



Australian Accommodation Monitor Summary

Financial-year performance: 2018-2019



Australian Accommodation Monitor (AAM)

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*Financial-year performance: 2018-19

Accommodation type performance



Hotels & Resorts

OCC(%)	75.9
ADR(\$)	195.10
RevPAR % Chg	-1.8



Motels/Private Hotels/Guest Houses

OCC(%)	65.8
ADR(\$)	145.30
RevPAR % Chg	0.6



Serviced Apartments

OCC(%)	73.6
ADR(\$)	179.40
RevPAR % Chg	-4.4



Holiday Parks

OCC(%)	53.9
ADR(\$)	143.07
RevPAR % Chg	0.3

Class performance



Luxury & Upper Upscale Classes

OCC(%)	79.2
ADR(\$)	259.37
RevPAR % Chg	-2.6



Upscale & Upper Mid Classes

OCC(%)	73.6
ADR(\$)	165.71
RevPAR % Chg	-2.5



Midscale & Economy Classes

OCC(%)	67.1
ADR(\$)	124.47
RevPAR % Chg	-2.4



Total for Australia

OCC(%)	74.0
ADR(\$)	186.57
RevPAR % Chg	-2.4



Tourism Regions



Top Performers

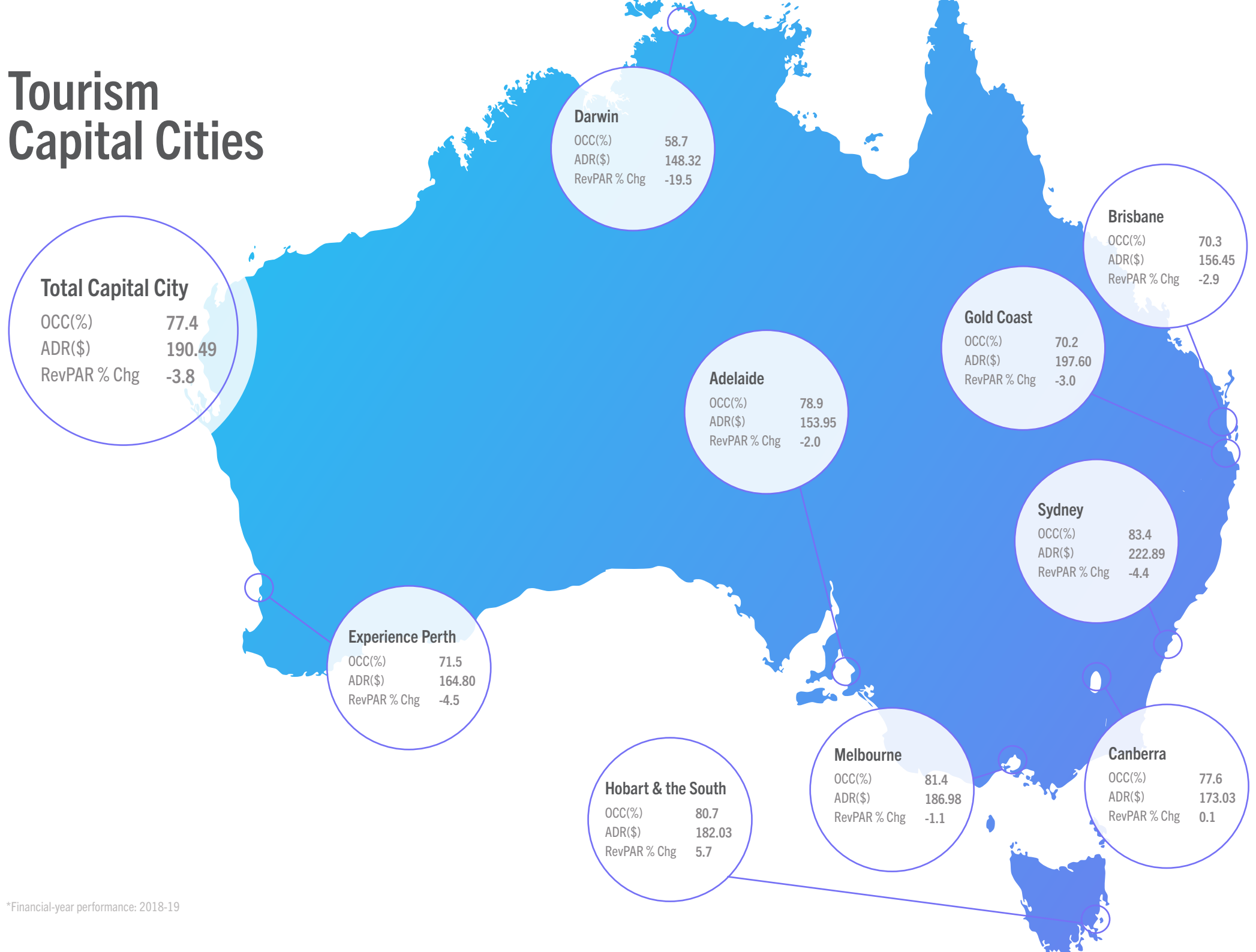
State	Tourism Region	RevPAR % Chg.	RevPAR 2018-2019
VIC	Mallee	26.7	\$92.29
VIC	Peninsula	23.1	\$155.67
QLD	Fraser Coast	19.9	\$86.95
TAS	East Coast	18.3	\$131.41
VIC	Gippsland	16.6	\$79.79
VIC	High Country	15.4	\$90.27
WA	Australia's Golden Outback	12.7	\$95.04
NSW	North Coast NSW	12.6	\$118.73
VIC	Goulburn	11.6	\$100.69
QLD	Bundaberg	11.3	\$90.45



Bottom Performers

State	Tourism Region	RevPAR % Chg.	RevPAR 2018-2019
NT	Darwin	-19.5	\$87.02
QLD	Whitsundays	-11.5	\$180.94
SA	Flinders Ranges and Outback	-7.8	\$70.00
SA	Limestone Coast	-7.0	\$58.53
NSW	Snowy Mountains	-6.9	\$80.43
VIC	Phillip Island	-6.5	\$106.19
VIC	Bendigo Loddon	-5.0	\$87.16
NSW	The Murray	-4.9	\$76.97
SA	Barossa	-4.9	\$92.12
WA	Experience Perth	-4.5	\$117.86

Tourism Capital Cities



*Financial-year performance: 2018-19



New South Wales

												Property Count		Room Count	
Location	Supply	Demand	Revenue	Occ (%)	ADR (\$)	RevPAR (\$)	Supply % Chg	Demand % Chg	Occ % Chg	ADR % Chg	RevPAR % Chg	Census	Sample	Census	Sample
New South Wales															
Sydney	15,913,196	13,269,917	2,957,769,387	83.4	222.89	185.87	3.9	2.1	-1.8	-2.7	-4.4	411	267	43,835	37,875
Blue Mountains	521,897	319,975	95,252,717	61.3	297.69	182.51	-0.1	-0.5	-0.4	5.5	5.1	33	6	1,427	483
Capital Country	769,359	420,813	65,605,855	54.7	155.9	85.27	1.4	1.2	-0.2	3.3	3.1	62	13	2,111	707
Central Coast	759,278	502,179	98,348,535	66.1	195.84	129.53	-0.2	-2.3	-2.1	-0.3	-2.4	49	9	2,074	822
Central NSW	1,672,246	1,059,622	152,965,140	63.4	144.36	91.47	0.9	1.4	0.5	3.1	3.7	154	21	4,613	927
Hunter	2,524,586	1,696,191	317,370,699	67.2	187.11	125.71	2.3	1.1	-1.1	1.6	0.4	167	44	7,063	3,402
New England North West	1,241,365	691,211	103,328,698	55.7	149.49	83.24	0.0	1.1	1.1	1.1	2.2	131	17	3,401	748
North Coast NSW	3,739,855	2,457,459	444,034,813	65.7	180.69	118.73	-0.1	5.1	5.2	7.1	12.6	323	73	10,255	3,467
Outback NSW	-	-	-	-	-	-						22	1	663	42
Riverina	813,492	554,112	77,926,430	68.1	140.63	95.79	0.1	1.1	1.0	1.5	2.5	68	14	2,229	586
Snowy Mountains	894,022	367,278	71,906,378	41.1	195.78	80.43	0.5	-5.4	-5.9	-1.1	-6.9	69	5	2,480	335
South Coast	2,014,825	1,332,007	237,515,379	66.1	178.31	117.88	0.2	-0.8	-1.1	1.2	0.1	191	34	5,525	1,639
The Murray	1,318,400	757,840	101,482,010	57.5	133.91	76.97	4.0	1.4	-2.5	-2.4	-4.9	113	15	3,613	889
Total for New South Wales	32,424,516	25,298,073	5,383,330,086	78.0	212.80	166.03	2.3	1.0	-1.3	-1.9	-3.1	1,793	519	89,289	51,922

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Victoria

												Property Count		Room Count	
Location	Supply	Demand	Revenue	Occ (%)	ADR (\$)	RevPAR (\$)	Supply % Chg	Demand % Chg	Occ % Chg	ADR % Chg	RevPAR % Chg	Census	Sample	Census	Sample
Victoria															
Melbourne	12,758,054	10,381,987	1,941,248,847	81.4	186.98	152.16	4.0	2.2	-1.8	0.7	-1.1	382	228	35,958	29,036
Ballarat	413,527	287,238	41,987,353	69.5	146.18	101.53	1.7	9.7	7.9	1.9	9.9	41	10	1,150	334
Bendigo Loddon	451,208	279,109	39,328,572	61.9	140.91	87.16	3.5	-1.7	-5.0	0.0	-5.0	43	8	1,239	369
Central Highlands	-	-	-	-	-	-	-	-	-	-	-	15	3	344	121
Central Murray	-	-	-	-	-	-	-	-	-	-	-	26	3	633	154
Geelong and the Bellarine	481,101	385,518	66,545,646	80.1	172.61	138.32	0.3	4.5	4.2	3.8	8.1	31	8	1,318	494
Gippsland	473,770	283,290	37,803,155	59.8	133.44	79.79	-0.1	13.9	13.9	2.3	16.6	48	13	1,298	397
Goulburn	327,560	227,633	32,982,442	69.5	144.89	100.69	4.8	12.1	6.9	4.4	11.6	32	5	891	251
Great Ocean Road	936,590	603,462	101,935,072	64.4	168.92	108.84	0.0	2.1	2.1	0.2	2.4	83	25	2,566	1,074
High Country	657,144	288,887	59,319,708	44.0	205.34	90.27	-0.8	17.8	18.7	-2.8	15.4	70	8	1,907	512
Lakes	419,385	224,220	33,524,375	53.5	149.52	79.94	0.4	-4.9	-5.3	2.3	-3.1	42	7	1,149	264
Macedon	-	-	-	-	-	-	-	-	-	-	-	9	1	245	21
Mallee	463,915	327,362	42,815,633	70.6	130.79	92.29	0.0	12.9	12.9	12.2	26.7	43	7	1,271	267
Melbourne East	-	-	-	-	-	-	-	-	-	-	-	20	2	734	120
Murray East	-	-	-	-	-	-	-	-	-	-	-	12	3	343	144
Peninsula	498,971	343,056	77,677,114	68.8	226.43	155.67	12.0	17.6	5.0	17.2	23.1	40	7	1,385	501
Phillip Island	340,180	198,772	36,125,128	58.4	181.74	106.19	1.3	-1.9	-3.1	-3.5	-6.5	21	4	932	320
Spa Country	-	-	-	-	-	-	-	-	-	-	-	7	2	298	171
Upper Yarra	-	-	-	-	-	-	-	-	-	-	-	7	1	300	101
Western Grampians	-	-	-	-	-	-	-	-	-	-	-	23	3	535	92
Wimmera	-	-	-	-	-	-	-	-	-	-	-	10	0	164	0
Total for Victoria	19,533,945	15,342,341	2,827,830,080	78.5	184.32	144.76	3.1	2.4	-0.7	1.1	0.4	1,005	348	54,660	34,743

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Queensland

												Property Count		Room Count	
Location	Supply	Demand	Revenue	Occ (%)	ADR (\$)	RevPAR (\$)	Supply % Chg	Demand % Chg	Occ % Chg	ADR % Chg	RevPAR % Chg	Census	Sample	Census	Sample
Queensland															
Brisbane	7,562,587	5,319,111	832,153,006	70.3	156.45	110.04	8.7	5.9	-2.6	-0.3	-2.9	277	146	21,009	16,073
Gold Coast	7,635,223	5,360,091	1,059,146,233	70.2	197.6	138.72	1.5	-0.9	-2.4	-0.7	-3.0	322	94	21,081	12,694
Bundaberg	397,850	262,990	35,986,071	66.1	136.83	90.45	0.0	8.6	8.6	2.5	11.3	51	9	1,090	217
Capricorn	1,187,345	680,186	102,191,768	57.3	150.24	86.07	0.5	0.8	0.3	-2.9	-2.6	77	21	3,253	1,010
Fraser Coast	779,396	484,195	67,769,899	62.1	139.96	86.95	2.5	7.5	4.9	14.4	19.9	58	14	2,131	904
Gladstone	628,895	309,969	34,802,759	49.3	112.28	55.34	0.0	2.2	2.2	-1.0	1.2	43	14	1,723	854
Mackay	869,065	472,083	65,854,214	54.3	139.5	75.78	-0.2	5.4	5.6	-0.6	4.9	58	20	2,381	1,211
Outback Queensland	-	-	-	-	-	-	-	-	-	-	-	48	3	1,458	104
Southern Queensland Country	1,136,245	706,620	106,872,301	62.2	151.24	94.06	3.7	-1.2	-4.7	4.6	-0.3	123	15	3,113	449
Sunshine Coast	3,313,516	2,210,671	494,891,724	66.7	223.86	149.36	0.3	-1.7	-2.0	3.3	1.2	253	50	9,060	3,231
Townsville	1,231,195	876,016	119,129,679	71.2	135.99	96.76	0.3	9.2	8.9	1.5	10.5	65	27	3,387	2,068
Tropical North Queensland	5,082,314	3,715,548	681,275,622	73.1	183.36	134.05	1.8	-3.8	-5.6	1.7	-4.0	238	63	14,059	6,906
Whitsundays	830,792	545,530	150,325,952	65.7	275.56	180.94	7.0	5.8	-1.1	-10.5	-11.5	62	26	2,485	1,532
Total for Queensland	31,186,593	21,532,737	3,820,570,148	69.0	177.43	122.51	3.1	1.0	-2.0	-0.2	-2.2	1,675	502	86,230	47,253

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South Australia

												Property Count		Room Count												
Location	Supply	Demand	Revenue	Occ (%)	ADR (\$)	RevPAR (\$)	Supply % Chg	Demand % Chg	Occ % Chg	ADR % Chg	RevPAR % Chg	Census	Sample	Census	Sample											
South Australia																										
Adelaide	3,286,608	2,593,242	399,240,071	78.9	153.95	121.47	1.8	1.5	-0.2	-1.7	-2.0	122	73	9,090	7,419											
Adelaide Hills	75,555	48,366	8,080,203	64.0	167.06	106.94	4.0	0.2	-3.7	0.7	-3.1	7	6	207	184											
Barossa	184,186	102,786	16,966,797	55.8	165.07	92.12	3.0	-2.8	-5.6	0.8	-4.9	10	5	509	335											
Clare Valley	-	-	-	-	-	-	-	-	-	-	-	5	3	185	122											
Eyre Peninsula	339,085	216,401	27,797,298	63.8	128.45	81.98	-0.1	1.7	1.7	-0.2	1.6	27	6	929	280											
Fleurieu Peninsula	-	-	-	-	-	-	-	-	-	-	-	18	3	564	123											
Flinders Ranges and Outback	432,160	230,997	30,252,072	53.5	130.96	70.00	6.0	-6.5	-11.8	4.5	-7.8	31	6	1,184	319											
Kangaroo Island	119,355	70,649	12,025,270	59.2	170.21	100.75	0.2	-2.4	-2.6	4.6	2.0	13	5	327	173											
Limestone Coast	433,255	204,435	25,357,802	47.2	124.04	58.53	1.1	-8.7	-9.7	3.0	-7.0	47	11	1,187	271											
Murray River, Lakes & Coorong	-	-	-	-	-	-	-	-	-	-	-	6	2	194	127											
Riverland	-	-	-	-	-	-	-	-	-	-	-	14	3	544	179											
Yorke Peninsula	71,540	38,340	4,400,277	53.6	114.77	61.51	0.0	8.2	8.2	-3.4	4.5	11	4	196	59											
Total for South Australia												5,483,540	4,035,787	612,479,118	73.6	151.76	111.69	2.4	0.9	-1.5	-1.1	-2.6	311	127	15,116	9,591

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Western Australia

												Property Count		Room Count	
Location	Supply	Demand	Revenue	Occ (%)	ADR (\$)	RevPAR (\$)	Supply % Chg	Demand % Chg	Occ % Chg	ADR % Chg	RevPAR % Chg	Census	Sample	Census	Sample
Western Australia															
Experience Perth	5,360,415	3,833,706	631,781,623	71.5	164.8	117.86	7.5	3.8	-3.5	-1.1	-4.5	158	85	15,004	11,377
Australia's Coral Coast	549,401	330,431	56,101,297	60.1	169.78	102.11	1.2	8.0	6.7	0.2	6.9	36	8	1,509	436
Australia's Golden Outback	680,194	457,689	64,645,048	67.3	141.24	95.04	-0.3	4.0	4.3	8.0	12.7	35	6	1,858	470
Australia's North West	1,560,979	860,083	141,350,497	55.1	164.35	90.55	-0.4	3.0	3.4	-0.5	2.8	59	19	4,314	1,315
Australia's South West	1,508,502	907,774	164,715,551	60.2	181.45	109.19	1.2	0.4	-0.8	6.4	5.6	106	18	4,139	981
Total for Western Australia	9,659,491	6,634,714	1,095,433,561	68.7	165.11	113.4	4.2	2.4	-1.8	-0.3	-2.0	394	136	26,824	14,579

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Tasmania

												Property Count		Room Count	
Location	Supply	Demand	Revenue	Occ (%)	ADR (\$)	RevPAR (\$)	Supply % Chg	Demand % Chg	Occ % Chg	ADR % Chg	RevPAR % Chg	Census	Sample	Census	Sample
Tasmania															
Hobart and the South	1,348,810	1,088,477	198,130,188	80.7	182.03	146.89	0.1	3.0	2.9	2.8	5.7	82	26	3,733	2,352
East Coast	260,147	131,857	34,186,078	50.7	259.27	131.41	2.8	26.4	22.9	-3.8	18.3	22	4	729	185
Launceston and the North	746,456	532,400	75,954,773	71.3	142.66	101.75	5.2	1.1	-3.9	0.6	-3.2	48	17	2,045	1,142
North West	371,291	272,297	50,928,852	73.3	187.03	137.17	0.5	-1.2	-1.7	3.8	2.1	29	6	1,019	349
West Coast	-	-	-	-	-	-	-	-	-	-	-	8	2	417	168
Total for Tasmania	2,878,909	2,163,007	373,975,927	75.1	172.9	129.9	1.7	2.4	0.7	2.6	3.4	189	55	7,943	4,196

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Northern Territory

												Property Count		Room Count												
Location	Supply	Demand	Revenue	Occ (%)	ADR (\$)	RevPAR (\$)	Supply % Chg	Demand % Chg	Occ % Chg	ADR % Chg	RevPAR % Chg	Census	Sample	Census	Sample											
Northern Territory																										
Darwin	2,044,446	1,199,522	177,913,138	58.7	148.32	87.02	3.4	-15.7	-18.4	-1.4	-19.5	48	32	5,585	4,761											
Alice Springs	496,400	375,015	45,898,775	75.5	122.39	92.46	0.0	0.5	0.5	1.8	2.3	16	6	1,360	837											
Barkly	-	-	-	-	-	-	-	-	-	-	-	4	0	187	0											
Katherine Daly	-	-	-	-	-	-	-	-	-	-	-	12	2	575	139											
Lasseter	-	-	-	-	-	-	-	-	-	-	-	8	0	932	0											
Litchfield Kakadu Arnhem	-	-	-	-	-	-	-	-	-	-	-	12	3	648	280											
MacDonnell	-	-	-	-	-	-	-	-	-	-	-	2	0	63	0											
Total for Northern Territory												3,332,884	2,406,875	351,245,675	72.2	145.93	105.39	0.5	6.0	5.5	1.7	7.3	102	43	9,350	6,017

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Australian Capital Territory

												Property Count		Room Count	
Location	Supply	Demand	Revenue	Occ (%)	ADR (\$)	RevPAR (\$)	Supply % Chg	Demand % Chg	Occ % Chg	ADR % Chg	RevPAR % Chg	Census	Sample	Census	Sample
Australian Capital Territory															
Canberra	2,434,401	1,888,429	326,760,817	77.6	173.03	134.23	2.4	2.4	0.0	0.1	0.1	66	45	7,040	5,529
Total for Australian Capital Territory	2,434,401	1,888,429	326,760,817	77.6	173.03	134.23	2.4	2.4	0.0	0.1	0.1	66	45	7,040	5,529

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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