

city visitor accommodation

monitor

The City Visitor Accommodation Monitor provides up to date information on the supply and demand for visitor accommodation in the Sydney LGA.

Updated every six months, the monitor provides details of hotel and serviced

apartment projects in the Sydney LGA according to their current status (approved, commenced or completed).

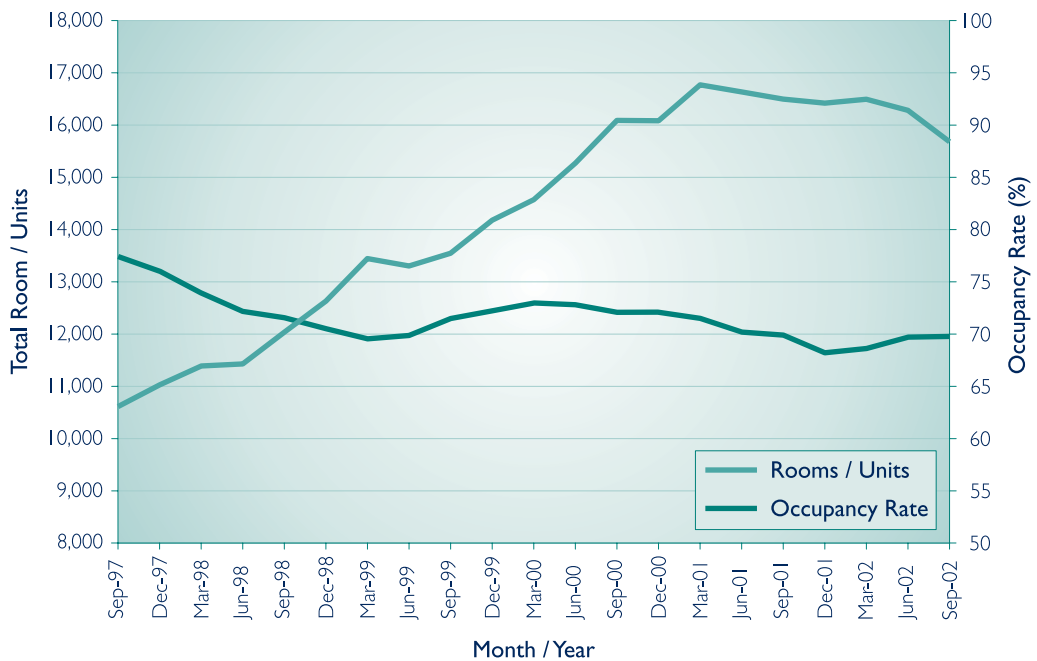
Trends in the total stock of accommodation, occupancy rates and overseas visitors to Sydney are also provided.

Fast Facts - Visitor Accommodation in the Sydney LGA

Occupancy rate	12 mths to Sep-02	69.7
	12 mths to Sep-01	69.8
Total Room Stock	as at Sep-02	15,682
	as at Sep-01	16,482
Average Takings per Room per Night	12 mths to Sep-02	\$112.38
	12 mths to Sep-01	\$118.99
Hotel Visitors (Arrivals)	12 mths to Sep-02	2,572,677
	12 mths to Sep-01	2,491,793
Guest Nights	12 mths to Sep-02	6,835,789
	12 mths to Sep-01	6,869,341
Annual Accommodation Visitors to Metropolitan Sydney		6.8 million
% of metropolitan visitors staying in the City of Sydney		50.1%

Source: Australian Bureau of Statistics

**Figure 1. Trends in Visitor Accommodation
September 1997 - September 2002**

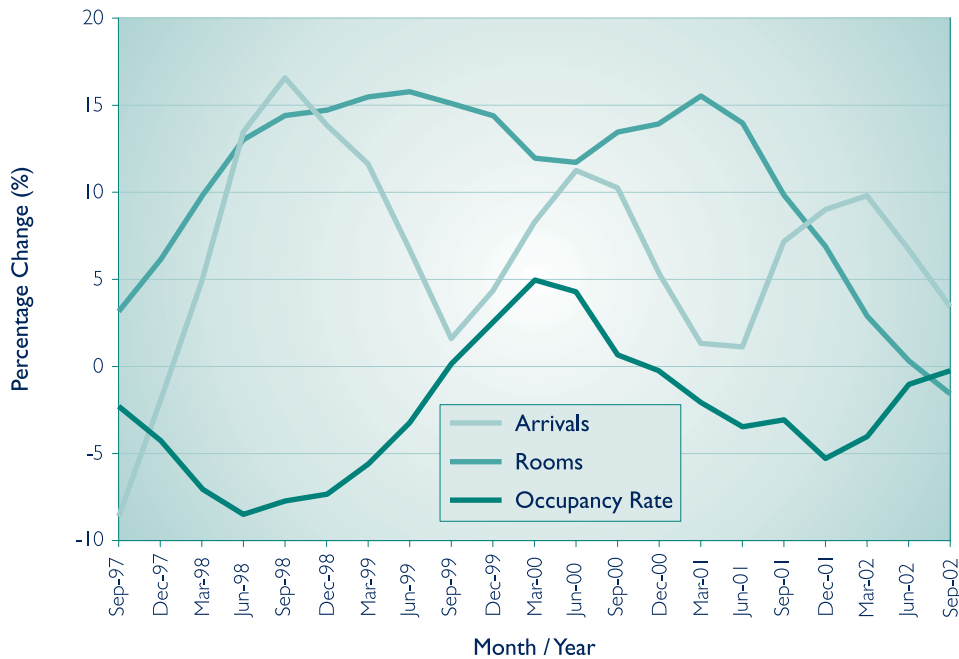


Source: Australian Bureau of Statistics

Note: Visitor Accommodation includes serviced apartments and hotels.

Figure 1. shows that the twelve-month rolling occupancy rate for visitor accommodation in Sydney has remained reasonably stable over the past year. There has been significant decline in the number of visitor accommodation rooms over the past twelve months, due in part to the conversion of former hotel or serviced apartment rooms for residential purposes. The ABS counts approximately 15,700 rooms in the supply of visitor accommodation stock in the City of Sydney. The following map shows the distribution of visitor accommodation completed, under construction and approved in the City of Sydney since 1998.

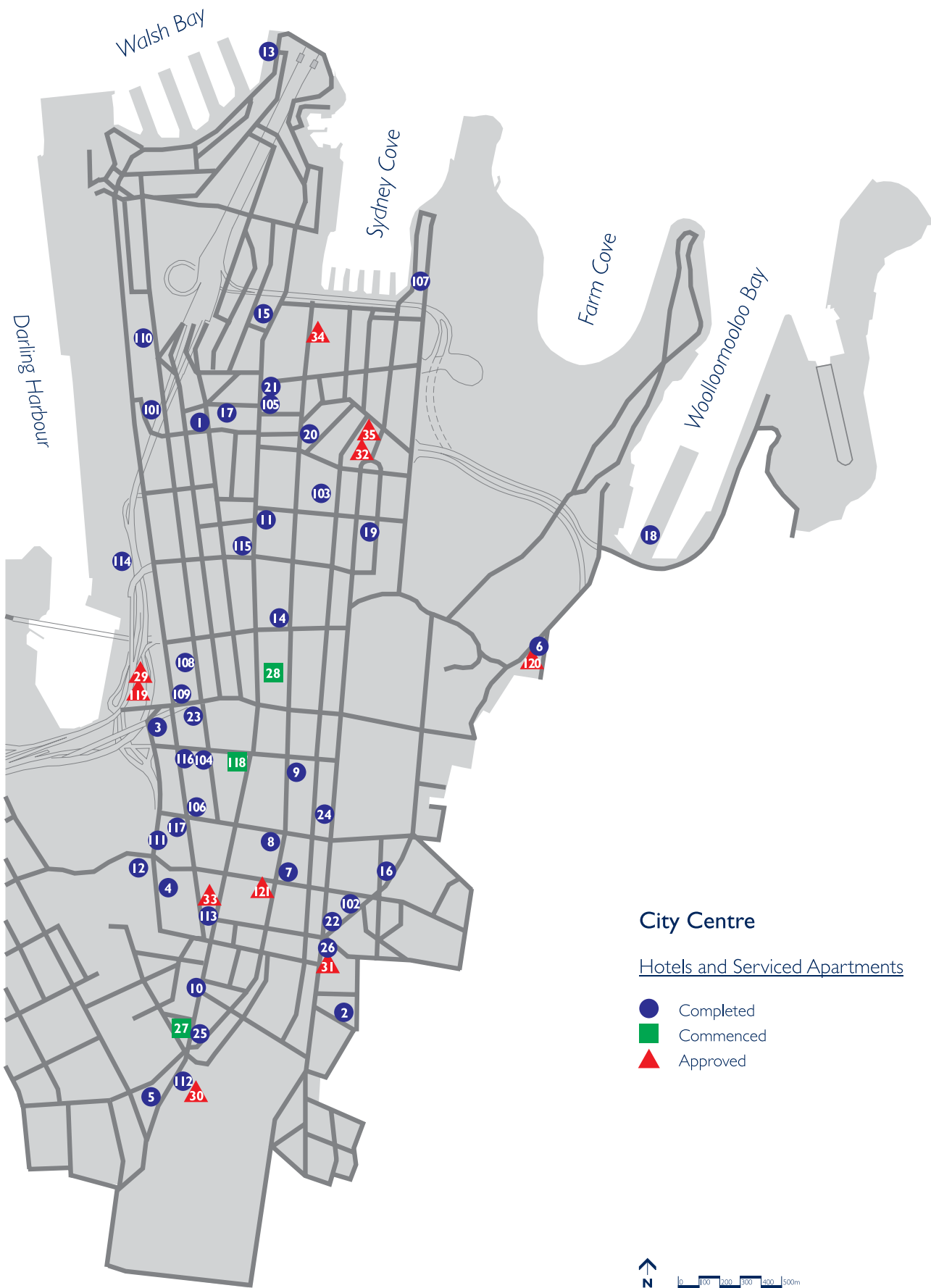
**Figure 2. Percentage Change in Arrivals,
Rooms and Occupancy Rate over 12 Months
September 1997 - September 2002**



Source: City of Sydney

Note: Other accommodation includes private hotels, backpackers, clubs and pub accommodation

Figure 2. shows the percentage change in the rolling twelve month average for visitor arrivals, number of rooms and occupancy rate over the past five years. Since 1998 the percentage change in visitor arrivals has consistently been positive, with peak increases in September 1998, June 2000 (prior to the Olympic Games) and March 2002. As the number of visitor accommodation rooms has increased, so the occupancy rate has tended to decline (apart from the period leading up to the Olympic Games). As the number of rooms has begun to decrease in the past quarter, the occupancy rate trended towards positive growth.



Serviced Apartment Projects in the City of Sydney

Approved as at 1 January 2003

Map Ref	Street No.	Address	Building Name	Description	DA Approved	Units
119		Sussex St	Darling Park - Stage 3	Hotel & serviced apartments	8/05/96	250
120	50-72	Sir John Young Cres	Builtmore		26/02/98	96
121	2-4	Cunningham St	Aspect	Residential & serviced apartments	11/04/00	55
Total Units						401

Commenced as at 1 January 2003

Map Ref	Street No.	Address	Building Name	Description	Expected Comp. Date	Units
118	487-503	George St	Regent Theatre Site	Residential & serviced apartments	Nov-2004	213
Total Units						213

Completions in the past five years

Map Ref	Street No.	Address	Building Name	Description	Completion Date	Units
101	219	Kent St	Allanda		Feb-1998	50
102	35-45	Wentworth Ave	Southern Cross Apts		Apr-1998	123
103	1	Hosking Pl	Aston	Residential & serviced apartments	May-1998	49
104	511-513	Kent St	Medina		Jul-1998	144
105	254-262	George St	2 Bond St		Aug-1998	254
106	348-354	Sussex St	Radisson	Residential & serviced apartments	Nov-1998	102
107	61-69	Macquarie St	Quay Grand	Residential & serviced apartments	Feb-1999	98
108	433-435	Kent St	Pacific International Suites		Sep-1999	113
109	252	Sussex St	Oakford Darling Harbour		Oct-1999	119
110	167	Kent St	Stamford Plaza Sydney	Residential & serviced apartments	Feb-2000	143
111	38-42	Harbour St	Southern Cross on Harbour	Residential & serviced apartments	Feb-2000	56
112	1	Eddy Avenue	Medina	Conversion - Parcel Post Office	May-2000	75
113	653-659	George St	Citivilla		Aug-2000	160
114	9	Sussex St	Medina King Street Wharf	Wharves 9 & 10	Sep-2000	90
115	365	George St	ANZ Bank	Refurbish as serviced apartments	Jun-2001	54
116	298	Sussex St	Former Teachers Federation	Residential & serviced apartments	Apr-2002	106
117	2-8	Dixon St		Residential & serviced apartments	Sep-2002	49
Total Units						1,785

Hotel Projects in the City of Sydney

Approved as at 1 January 2003

Map Ref	Street No.	Address	Building Name	Description	DA Approved	Rooms
29		Sussex St	Darling Park - Stage 3	Hotel & serviced apts	8/05/96	300
30	8-10	Lee St	Central Hotel	Budget accommodation - 300 beds	23/02/00	62
31	232-236A	Elizabeth St	Windsor Private Hotel	Budget hotel	12/12/01	83
32	61-101	Phillip St	Wentworth Hotel	Refurbishment of lobby & arcade	5/02/02	0
33	631-635	George St		Conversion	14/02/02	75
34	30	Pitt St	Ramada Renaissance	Refurbishment - reduction in rooms	7/06/02	-31
35	61-101	Phillip St	Wentworth Hotel	Refurbishment - no change in rooms	30/07/02	0
Total Rooms						489

Commenced as at 1 January 2003

Map Ref	Street No.	Address	Building Name	Description	Expected Comp. Date	Rooms
27	767-769	George St		Conversion & new building	Feb-2003	24
28	255-269	Pitt St	Hilton Hotel & Capital Centre	Refurbishment - additional rooms	Dec-2003	86
Total Rooms						110

Completions in the past five years

Map Ref	Street No.	Address	Building Name	Description	Completion Date	Rooms
1	7-9	York St	Wynyard Vista	Conversion - additional rooms	Feb-1998	59
2	16	Albion St	Furama Hotel Central	Hotel additions	Mar-1998	91
3	150	Day St	Parkroyal Darling Harbour	Hotel additions	May-1998	53
4	68	Harbour St	Furama Hotel Darling Harbour	Conversion - additional rooms	Jun-1998	38
5	6-10	Little Regent St	Mercure Hotel Sydney		Oct-1998	517
6	50-72	Sir John Young Cres	Harbour City Hotel	Conversion	Jan-1999	50
7	382-388	Pitt St	Hotel Ibis - World Square	New hotel - refurbish Civic Hotel	Feb-1999	166
8	385	Pitt St	Avillion Hotel	Residential & hotel	Feb-1999	445
9	296	Pitt St	Pentura on Pitt	Conversion	Feb-1999	126
10	715	George St	Pacific International Inn	Refurbishment - additional rooms	Aug-1999	46
11	1	Martin Pl	The Westin Sydney	Adaptive re-use of GPO building	Sep-1999	417
12	17	Little Pier St	All Seasons Hotel	Pumphouse re-development	Oct-1999	224
13	11	Hickson Rd	Pier One Parkroyal	Conversion of Pier One	Nov-1999	164
14	50	Market St	Merchant Court (Grace Bros)	Hotel & residential apts.	Dec-1999	361

Hotel Projects in the City of Sydney

Completions since January 1998

Map Ref	Street No.	Address	Building Name	Description	Completion Date	Rooms
15	199	George St	The Regent Hotel of Sydney	Refurbishment - reduction in rooms	Dec-1999	-63
16	31-35	Commonwealth St	Travelodge Sydney Central		Jan-2000	410
17	11-19	Jamison St	Le Meridien		Apr-2000	415
18	6	Cowper Wharf Rdwy	Finger Wharf	Hotel & residential redevelopment	May-2000	109
19	165-167	Phillip St	Travelodge	Conversion - NSW Leagues Club	May-2000	86
20	64	Pitt St	Radisson Plaza Hotel	Conversion of Westpac building	Jun-2000	363
21	248-252	George St	The Establishment	Adaptive re-use. G. Patterson House	Sep-2000	39
22	184-192	Elizabeth St	Sydney Central Hotel	Additional rooms	Dec-2000	47
23	469-475	Kent St	Civic House	Conversion - use as a hostel	Feb-2001	116
24	271	Elizabeth St	Hyde Park Inn	Conversion - additional rooms	Jun-2001	7
25	814	George St		Backpackers hostel, 506 beds	Jul-2002	120
26	212-214	Elizabeth St		Backpacker hostel - 132 beds	Oct-2002	37
Total Rooms						4,443

Source: Australian Bureau of Statistics, City of Sydney

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