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Consumer, Building &  
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# Report on data collection Quarter I 2020

*Short Stay Accommodation Act 2019*



Tasmanian  
Government

Consumer, Building and Occupational Services  
Department of Justice

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# Report on data collection for the purposes of the *Short Stay Accommodation Act 2019*

## Introduction

The *Short Stay Accommodation Act 2019* (the Act) delivers a data sharing partnership with short stay accommodation platforms that achieves three main purposes:

- To ensure everyone plays by the rules
- To paint a clear picture of short stay accommodation across Tasmania
- To inform future policy and planning at a state and local level.

The Act allows the Government to collect reliable data on the number of properties available on short stay accommodation sites in our residential areas. This will provide the Government with a better understanding of the role of short stay accommodation in the broader housing market and inform evidence-based decision making.

The Act also provides that addresses and information relating to permits or claimed exemptions are provided to each council so that they can undertake appropriate enforcement activities as and when required. Prior to the Act, councils had no easily accessible information with which to determine compliance with short stay accommodation regulations in their area.

## Summary of the data

The submissions received by the Government provided valid data for 5054 individual properties listed during the reporting period (1 January 2020 – 31 March 2020). There has been a reduction of 433 properties compared to the previous reporting period.

Analysis by the Department of Justice indicates that 2050 of these were listed on more than one platform or listed separate rooms in the same house as an individual listing.

Of the 5054 properties:

- 2403 (47.5%) are reported as being a principal place of residence.
- 2651 (52.5%) are reported as not being a principal place of residence. Of these, 682 report as not requiring a planning permit. Many of these indicate that they have an existing use right which waives the need for a permit.

- The data shows a clear distinction between the use of properties in the Greater Hobart area<sup>1</sup> compared to other parts of Tasmania. The majority of properties listed in Greater Hobart are those sharing their own home. Out of the 2070 premises recorded, 1241 (59.95%) of them are listed as being a primary place of residence.
- Conversely, in regional areas of the State, more investment properties or shacks are used for short stay accommodation.

A summary of premises by council area, including their reported permit status, is included as an attachment.

## Use of the data

The Act outlines clear purposes for which the data collected by the Director of Building Control is able to be used.

This includes provision to a council as the planning authority for the purposes of compliance with the *Land Use Planning and Approvals Act 1993* or the *Building Act 2016*.

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<sup>1</sup> Greater Hobart area includes Hobart, Kingborough, Clarence, Glenorchy and Brighton LGAs.

## Notes on data

- Some data was not provided in full or with accuracy. This included incomplete data. This data has been included in the totals for this report.
- There were properties included that were not required to be reported due to their zoning. This led to a higher number of properties being reported than was required.
- A number of properties were listed more than once. This includes platforms reporting multiple rooms within a single house as separate premises, and premises being listed on more than one booking platform. Where such premises were able to be identified, they were only counted once and the duplicate removed.
- A number of premises (309) which were listed during the reporting period were subsequently delisted by the provider before the end of the period because they were non-compliant. These premises have been omitted from the data.
- All efforts have been taken to ensure the accuracy of the data provided. However it is subject to the limitations listed above.
- The quality of data will improve over time as the reporting requirements and data collection processes become more familiar and are refined. This will also be subject to steps taken by the councils, sites delisting properties that do not comply, further analysis and more work being undertaken to ensure greater consistency and compliance with data reporting requirements under the Act.

## ATTACHMENT I: SUMMARY OF REPORTED PREMISES BY LOCAL GOVERNMENT AREA

Primary Residence?	No		Total	Yes, comprises all or part of premises		Total	Grand Total	Change since last quarter (No. of premises)
Planning Permit Required?	Not required	Required		Not required	Required			
<b>Local Government Area</b>								
Break O'Day (M)	82	139	221	51	10	61	282	-42
Brighton (M)	3	1	4	12	1	13	17	-4
Burnie (C)	15	13	28	23	1	24	52	-6
Central Coast (M) (Tas.)	6	42	48	60	12	72	120	-14
Central Highlands (M) (Tas.)	13	20	33	7	2	9	42	3
Circular Head (M)	10	27	37	21	3	24	61	-17
Clarence (C)	29	97	126	219	20	239	365	-38
Derwent Valley (M)	15	26	41	17	2	19	60	-6
Devonport (C)	12	30	42	46	12	58	100	5
Dorset (M)	22	75	97	26	6	32	129	-2
Flinders (M) (Tas.)	20	9	29	7	0	7	36	3
George Town (M)	5	14	19	11	3	14	33	-1
Glamorgan/Spring Bay (M)	80	310	390	83	16	99	489	-61
Glenorchy (C)	10	31	41	104	8	112	153	-4
Hobart (C)	107	359	466	605	77	682	1148	-114
Huon Valley (M)	44	47	91	97	13	110	201	1
Kentish (M)	6	24	30	41	5	46	76	-3
King Island (M)	12	10	22	5	1	6	28	5
Kingborough (M)	57	135	192	173	22	195	387	-32
Latrobe (M) (Tas.)	4	22	26	12	2	14	40	-1
Launceston (C)	46	230	276	185	25	210	486	-46

Primary Residence?	No		Total	Yes, comprises all or part of premises		Total	Grand Total	Change since last quarter (No. of premises)
Planning Permit Required?	Not required	Required		Not required	Required			
<b>Local Government Area</b>								
Meander Valley (M)	8	31	39	54	7	61	100	-6
Northern Midlands (M)	10	21	31	29	5	34	65	-1
Sorell (M)	14	49	63	61	8	69	132	-8
Southern Midlands (M)	2	6	8	8	3	11	19	2
Tasman (M)	11	72	83	34	9	43	126	-13
Waratah/Wynyard (M)	12	34	46	30	5	35	81	-16
West Coast (M)	14	33	47	11	1	12	59	-5
West Tamar (M)	12	62	74	68	22	90	164	-12
No Match	1	0	1	2	0	2	3	No Change
<b>Total</b>	<b>682</b>	<b>1969</b>	<b>2651</b>	<b>2102</b>	<b>301</b>	<b>2403</b>	<b>5054</b>	<b>-433</b>

**Department of Justice**

Consumer, Building and Occupational Services

**Phone:** 1300 65 44 99

**Email:** [cbos.info@justice.tas.gov.au](mailto:cbos.info@justice.tas.gov.au)

**[www.cbos.tas.gov.au](http://www.cbos.tas.gov.au)**