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Tourism Research Australia

Tourism Investment Monitor



June 2026

Tourism Research Australia

Office of Tourism and the Visitor Economy

Australian Trade and Investment Commission (Austrade)

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Cover image: Western Sydney International Airport, Luddenham, New South Wales
Image: Destination NSW

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Executive summary



Queensland Performing Arts Centre,
Glasshouse Theatre, Cultural Precinct,
South Brisbane, Queensland.
Image: Reuben Nutt, Wild Place

The June 2026 tourism investment pipeline consisted of 479 projects with a value of $81.1 billion. The value of the pipeline grew by $13.6 billion (up 20%) and 117 projects (up 32%) between June 2025 and June 2026.

The tourism investment pipeline reached a record $81.1 billion in June 2026, driven by growth across 7 of Australia's 8 states and territories between June 2025 and June 2026.

In 2025–26 there were:
- 173 new projects added to the pipeline
- 71 projects that progressed to a new pipeline stage
- 53 projects completed[1].

In 2025–26, there was significant growth in the arts, recreation and business services pipeline, while the aviation pipeline saw moderate growth. Strong growth was also observed in the accommodation sector. This growth was partly driven by the reclassification of 35 projects worth $4.8 billion from the mixed-use project pipeline (which is counted separately) to the accommodation-only project pipeline following the availability of additional project information.

On 30th June 2026 the tourism investment pipeline consisted of:
- **Aviation:** 25 projects worth $24.4 billion (up 2 projects and $2.5 billion (11%) from June 2025).
- **Arts, recreation and business services:** 250 projects worth $41.5 billion (up 66 projects and $7.2 billion (21%) from June 2025).
- **Accommodation (stand-alone):** 204 accommodation projects worth $15.2 billion and 31,500 rooms (up 49 projects, $4.0 billion (35%) and 10,200 rooms from June 2025).

In addition, the **mixed-use** pipeline (not included in the total investment figures) consisted of 142 projects worth $69.1 billion (down 42 projects, $14.5 billion (-17%) and 7,100 rooms from June 2025, in part due to reclassification of projects from mixed use to accommodation only). The total **room count** for standalone accommodation and mixed-use pipelines was 57,400 rooms.

Investment into tourism infrastructure suggests the industry is gearing for continued growth, aligning with TRA forecasts for Australian international and domestic tourism to continue to grow over the coming years. (More information on TRA's tourism forecasts is available here).

Enhancing visitor infrastructure in the tourism sector forms part of the actions of the THRIVE 2030 action plan (see the THRIVE 2030 action plan here). As the capacity of the tourism sector increases through the building of infrastructure and undertaking of upgrades, Australia is better prepared to meet the tourism leisure, business and education demand into the future.

1. A further 47 projects valued at $10.7 billion were removed from this year's pipeline because they had been abandoned, deferred, rescoped as non-tourism or found to be valued at under $20 million.

The tourism investment pipeline – a snapshot

Tourism investment pipeline June 2026*

$81.1 billion

479 projects

Change from June 2025: Up $13.6 billion (20%)

Change from June 2025: Up 117 projects

Aviation

$24.4 billion
25 projects

Change from June 2025:

- Up $2.5 billion (11%)
- Up 2 projects

Arts, recreation, and business services

$41.5 billion
250 projects

Change from June 2025:

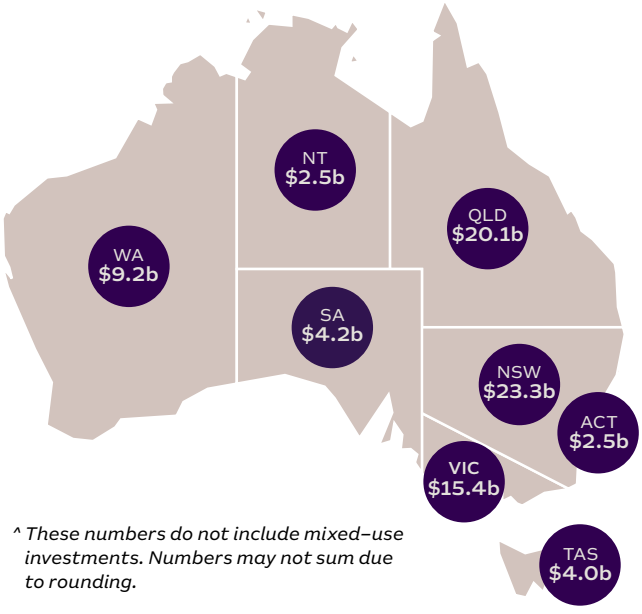
- Up $7.2 billion (21%)
- Up 66 projects

Accommodation

$15.2 billion
204 projects
31,500 rooms

Change from June 2025:

- Up $4.0 billion (35%)
- Up 49 projects
- Up 10,200 rooms



^ *These numbers do not include mixed-use investments. Numbers may not sum due to rounding.*

Mixed use investment pipeline June 2026*
$69.1 billion, 142 projects, 25,900 rooms
Change from June 2025: ▼ Down $14.5 billion (-17%) ▼ Down 42 projects ▼ Down 7,100 rooms

** Project value and/or room number information is not available for all projects, therefore totals may understate the total investment value. The increase in the accommodation pipeline and decline in the mixed-use pipeline partly reflect the reclassification of 35 projects from mixed-use to accommodation based on newly available project information, rather than a net increase or decrease in tourism investment.*

About this report

Tourism Research Australia (TRA) compiles the Tourism Investment Monitor to provide an annual update on the infrastructure investment aspect of Australia's tourism industry. The report is a point–in–time measure of investment (planned and committed) in fixed assets related to the industry. It reports on the number and value of new projects at each stage of development as of 30 June 2026. Investment projects are classified as: proposed, in the planning stage, or under construction.

The June 2026 tourism investment pipeline represents all known major tourism–related projects having an estimated financial value of $20 million or more in 3 tourism sectors:

- aviation
- arts, recreation and business services
- accommodation.

TRA analyses Australia's tourism investment pipeline to show:

- recent trends
- location of projects
- progress through stages of the development pipeline.

For accommodation, there are multiple types we have accounted for. This report includes standalone accommodation projects, which typically excludes mixed–use developments, to understand the absolute impact of standalone accommodation investments. An exception is made where mixed-use projects can be reclassified as accommodation projects because either the value of the short-term accommodation component of a mixed-use development can be identified and that component included in the accommodation pipeline, or because the broader development is predominantly tourism-oriented and can be included within the accommodation pipeline. This reclassification of projects from the mixed-use pipeline to the accommodation pipeline is new for this issue of the report, resulting in the shift of some projects from mixed-use to accommodation, and should be considered when comparing results with the 2025 report.

While mixed–use developments are an important contributor to the visitor economy and contribute significantly to tourism accommodation, a large portion of the purpose of these projects lies outside of the tourism sector. Therefore, a separate section on the value and volume of mixed–use developments containing a tourism component is included. Although the accommodation component of mixed-use projects cannot generally be separated for investment value purposes, the number of accommodation rooms can be identified and is therefore included in the total room pipeline.

Changes over time in the number, type and value of investment projects is a forward–looking indicator of engagement and confidence regarding future tourism growth. Investment in the sector is vital to support capacity to grow and adapt to future tourism demand and traveller expectations.

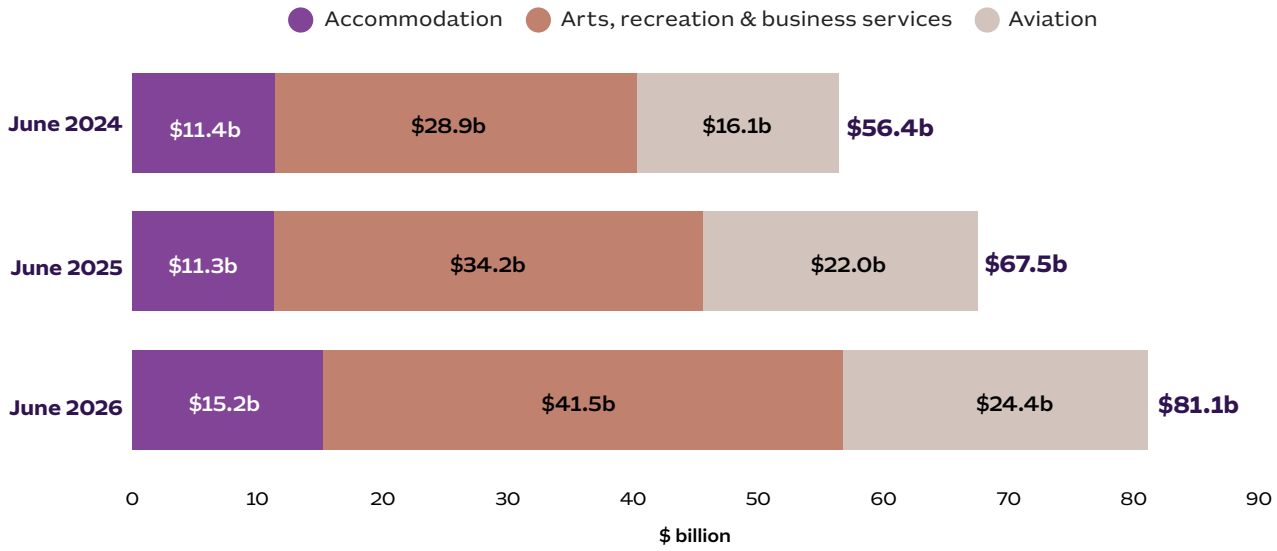
Note 1: The term 'tourism' in the international standards is not restricted to leisure activity. It includes travel for business and other reasons, such as education, provided the destination is outside the person's usual environment and the trip is for less than 12 months. This report monitors investments in the key tourism–related supply side sectors of aviation, accommodation and arts, recreation, and business services and visitor demand for travel experiences, transport and accommodation need to be complemented by supply–side capacity.

Note 2: Numbers may not sum due to rounding.

Sector investment overview

The tourism investment pipeline experienced strong growth between June 2025 and June 2026. The arts, recreation, and business services sector grew to 250 projects worth $41.5 billion, with the addition of 66 projects and $7.2 billion (21%) in investment. The accommodation pipeline grew to 204 projects worth $15.2 billion, an increase of 49 projects, 10,200 rooms and $4.0 billion (35%). The aviation sector also saw growth, with 25 projects valued at $24.4 billion, adding 2 projects and a $2.5 billion (11%) rise in value compared to the previous year.

Figure 1. **Value of the tourism investment pipeline in Australia by sector over the past 3 years.**



Project phases overview

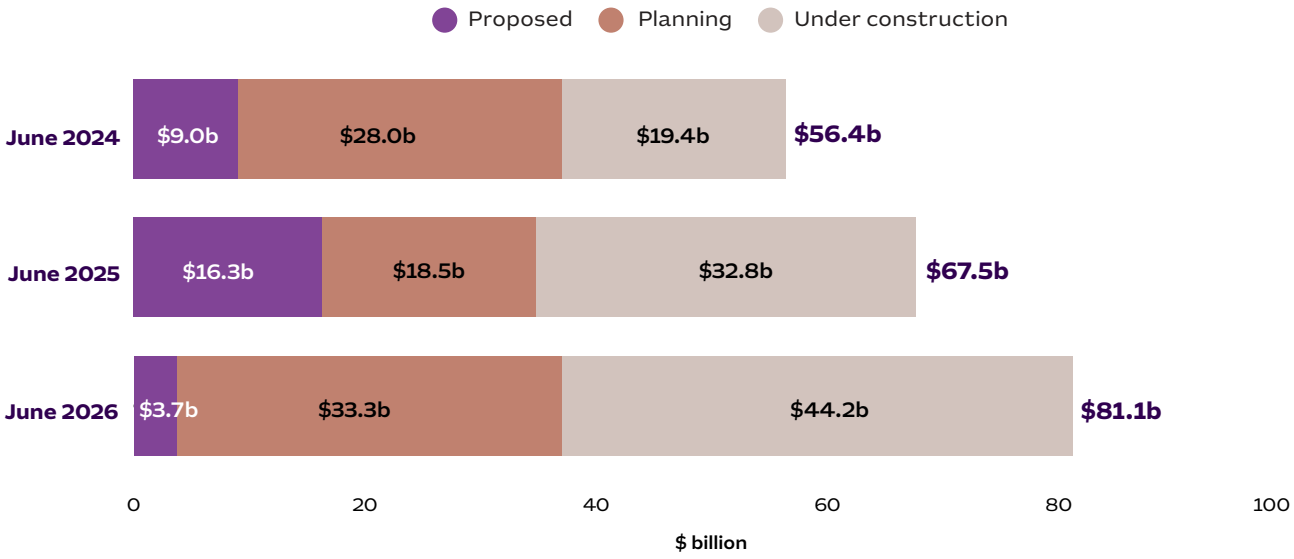
The project pipeline includes 3 development stages (see Methodology section for details):

- **proposed** – projects that have been announced but may not have precise information or formal plans publicly available
- **planning** – projects in the planning stage, such as appointing developers and architects or relevant development approvals
- **under construction** – projects where ground has been broken on the construction site.

The June 2026 pipeline includes:

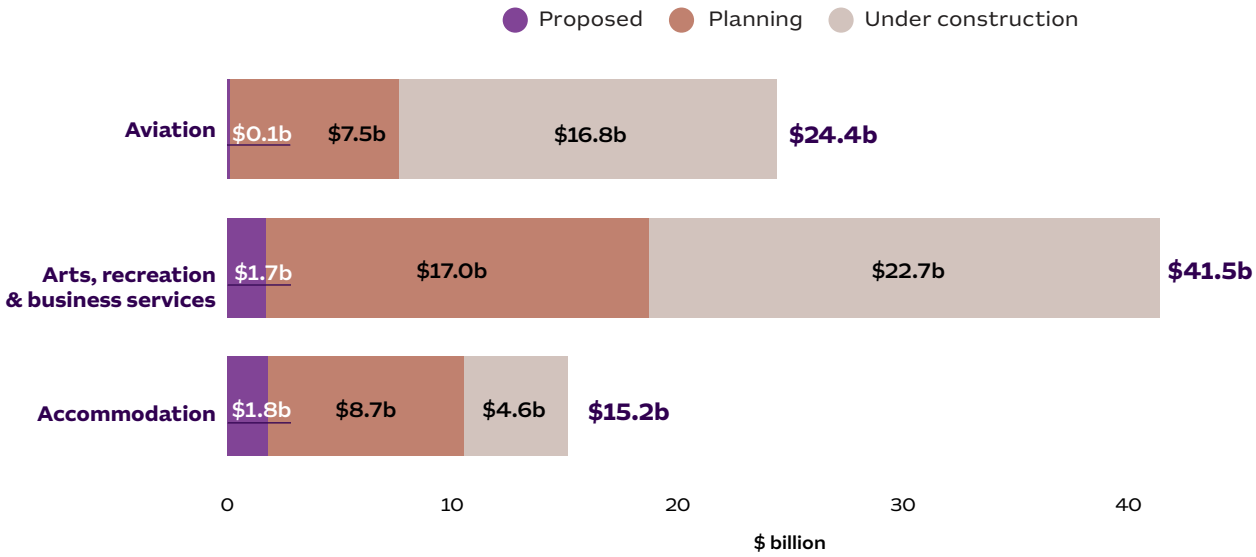
- 39 projects valued at $3.7 billion in the **proposed** phase (5% of total pipeline value).
- 237 projects valued at $33.3 billion in the **planning** phase (41% of total pipeline value).
- 203 projects valued at $44.2 billion in the **under–construction** phase (54% of total pipeline value) (Figure 2).

Figure 2. Value of the tourism investment pipeline in Australia by project phase over the past 3 years.



The under-construction phase – projects closest to completion – accounted for 54% of value of all pipeline projects in June 2026. The arts, recreation and business services sectors saw a similar level of value for projects in the under-construction phase (55%), while the aviation sector had 69% of its pipeline classified as under construction and the accommodation sector had 31% under construction (Figure 3). Overall, more than half of pipeline investment is progressing towards completion. While project maturity varies considerably across sectors, Australia is likely to see a substantial number of new tourism developments delivered in the coming years.

Figure 3. Value of the tourism investment pipeline in Australia by sector and phase in June 2026.



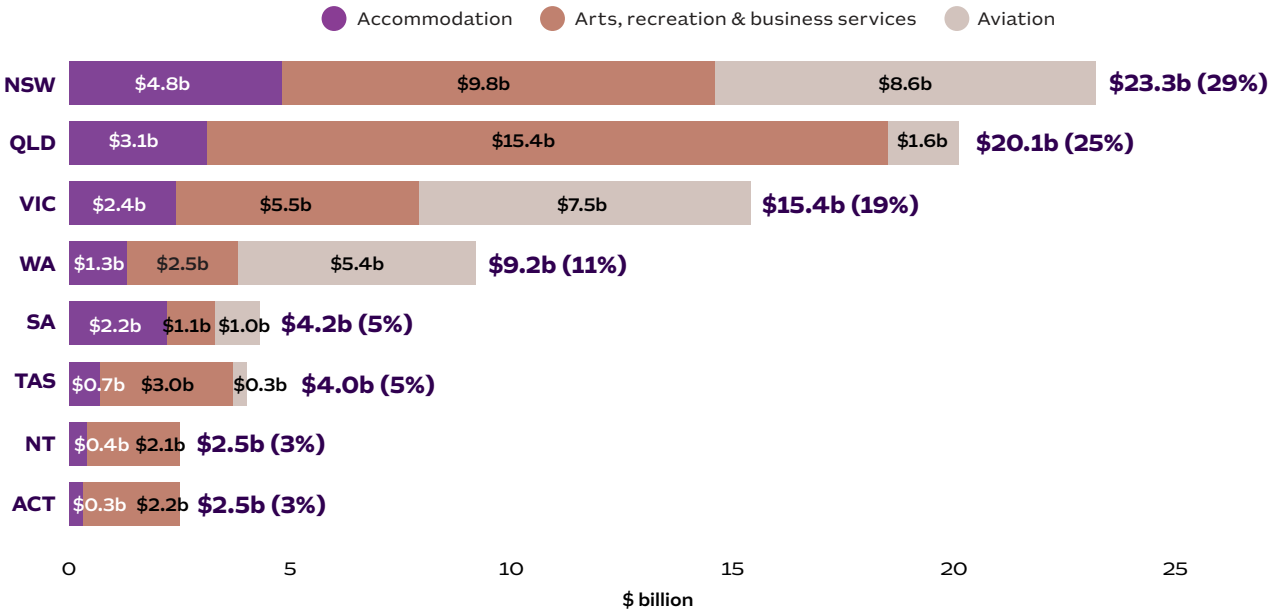
Crystalbrook Aurora, Canberra, Australian Capital Territory.
Image: Crystalbrook Collection



State and territory breakdown of the pipeline

The visitor economy in each jurisdiction varies quite significantly both in terms of its overall size and make–up of travellers, which is reflected in the pipeline (Figure 4).

Figure 4. Tourism investment pipeline by state and sector, June 2026.



New South Wales

- There were 146 projects in the tourism investment pipeline in New South Wales in June 2026. These were valued at $23.3 billion (29% of the Australian total), making NSW the largest contributor to the total value of the tourism investment pipeline in June 2026.
- Total investment in NSW grew by $5.3 billion (29%) from June 2025 to June 2026.
- 112 of the 146 projects were in the greater Sydney area. These projects were worth $21.3 billion (92% of the state's total). The other 34 projects were in regional NSW, and projects in regional NSW had a total value of $1.9 billion (8% of the state's total).
- Investment in the arts, recreation, and business services sector totalled $9.8 billion, with the Moore Park Entertainment Quarter Development making up $2.0 billion of this investment.
- Investment in the aviation sector totalled $8.6 billion, the main contribution being from the new Western Sydney (Nancy-Bird Walton) International Airport opened in October 2026 (project value of $5.3 billion). An additional $3.0 billion associated with the Sydney Airport expansion project entered the pipeline for the first time, accounting for much of the balance.
- Investment in the standalone accommodation sector totalled $4.8 billion. This covered 56 hotels in the state's pipeline, which are expected to add 8,700 rooms to accommodation supply in the state.

Queensland

- There were 84 projects in the tourism investment pipeline in Queensland in June 2026. These were valued at $20.1 billion (25% of Australian total), making Queensland the second largest contributor to the total value of the tourism investment pipeline in June 2026.
- Total investment in Queensland grew by $5.2 billion (35%) from June 2025 to June 2026.
- 40 of the 84 projects were in the greater Brisbane/Gold Coast area. These projects were worth $14.9 billion (74% of the state's total). The other 44 projects were in regional Queensland and had a total value of $5.2 billion (26% of the state's total).
- Most investment was in the arts, recreation, and business services sector ($15.4 billion or 77% of total investment value for the state) including substantial investment in the greater Brisbane/Gold Coast area related to the 2032 Olympic and Paralympic Games.
- Investment in the standalone accommodation sector totalled $3.1 billion (an 18% increase on the previous year), driven in part by a push to grow hotel room stock ahead of the 2032 Olympic and Paralympic Games. This covered 42 hotels in the state's pipeline, which are expected to add 6,600 rooms to accommodation supply in the state.
- Investment in the aviation sector totalled $1.6 billion, with the planned new terminal at Brisbane International Airport ($1.0 billion) the largest contributing investment.

Victoria

- Victoria had 73 projects valued at $15.4 billion in the tourism investment pipeline in June 2026 (19% of national total).
- Total investment in Victoria grew by $0.8 billion (5%) from June 2025 to June 2026.
- 40 of the 73 projects were in the greater Melbourne area. These projects were worth $13.1 billion (85% of the state's total). The other 33 projects were in regional Victoria, and projects in regional Victoria had a value of $2.3 billion (15% of the state's total).
- Investment in the aviation sector totalled $7.5 billion, accounting for 49% of the state's investment pipeline value. This comprised investment in 2 projects at Melbourne Airport: terminal facilities upgrades and the construction of the new North South runway.
- Investment in the arts, recreation, and business services sector totalled $5.5 billion, with the Melbourne Arts Precinct Redevelopment contributing $1.7 billion of this investment.
- Investment in the standalone accommodation sector totalled $2.4 billion. This covered 35 hotels in the state's pipeline, which are expected to add 5,500 rooms to accommodation supply in the state.

Western Australia

- Western Australia had 53 projects valued at $9.2 billion in the tourism investment pipeline in June 2026 (11% of national total).
- Total investment in WA grew by $1.0 billion (12%) from June 2025 to June 2026.
- 35 of the 53 projects were in the greater Perth area. These projects were worth $7.9 billion (86% of the state's total). The other 18 projects were in regional WA and projects in regional WA had a total value of $1.3 billion (14% of the state's total).
- More than half of the state's total tourism investment pipeline was accounted for by aviation development projects ($5.4 billion), with the New QANTAS Terminal at Perth Airport accounting for $3.3 billion.
- Arts, recreation, and business services accounted for $2.5 billion of investment, across 26 projects.
- The standalone accommodation pipeline in WA included 19 projects worth $1.3 billion. These projects are expected to add over 3,900 rooms.

South Australia

- South Australia had 44 projects in the tourism investment pipeline in June 2026, valued at $4.2 billion (5% of national total).
- Total investment in SA increased by $0.5 billion (13%) from June 2025 to June 2026.
- 35 of the 44 projects were in the greater Adelaide area. These projects were worth $3.7 billion (88% of the state's total). The other 9 projects were in regional SA with a total value of $0.5 billion (12% of the state's total).
- The standalone accommodation pipeline in SA included 26 projects worth $2.2 billion. These projects are expected to add almost 3,500 rooms.
- South Australia's arts, recreation, and business services investment pipeline was made up of 17 projects valued at $1.1 billion in June 2026 (a 2% reduction compared to June 2025).
- SA had only one project in the aviation sector – Adelaide Airport's integrated airport upgrade plan valued at $1 billion. This project includes $500m for aviation infrastructure projects and $500m in property developments across the airport precinct.

Tasmania

- Tasmania had 41 projects in the tourism investment pipeline in June 2026, valued at $4.0 billion (5% of national total).
- Total investment in Tasmania grew by $0.2 billion (6%) from June 2025 to June 2026.
- 19 of these projects were in the greater Hobart area. These projects were worth $2.3 billion (56% of the state's total). The other 22 projects were in regional Tasmania. These projects had a total value of $1.8 billion (44% of the state's total).
- Tasmania's arts, recreation, and business services investment pipeline had 23 projects worth $3.0 billion in June 2026 (a 1% increase on June 2025).
- The standalone accommodation pipeline in Tasmania included 16 projects worth $0.7 billion. These projects are expected to add 1,500 rooms to accommodation supply in the state.
- Tasmania has 2 projects in the aviation sector, with a total value of $0.3 billion.

Northern Territory

- The Northern Territory had 18 projects valued at $2.5 billion in the tourism investment pipeline in June 2026 (3% of national total).
- Total investment in the NT declined by $45 million (-2%) from June 2025 to June 2026, with the NT being the only state or territory to record a decline in infrastructure investment over the 12-month period. This decline largely reflects the completion and removal of a $300 million airport infrastructure project from the pipeline.
- Eight of the 18 projects were in the greater Darwin area and were worth $1.3 billion (53% of the territory's total). The other 10 projects were in regional NT. These projects had a total value of $1.2 billion (47% of the state's total).
- The Northern Territory's investment pipeline included 14 projects in the arts, recreation, and business services sector (worth $2.1 billion), and no aviation projects.
- The standalone accommodation pipeline in the NT included 4 projects worth $0.4 billion. These projects are expected to add 600 rooms.

Australian Capital Territory

- The Australian Capital Territory had 20 projects valued at $2.5 billion (3% of Australian total).
- Total investment in the ACT grew by $0.6 billion (33%) from June 2025 to June 2026.
- Most of the investment was in arts, recreation, and business services (13 projects worth $2.2 billion). This included the redevelopment of the Australian War Memorial ($580 million) and the Lyric Theatre ($457 million).
- The ACT had 6 standalone accommodation projects in the investment pipeline (worth $0.3 billion). These projects are expected to add nearly 1,200 rooms to the ACT's accommodation supply.
- The ACT had one project in the aviation sector, with the Canberra airport precinct upgrades being added to the pipeline in 2025–26. No value is currently available for the project.

Aviation sector

Total	Capital cities	Regional
$24.4 billion	**$23.7 billion**	**$0.8 billion**
25 projects	**15 projects**	**10 projects**
Change from June 2025:	***Change from June 2025:***	***Change from June 2025:***
Up $2.5 billion	**Up $2.6 billion**	**Down $0.1 billion**
Up 2 projects	**No change**	**Up 2 projects**

Numbers may not sum due to rounding.

Aviation continues to be a crucial element in the growth of Australia's tourism industry. Domestically, the distance between major centres and key tourism destinations often precludes ground transport. Internationally, nearly all visitors arrive by air.

Projects in this sector include airport construction, upgrades to runways, terminals, and related fixed aviation infrastructure. Purchases of aircraft, fleets, and commercial airlines are not included in the investment pipeline.

In June 2026, there were 25 aviation projects worth $24.4 billion (Figure 5). This was up by 2 projects and $2.5 billion in value when compared with the June 2025 pipeline. To support accurate comparisons over time, the proposed south-east Koo Wee Rup Melbourne airport (which had an estimated value of $7.0 billion in previous reports) has been excluded from the aviation pipeline figures for June 2024, June 2025 and June 2026. While the airport remains identified as a long-term possibility in Victorian planning documents, there are no plans to consider its development in the short term.

Western Sydney International Airport, Luddenham NSW.
Image: Destination NSW



Major projects in this sector include:

- Western Sydney (Nancy-Bird Walton) International Airport: $5.3 billion (under construction)
- Melbourne Airport Terminals 1 & 2 Facility Upgrades: $4.5 billion (under construction)
- an additional runway at Melbourne Airport: $3.0 billion (under construction)
- the new QANTAS Terminal at Perth Airport: $3.3 billion (planning)
- merging T2 and T3 as part of Sydney's Airport Expansion: $3.0 billion (planning).

Note that Western Sydney Airport was included in the June 2026 pipeline; however, following the recent commencement of operations, it will transition out of the pipeline as a completed project.

Breakdown by location

In capital cities there were 15 projects worth $23.7 billion in the aviation sector for June 2026. There were a further 10 projects worth $0.8 billion in regional areas.

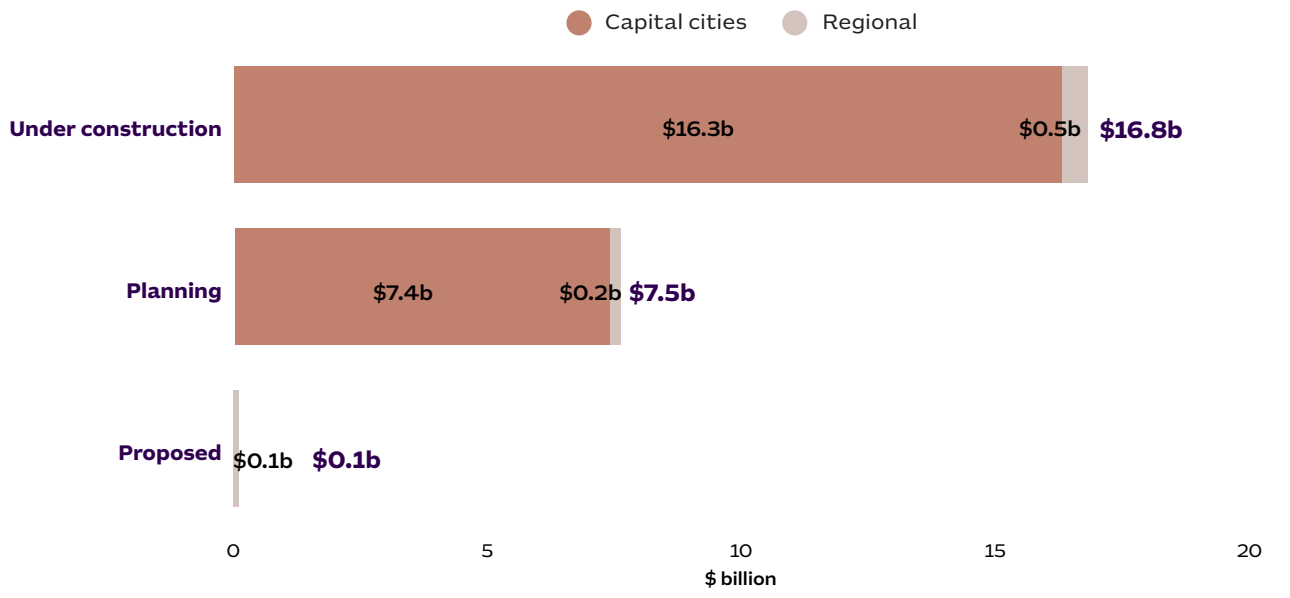
In June 2026, by state and territory, there were:

- New South Wales – 5 projects worth $8.6 billion (35% of Australian aviation projects' value)
- Victoria – 2 projects worth $7.5 billion (31% of Australian aviation projects' value)
- Western Australia – 8 projects worth $5.4 billion (22% of Australian aviation projects' value)
- Queensland – 6 projects worth $1.6 billion (7% of Australian aviation projects' value)
- South Australia – 1 project worth $1.0 billion (4% of Australian aviation projects' value)
- Tasmania – 2 projects worth $0.3 billion (1% of Australian aviation projects' value)
- Australian Capital Territory – 1 project with an undisclosed value
- Northern Territory – no aviation projects.

Breakdown by project phase

Most aviation pipeline projects in June 2026 were in the under construction phase (14 projects worth $16.8 billion, 69% of total value). Ten of the projects were in planning (valued at $7.5 billion, 31% of total value) and one project (worth $100 million, 0.4% of total value) was in the proposed stage. A number of projects have moved through the pipeline in the last year from planning to under construction, providing greater confidence that additional airport capacity will be delivered. Five projects were completed and removed from the pipeline, worth $0.6 billion.

Figure 5. Aviation pipeline by project phase and location, June 2026.



Arts, recreation, and business services sector

Total	Capital cities	Regional
$41.5 billion	**$32.3 billion**	**$9.1 billion**
250 projects	**160 projects**	**90 projects**
Change from June 2025:	***Change from June 2025:***	***Change from June 2025:***
Up $7.2 billion	**Up $5.5 billion**	**Up $1.7 billion**
Up 66 projects	**Up 48 projects**	**Up 18 projects**

Numbers may not sum due to rounding.

The experiences, attractions and services available are central to what draws visitors and shapes their stay. Investment in arts, recreation and business services helps cities, towns and regions strengthen their appeal as tourism destinations and enhance their capacity to host events. In June 2026, there were 250 arts, recreation, and business services projects in the pipeline valued at $41.5 billion (Figure 6). This was up 66 projects and $7.2 billion of value compared with the pipeline in June 2025.

Five projects across 4 states accounted for 34% of project investment in the arts, recreation, and business services pipeline:

- 2032 Games Venue Program, Queensland (under construction) – $7.1 billion
- 2032 Games Athletes Villages, Queensland (planning) – $3.5 billion
- Moore Park Entertainment Quarter Development, NSW (planning) – $2.0 billion
- Melbourne Arts Precinct Redevelopment, Victoria (under construction) – $1.7 billion
- Macquarie Point Arts, Entertainment and Sports Precinct, Tasmania (planning) – $1.1 billion.

Breakdown by project phase

New projects

There were 110 new arts, recreation, and business services projects added to the June 2026 pipeline. The new projects combined were valued at $10.6 billion. Of the new projects, 71 were in capital cities (worth $8.0 billion), and 39 were in regional Australia (worth $2.6 billion).

Proposed

There were 12 projects worth $1.7 billion in the proposed phase. Five proposed projects are in capital cities and worth nearly $0.6 billion, while 7 are in regional Australia and worth $1.2 billion.

Planning

There were 112 projects worth $17.0 billion in the planning phase. Broken down by state and territory, there were:

- Queensland – 21 projects worth $6.9 billion
- New South Wales – 46 projects worth $5.4 billion
- Tasmania – 8 projects worth $1.6 billion
- Australian Capital Territory – 9 projects worth $1.0 billion
- Northern Territory – 2 projects worth $0.6 billion

- South Australia – 7 projects worth $0.5 billion
- Victoria – 10 projects worth $0.5 billion
- Western Australia – 9 projects worth $0.4 billion.

Under construction

There were 126 projects under construction in June 2026, with a value of $22.7 billion. Broken down by state and territory, there were:

- Queensland – 11 projects worth $7.7 billion
- Victoria – 25 projects worth $5.0 billion
- New South Wales – 37 projects worth $4.3 billion
- Western Australia – 16 projects worth $1.8 billion
- Northern Territory – 10 projects worth $1.2 billion
- Tasmania – 14 projects worth $1.1 billion
- Australian Capital Territory – 3 projects worth $1.1 billion
- South Australia – 10 projects worth $0.6 billion.

Completed

In June 2026, there were 30 projects worth $4.6 billion completed and removed from the pipeline, including:

- New South Wales – 10 projects worth $2.4 billion
- Victoria – 3 projects worth $0.6 billion
- Western Australia – 4 projects worth $0.6 billion
- Queensland – 5 projects worth $0.5 billion
- South Australia – 5 projects worth $0.4 billion
- Tasmania – 2 projects worth $80 million
- Northern Territory – 1 project worth $20 million.

Larrakia Cultural Centre, Darwin City, Northern Territory.
Image: Tourism & Events NT



Breakdown by investment area

By area of investment, there were:

- 126 arts/recreation projects valued at $14.0 billion
- 85 sports-related projects including leisure centres valued at $18.6 billion
- 22 attraction projects worth $3.9 billion
- 14 entertainment projects worth $4.7 billion
- 3 business events projects worth $0.2 billion.

Breakdown by location

Investment in this sector is predominately in capital cities, with Queensland having the greatest value of projects in the pipeline (36 projects worth a total of $15.4 billion) while NSW had the highest number of projects (85 projects worth a total of $9.8 billion).

Capital cities

In June 2026, there were 160 investments in arts, recreation, and business services located in capital cities, accounting for $32.3 billion of investment (78% of total). By state this is comprised of:

- Brisbane & Gold Coast – 12 projects worth $12.0 billion
- Sydney – 65 projects worth $8.5 billion
- Melbourne – 17 projects worth $3.9 billion
- Canberra – 13 projects worth $2.2 billion
- Perth – 24 projects worth $2.1 billion
- Hobart – 11 projects worth $1.8 billion
- Darwin – 5 projects worth $1.0 billion
- Adelaide – 13 projects worth $0.8 billion.

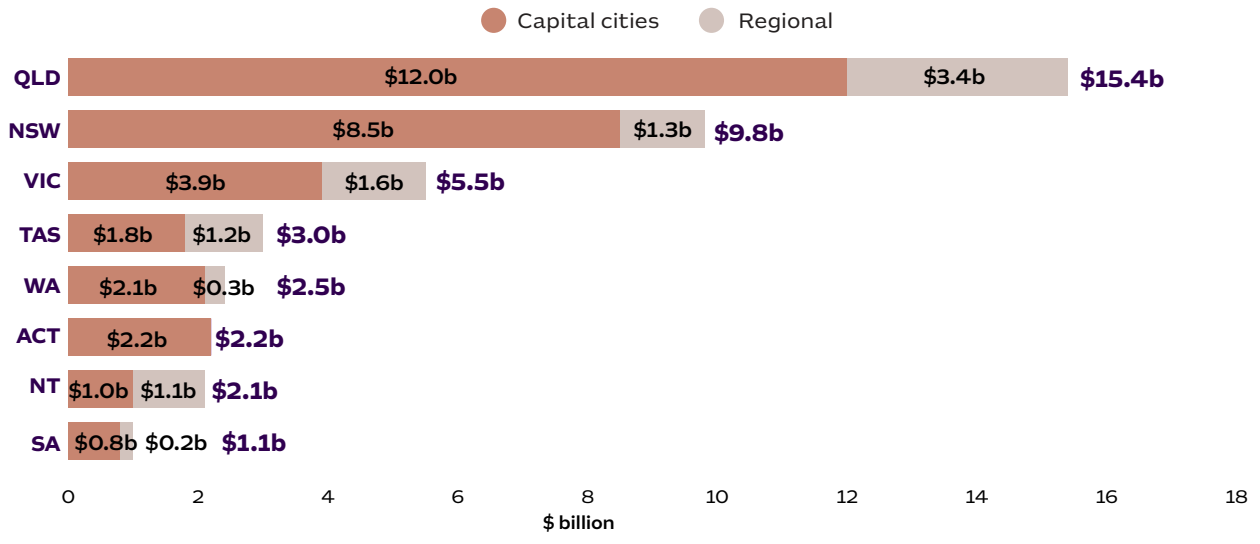
Regional

Regional investment in the sector accounts for 22% of the total value. Queensland had the highest number of projects and the highest regional investment value of all the states and territories.

In June 2026, there were 90 projects in the arts, recreation, and business services pipeline located in regional areas, worth $9.1 billion:

- regional Queensland – 24 projects worth $3.4 billion
- regional Victoria – 19 projects worth $1.6 billion
- regional New South Wales – 20 projects worth $1.3 billion
- regional Tasmania – 12 projects worth $1.2 billion
- regional Northern Territory – 9 projects worth $1.1 billion
- regional Western Australia – 2 projects worth $0.3 billion
- regional South Australia – 4 projects worth $0.2 billion.

Figure 6. Arts, recreation, and business services pipeline by location, June 2026.



Accommodation (standalone) sector

Total	Capital cities	Regional
$15.2 billion	**$11.0 billion**	**$4.2 billion**
204 projects	**134 projects**	**70 projects**
31,500 rooms	**22,500 rooms**	**9,000 rooms**
+25,900 rooms from mixed use developments	**+20,700 rooms from mixed use developments**	**+5,100 rooms from mixed use developments**
Change from June 2025:	***Change from June 2025:***	***Change from June 2025:***
Up $4.0 billion	**Up $3.6 billion**	**Up $0.3 billion**
Up 49 projects	**Up 34 projects**	**Up 15 projects**
Up 10,200 rooms	**Up 7,200 rooms**	**Up 3,000 rooms**
down 7,100 rooms in mixed-use developments	**down 4,300 rooms in mixed-use developments**	**down 2,800 rooms in mixed-use developments**

Numbers may not sum due to rounding.

Australia's accommodation pipeline expanded over the year to June 2026, with increases in the number of projects, rooms and total investment value. Growth reflected a combination of new projects entering the pipeline and ongoing project completions. As Australia's tourism sector grows, the accommodation sector will need sufficient capacity to meet demand from domestic and international travellers.

In June 2026, there were 204 standalone accommodation projects in the pipeline valued at $15.2 billion (Figure 7) with the potential to add 31,500 rooms into Australia's accommodation supply[2]. Including short-term accommodation rooms from the mixed-use pipeline, there is a total of 57,400 potential rooms being added.

Breakdown by project phase

New projects

There were 55 new standalone accommodation projects added to the June 2026 pipeline. The new projects were valued at $3.4 billion, with the potential to add 7,500 rooms[3]. Of the new projects, 32 were in capital cities (worth $1.8 billion and 4,500 rooms), and 23 were in regional Australia (worth $1.6 billion and 3,000 rooms).

Proposed

There were 26 proposed accommodation projects in June 2026, valued at $1.8 billion, with the potential to add 5,700 rooms.

2. 28 of these projects were previously classified as mixed-use developments but have been reclassified to standalone accommodation in 2026 because the value of the accommodation component could be separately identified. An additional 7 projects were reclassified as standalone accommodation because the broader developments were predominantly tourism-focused. Both the accommodation investment values and room counts for these projects are included in the accommodation figures reported in this section.
3. Unless otherwise stated, all room counts reported from this point onwards are for standalone accommodation projects only.

Planning

Most standalone accommodation projects in the June 2026 pipeline were in the planning phase. There was a total of 115 projects in this phase, valued at $8.7 billion, with the potential to add 16,900 rooms.

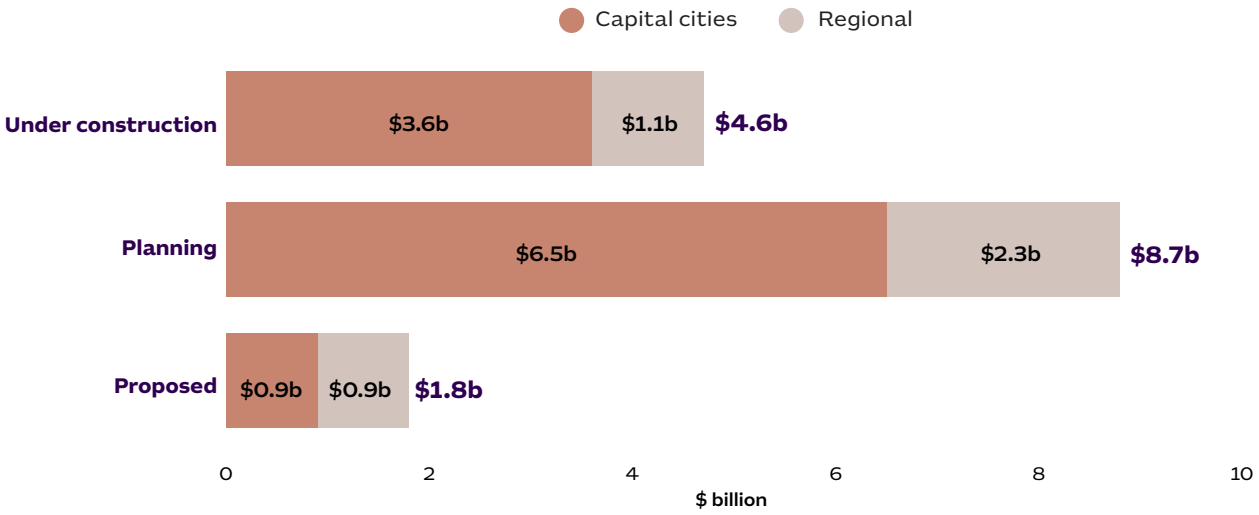
Under construction

There were 63 projects under construction in June 2026. These were valued at $4.6 billion, with the potential to add 8,900 rooms.

Completed

There were 18 accommodation projects completed in June 2026, adding 2,100 rooms to tourism accommodation supply. New South Wales had the most completed projects in June 2026 (5 projects).

Figure 7. **Standalone accommodation pipeline by project phase, June 2026.**



Monarto Safari Resort, Monarto, South Australia.
Image: Monarto Safari Resort



Breakdown by project location

Similar to other categories, most short-term accommodation projects were in capital cities in June 2026, accounting for 134 projects with a total value of $11.0 billion (72% of total value). The highest value investments were in:

- Sydney – 43 projects worth $4.2b providing 7,500 rooms
- Adelaide – 21 projects worth $1.9b providing 3,000 rooms
- Melbourne – 21 projects worth $1.7b providing 4,200 rooms
- Brisbane & Gold Coast – 26 projects worth $1.7b providing 3,900 rooms
- Perth – 7 projects worth $0.5b providing 1,700 rooms
- Canberra – 6 projects worth $0.3b providing 1,200 rooms
- Darwin – 3 projects worth $0.3b providing 400 rooms
- Hobart – 7 projects worth $0.3b providing 600 rooms.

By comparison, there were 70 projects in regional locations valued at $4.2 billion, distributed between:

- regional Queensland – 16 projects worth $1.4 billion providing 2,700 rooms
- regional Western Australia – 12 projects worth $0.7 billion providing 2,200 rooms
- regional Victoria – 14 projects worth $0.7 billion providing 1,300 rooms
- regional New South Wales – 13 projects worth $0.6 billion providing 1,200 rooms
- regional Tasmania – 9 projects worth $0.4 billion providing 900 rooms
- regional South Australia – 5 projects worth $0.3 billion providing 400 rooms
- regional Northern Territory – 1 project worth $70 million providing 200 rooms.

Mixed–use sector

The Tourism Investment Monitor does not generally include mixed–use developments in total projects and investment numbers due to the difficulty in attributing an explicit value to the tourism–specific component of such projects, other than for projects where the tourism-related value is publicly available or where the broader development is predominantly tourism-oriented. As such, mixed–use projects that incorporate a significant tourism component are for the most part considered separately.



Nyaal Banyul Geelong Convention and Event Centre, Geelong, Victoria. Image: Nic Stephens

Mixed-use projects may combine residential, commercial and leisure spaces with a short–term accommodation option. Mixed–use developments included in this report typically contain hotel or short–stay rental properties, food and beverage and/or retail services that contribute significant value to the visitor economy.

The mixed–use pipeline is very large and adds almost as many accommodation rooms as the standalone accommodation pipeline.

Mixed–use projects

Total	Capital cities	Regional
$69.1 billion	**$60.7 billion**	**$8.3 billion**
142 projects	**111 projects**	**31 projects**
25,900 rooms	**20,700 rooms**	**5,100 rooms**
Change from June 2025:	***Change from June 2025:***	***Change from June 2025:***
Down $14.5 billion	**Down $9.9 billion**	**Down $4.7 billion**
Down 42 projects	**Down 22 projects**	**Down 20 projects**
Down 7,100 rooms	**Down 4,300 rooms**	**Down 2,800 rooms**

Numbers may not sum due to rounding.

Mixed–use developments offer developers an option to diversify their investment. Each mixed–use development included in this report contributes to building capacity in the visitor economy in some way. For a development to be classified as mixed–use, it needs to have:

- a hotel component and,
- another aspect, which can include residential, commercial or leisure space, which is not specifically associated with tourism.

In June 2026, there were 142 mixed–use developments valued at $69.1 billion[4] with the potential to add 25,900 rooms[5] to accommodation supply. This was down 42 projects, $14.5 billion of value and 7,100 rooms compared with the pipeline in June 2025. However, as noted previously, 35 of these projects worth $4.8 billion and accounting for approximately 7,300 rooms were reclassified to the accommodation (standalone) pipeline rather than being removed altogether.

Breakdown by project phase

In June 2026, there were:

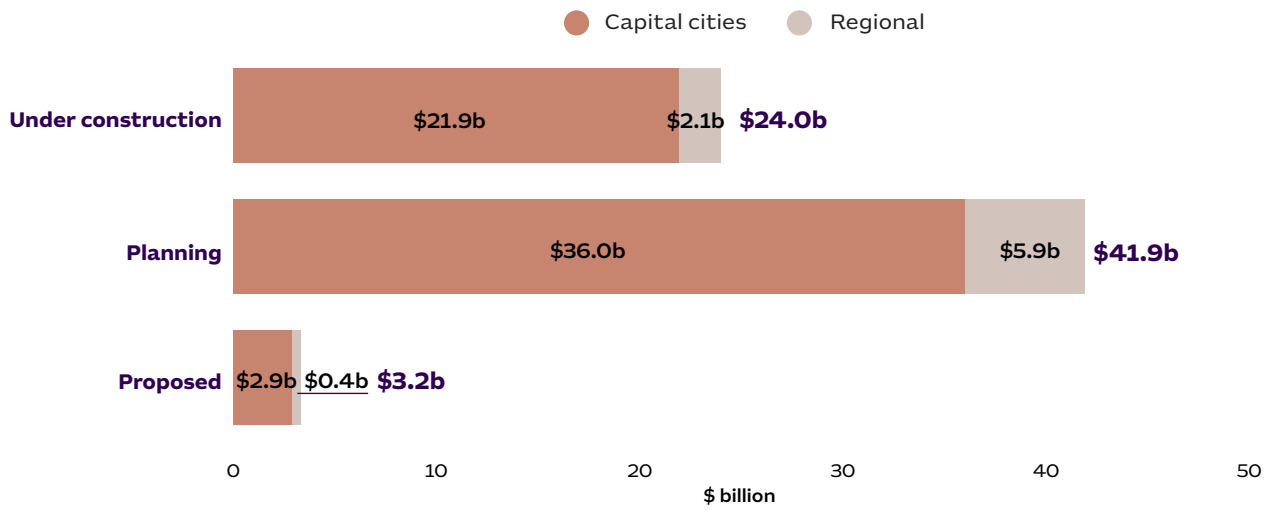
- 40 mixed–use projects **under construction**, valued at $24.0 billion, adding 7,800 rooms
- 93 projects in the **planning** phase, valued at $41.9 billion, adding 16,200 rooms
- 9 **proposed** projects, valued at $3.2 billion, adding 1,900 rooms.

There were 40 new mixed-use projects added to the pipeline worth $15.6 billion with the potential to add 6,400 additional rooms to tourism accommodation supply.

There were 8 projects completed in June 2026. These projects were valued at $3.3 billion and introduced 1,100 rooms to Australia's accommodation room supply.

4. There were 5 mixed-use projects for which the full investment value was unavailable. Therefore, the reported value of investment understates the real value.
5. The number of rooms is not always available for projects, particularly newly announced mixed-use projects. Given this, the number of rooms reported is likely an underestimate.

Figure 8. Mixed–use pipeline in Australia in June 2026.



Breakdown by location

Mixed–use developments have historically been more popular in capital city locations. In June 2026, 111 mixed-use projects (78% of total) were in the capital cities. By state this is comprised of:

- Brisbane & Gold Coast – 28 projects valued at $21.6 billion and 4,800 rooms
- Sydney – 39 projects valued at $17.8 billion and 8,000 rooms
- Melbourne – 19 projects valued at $10.4 billion and 3,800 rooms
- Perth – 10 projects valued at $6.2 billion and 1,600 rooms
- Adelaide – 6 projects valued at $3.3 billion and 1,200 rooms
- Canberra – 5 projects valued at $0.8 billion and 800 rooms
- Hobart – 3 projects valued at $0.7 billion and 500 rooms
- Darwin – 1 project valued at $40 million and 60 rooms.

Some key mixed–use developments under construction in capital cities in June 2026 included:

- Queen's Wharf Brisbane – $3.6 billion (undisclosed rooms)
- The Landmark (Gold Coast) – $2.5 billion and 100 rooms
- Elysium Fields (Melbourne) – $1.7 billion and 350 rooms
- Atlassian Central (Sydney) – $1.4 billion and 500 rooms
- The Oscar (Brisbane) – $1.3 billion and 300 rooms.

In June 2026, there were also 31 regional mixed–use developments valued at $8.3 billion with the capacity to add 5,100 rooms. By state, this included:

- Queensland – 12 projects worth $4.9 billion and 2,300 rooms
- New South Wales – 10 projects worth $2.6 billion and 1,800 rooms
- Victoria – 5 projects worth $0.7 billion and 800 rooms
- Western Australia – 1 project worth $0.1 billion and 100 rooms
- South Australia – 2 projects worth $40 million and 80 rooms
- Tasmania – 1 project worth $20 million and 30 rooms.

Methodology

The Tourism Investment Monitor is developed using a robust, evidence-based methodology that integrates quantitative data with expert insights. This report includes all known major investments; however, this may not be an exhaustive list of current or potential development projects and therefore may not account for all tourism investments.

The investment threshold for projects to be considered in this report is $20 million or more. Projects in the pipeline are mostly new builds, but major renovation projects are also within scope. The project values and project phase are as at 30 June 2026. There are some projects included in this report for which the full investment value was unavailable: therefore, the total value of investment may understate the real value. Similarly, there are projects included for which the total number of rooms is unavailable, and therefore the reported number of additional rooms may also understate the real number. Note that numbers may not sum due to rounding.

The pipeline total project and investment figures exclude most mixed–use developments, other than where the investment value of the accommodation component could be determined. This is due to the variation in value of these projects to the tourism sector, per project. However, given the value these projects contribute to the visitor economy, mixed–use developments are included but separately reported in this report. Projects are categorised as either accommodation or mixed–use based on market intelligence and key data sources available at the time.

Data sources

This report methodology draws on the latest available investment data, market intelligence, and publicly available information. Four core data sources underpin this report. These are:

- Deloitte Access Economics' (DAE) *Investment Monitor*
- CoStar (previously known as STR)
- Australian Government and State Government Budget Papers
- the tourism and investment authorities within state governments.

DAE's *Investment Monitor* lists individual projects worth $50 million or more and excludes land costs. It does not include the number of rooms to be built in specific accommodation and mixed–use investments.

DAE's *Investment Monitor* details the total investment chain from pre–approval through to completion. It covers many industries in five project phases:

- possible: projects that have been announced, but no early decision has been made on whether to proceed
- under consideration: a decision on whether to proceed is expected soon
- committed: projects where a decision to proceed has been announced but construction has not yet started
- under construction: where work has started on the project
- completed: project has been completed.

CoStar provides data on hotel and resort pipeline projects and recently opened hotels.

The database details the investment pipeline chain in four project stages:

- proposed: a building that has been announced for future development but is not expected to commence construction within the next 12 months. Typically, building permits have not been issued.
- final planning: project will begin construction within the next 12 months. Typically, construction contracts are signed and/or building permits are issued.
- under construction: buildings in a state of construction, up until they receive their certificate of occupancy. In order for CoStar to consider a building Under Construction, the site must have a concrete foundation in place.
- existing: buildings that have been completed and are ready for occupancy.

CoStar does not supply information on the value of projects but does include the number of rooms to be built. For the Tourism Investment Monitor, TRA sources project values from government, industry and publicly available sources where possible.

To allow comparison and a common project phase definition across sectors, projects in the Tourism Investment Monitor sourced from the DAE or CoStar databases, are categorised into project phases as listed in this report:

- proposed: includes projects identified as 'possible' (DAE), and 'proposed' (CoStar)
- planning: includes projects identified as 'under consideration' (DAE), 'committed' (DAE), and 'final planning' (CoStar)
- under construction: includes projects identified as 'under construction' (DAE), and 'under construction' (CoStar)
- completed: includes projects identified as 'completed' (DAE), and 'existing' (CoStar).

Since 2024, TRA has also analysed Australian Government and State Government budget papers to identify and include government funded investment projects, as many of these are not captured in the DAE *Investment Monitor* or CoStar. Many of the new arts, recreation, and business services projects in the June 2026 pipeline were identified through this analysis.

The Tourism Investment Monitor is a trusted source of information for federal and local governments, and state and territory government authorities review and provide input on the data that comprises the tourism investment pipeline. This involves reviewing and confirming the data compiled by TRA, and supplying further information to help compile a more complete pipeline. TRA acknowledges the following organisations for their support and collaboration:

- Destination NSW
- Department of Jobs, Skills, Industry and Regions, Victoria
- Department of Tourism, Science and Innovation, Queensland
- Tourism and Events Queensland
- South Australian Tourism Commission
- Tourism Western Australia
- Office of the Coordinator–General, Tasmania
- Tourism Tasmania
- Tourism NT, Northern Territory
- Department of the Chief Minister and Cabinet, Northern Territory
- VisitCanberra, Australian Capital Territory.



Aussie World, Sunshine Coast, Queensland.
Image: Tourism Australia

HYDE Perth Facade,
Perth, Western Australia.
Image: Jenna French

Glossary



Accommodation

Buildings primarily providing short–term or temporary accommodation on a commercial basis, including:

- self–contained, short–term apartments, for example serviced apartments
- hotels that mainly provide accommodation, motels and guest houses, boarding houses, and cabins
- other short–term accommodation including youth hostels and lodges.

Arts, recreation, and business services

The arts, recreation, and business services sector include the following entities:

- 'Heritage activities' such as museums, parks, and garden operations
- 'Creative and performing arts activities' such as performing arts operations, creative artists, musicians, writers, and performers, and performing art venue operations
- 'Sports and recreation activities' such as:
  - health and fitness centres
  - sports and physical recreation clubs and sports professionals
  - sports and physical recreation venues, grounds, and facilities operations
  - sports and physical recreation administrative activities
  - horse and dog racing administration and track operations
  - other horse and dog racing activities
  - amusement park and centre operations
  - amusement and other recreation activities not elsewhere classified
- 'Gambling activities' such as casino operations, lottery operations and other gaming activities
- 'Business services' such as facilities to host conferences, conventions, or other business services
- Activities related to wellness/icon/trail/walk/nature experience projects.

Aviation

The aviation sector refers to the infrastructure (projects relating to fixed infrastructure such as new runways and new buildings only) required to support national and international passenger aircraft movements between domestic and international airports.

Planning

Includes the value of projects that have been submitted for approval. This includes:

- projects already under consideration
- projects with approval that have not yet commenced works
- other projects that have plans submitted to the local council or appropriate body.

Proposed

Projects that are still possibilities or proposals at this stage. This includes projects that have not yet submitted council plans or have a project under council consideration.

Regional areas

The areas of a state or territory excluding its capital city tourism region and excluding the Gold Coast tourism region.

Rooms

Rooms available for accommodating short-term paying guests at each hotel and resort, motel, guest house, and serviced apartment during the survey period. Units, apartments, and suites are treated as rooms for these types of establishments.

Under construction

Projects that have commenced building. A project will remain in this phase until its official opening.



Australian Government

Australian Trade and Investment Commission

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