparison of one period to same prior time period