

# STAND-ALONE ACCOMMODATION



## TOTAL

\$10.5b

22,300 rooms

127 projects



## CAPITAL CITIES

\$8.5b

17,920 rooms

96 projects



## REGIONAL

\$2.0b

4,380 rooms

31 projects

In 2017–18, there were 127 accommodation projects worth \$10.5 billion in the tourism investment pipeline. These projects have the potential to add 22,300 rooms to national accommodation supply.

Accommodation is a key driver for tourism – without sufficient stock of high quality accommodation across all categories, Australia would be unable to keep up with the strong growth in demand and would be at risk of losing market share to other countries.

In 2017–18, commercial accommodation establishments had an occupancy rate of 76.0% nationwide, up 0.8 percentage points on the previous year. This improvement occurred alongside a strong increase in national supply, with 27 significant stand-alone accommodation projects opening that were worth \$2.5 billion and comprised 5,000 rooms. Some of the key openings included:

- Sofitel Sydney Darling Harbour, 590 rooms, \$500 million
- Westin Perth – 368 rooms, \$250 million
- W Hotel Brisbane – 312 rooms, \$240 million.

Capital cities continued to attract the majority of accommodation investment, with almost 80% of new rooms in the pipeline located in the cities. This was driven by strong consumer demand, which saw occupancy rates in the capital cities increase to an average of 79.8% and revenue per available room reach \$154.35.

## DISTRIBUTION OF STAND-ALONE ACCOMMODATION PROJECTS, BY VALUE

### TOP REGIONAL PROJECTS

Pullman Trinity Point \$388 million, 215 rooms  
 'Riley' Crystalbrook Collection, Cairns \$130 million, 311 rooms  
 'Flynn' Crystalbrook Collection, Cairns \$120 million, 303 rooms

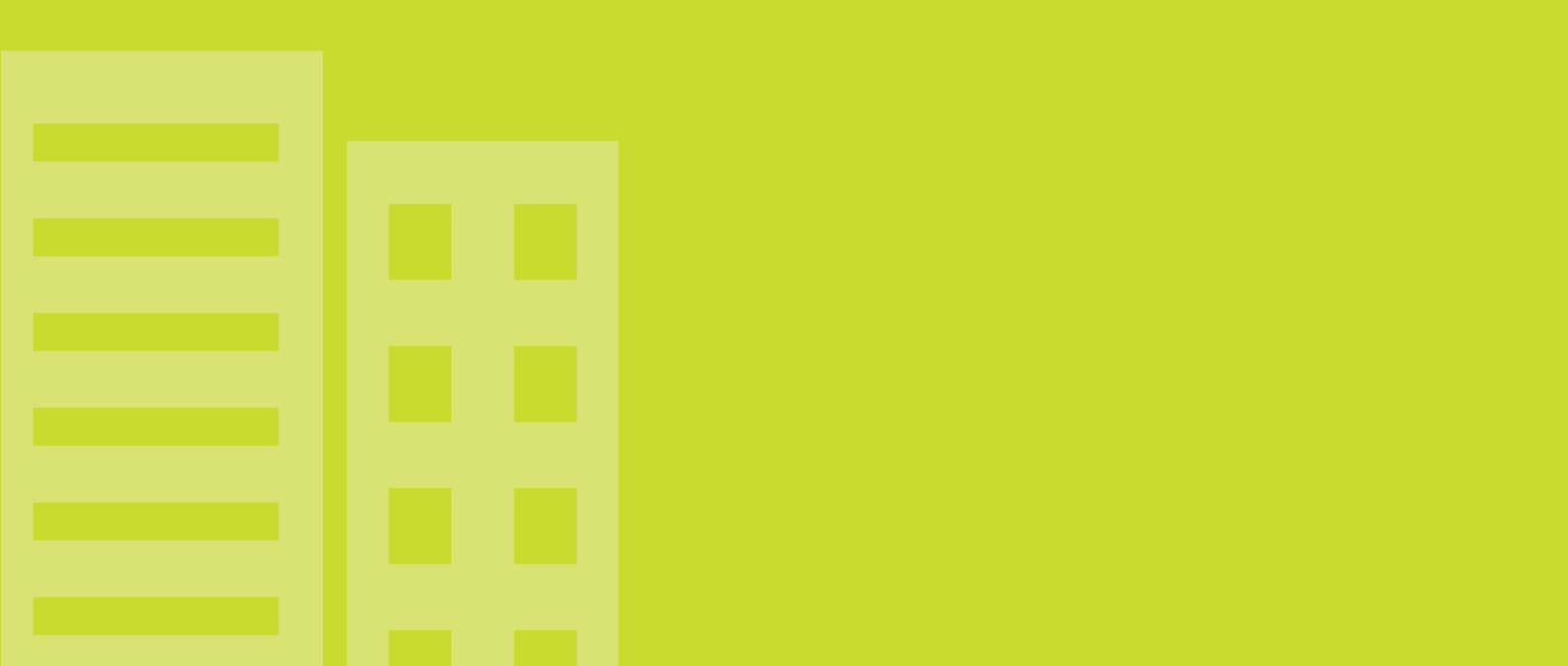


### TOP CAPITAL CITY PROJECTS

Aquis Pacific Point \$440 million, 580 rooms  
 The treehouse, Sydney \$350 million, 287 rooms  
 Ritz-Carlton, Perth \$350 million, 204 rooms

■ CAPITAL CITIES ■ REGIONAL

STAND-ALONE ACCOMMODATION



There are 44 projects currently under construction, worth \$3.4 billion. These projects will add 8,280 rooms to accommodation supply once completed. Victoria remains the most active state on this measure, with 3,030 rooms worth over \$1.0 billion currently under construction. This is followed by:

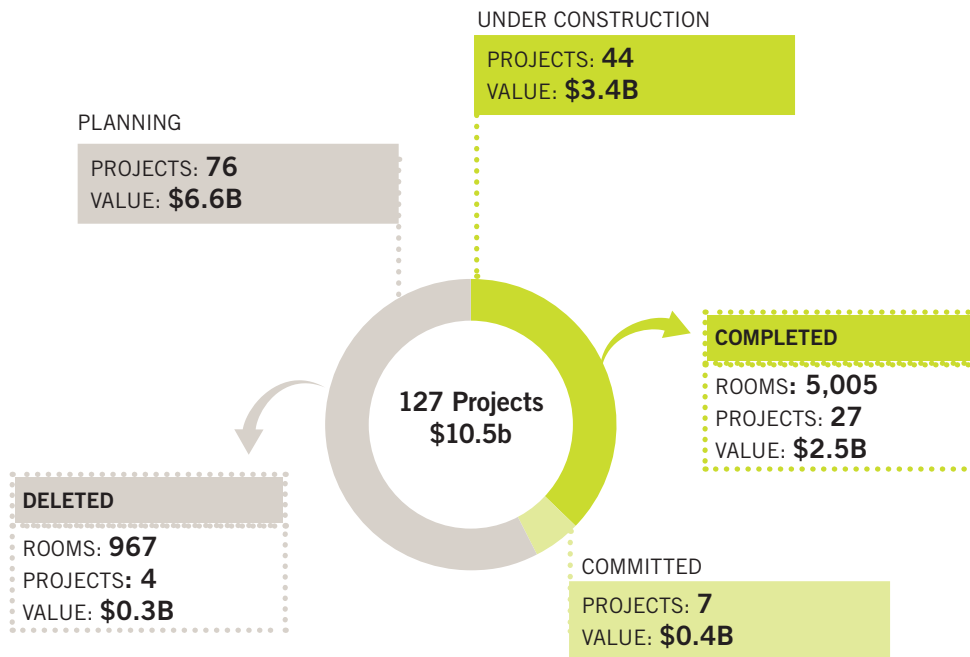
- Queensland – 1,750 rooms worth \$730 million
- New South Wales – 1,660 rooms worth \$860 million
- Western Australia – 1,480 rooms worth \$720 million.

In 2017–18, 52 new projects entered the pipeline, with the potential to add 8,980 rooms to supply – around 1,750 of these rooms are already under construction.

Aside from ‘significant projects’ – valued at \$20 million or above – there were at least 1,390 rooms across 21 projects added to supply. These smaller projects are not included in the pipeline as their value falls below the \$20 million threshold.

An additional four hotel projects were abandoned. These hotels had the potential to add 960 rooms to Australia’s capital cities.

### VALUE OF STAND-ALONE ACCOMMODATION INVESTMENT, BY PROJECT PHASE



STAND-ALONE ACCOMMODATION

SMALL SCALE OUT OF SCOPE	ROOMS
UNDER CONSTRUCTION	635
RECENTLY OPENED	812

