
Short Stay Accommodation Report – Quarter 4 2023 (amended)

Data collection for the *Short Stay Accommodation Act 2019*

Report 17 | October - December 2023 | Version 2.0

Author: Consumer, Building and Occupational Services

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Introduction

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

- Ensures everyone plays by the same set of rules
- Captures a clear picture of short stay accommodation across Tasmania
- Informs future policy and planning at a state and local level.

The Act allows the Government to collect data on the number of properties listed on short stay accommodation sites in our residential zones. The data provides the Government with a better understanding of short stay accommodation and informs evidence-based policy and decision making.

The Act outlines how the data collected by the Director of Building Control may be used. It includes providing the data to councils for compliance with the *Land Use Planning and Approvals Act 1993* or the *Building Act 2016*.

What data is reported?

Under the Act, booking platform providers are required to provide the Director of Building Control with certain prescribed information about short stay premises listed in any of the applicable zones:

- General Residential Zone
- Inner Residential Zone
- Low Density Residential Zone
- Rural Living Zone
- Environmental Living Zone
- Village Zone
- Activity Area 1.0 Inner City Residential (Wapping).

The Act requires booking platforms to collect and provide the following information about premises listed on their sites:

- the address of each property listed within the residential zones
- the planning permit status as stated by the host, along with the relevant planning permit number (where applicable)
- the number of bedrooms used for short stay accommodation
- whether the property is the primary place of residence for the host
- the period during that financial quarter that the property was listed on the site.

The Act requires information to be reported to the Director of Building Control quarterly, within 30 days of the end of the quarter.

Data quality improvements

Since the Act was introduced, sixteen reports have been published:

- Report 1 – October to December 2019
- Report 2 – January to March 2020
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- Report 15 – April to June 2023
- Report 16 – July to September 2023

This report covers the period October to December 2023. (Note: since the original version of this report was published in 2024, data errors were located on page 6 and in Appendix 1. These errors have been fixed. The original report is at Appendix 2.)

Since the reporting requirements were introduced under the Act in 2019, the Department of Justice has identified issues with the accuracy of data provided by a number of the booking platforms. The Department continues to review and assess the data provided by booking platforms to ensure its accuracy. The Department will continue to work with booking platforms to ensure reports accurately reflect short stay listings within Tasmania.

Summary of results for this period

The submissions received by the Government provided valid data for 7241 individual properties listed during the reporting period (1 October – 31 December 2023). There has been an increase of 396 properties compared to the previous reporting period.

Of the 7241 properties:

- 3634 (50.2%) are reported as being a primary residence.
- 3601 (49.7%) are reported as not being a primary residence. Of these, 593 were reported as not requiring a planning permit. Many of these indicate that they have an existing use right which waives the need for a permit.
- 6 (.1%) did not report on primary residence status.

Observations

The data shows a clear distinction between the use of properties in the Greater Hobart area¹ and other parts of Tasmania. The majority of properties listed in Greater Hobart are those sharing their own home.

Out of the 3039 premises recorded, 1996 (65.7%) are listed as a primary residence.

Conversely, in regional areas of the State, more investment properties or shacks are used for short stay accommodation, leading to a far lower percentage of primary residence properties.

A summary of premises by council area, including their reported permit status, can be found in Appendix 1.

Notes on data

From the data analysis undertaken:

- 1706 addresses could not be matched to a valid Tasmanian address due to insufficient address details, such as providing only a suburb and no street address. Some listings also contained data that does not exist in this State. Data from these listings is included in this report as these addresses cannot be confirmed to fall outside the Act.
- 3945 properties were listed more than once. These listings include platforms reporting multiple rooms within a single house as separate premises and premises listed on

¹ As per the *Greater Hobart Act 2019*, the Greater Hobart area means the area containing each municipal area of the Greater Hobart area councils (Hobart, Kingborough, Clarence and Glenorchy).

more than one booking platform. Where such premises were able to be identified, they were only counted once and the duplicate removed.

Trends

The Tasmanian Government has now collected data each quarter since October 2019. This allows the Government to map trends over time to gain further understanding as to the extent of short stay accommodation in Tasmania.

Figure 1 below shows that the rate of increase in premises listings remains relatively consistent, with an increase in short stay premises listings of 5.8% for Quarter 4 2023.

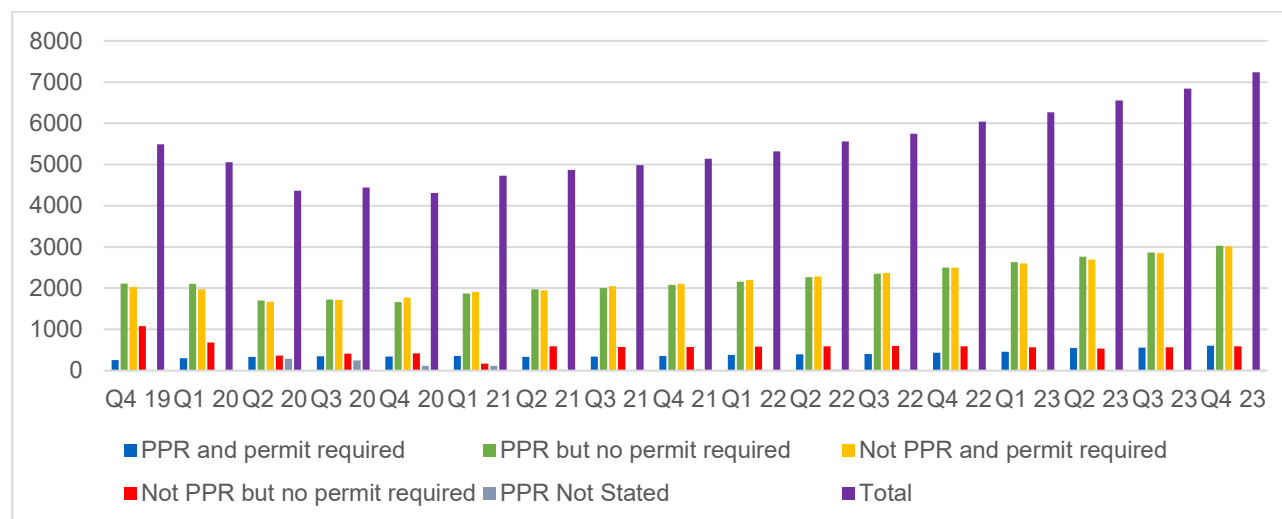


Figure 1: Trends, Quarter 4 2019 to Quarter 4 2023

PPR = place of primary residence

Future Reporting

Consumer, Building and Occupational Services continues to work with booking platform providers to improve compliance with the Act's reporting requirements.

As highlighted above, reports have included data that is not required under the Act and issues regarding data quality remain.

Data quality will improve as reporting requirements and data collection processes become part of each platform's business practices, and reporting is refined over time.

Over time steps taken by local councils, sites delisting properties which do not comply with requirements and education and awareness-raising with property owners will help ensure greater consistency and compliance with data reporting requirements under the Act.

Appendix 1: Summary of reported premises by local government area

Note: Where a property has been reported more than once, and the detail is different for each (e.g. for one provider, the listing states that a planning permit is not required, but the listing provided for the same property by a different platform provider states that it was) an assessment has been made as to which data is used. The figures in this table will be subject to change as data quality is improved and the baseline data corrected in future reports.

Primary Residence?	Not Stated	No		Total	Yes, comprises all or part of premises		Total	Grand Total
Planning Permit Required?	Required	Not required	Required		Not required	Required		
Local Government Area								
Break O'Day (M)	0	63	277	340	81	30	111	451
Brighton (M)	0	2	2	4	15	2	17	21
Burnie (C)	0	11	34	45	35	4	39	84
Central Coast (M) (Tas.)	0	9	51	60	75	16	91	151
Central Highlands (M) (Tas.)	0	13	39	52	12	0	12	64
Circular Head (M)	0	13	30	43	25	5	30	73
Clarence (C)	0	22	169	191	389	59	448	639
Derwent Valley (M)	0	8	31	39	12	9	21	60
Devonport (C)	0	14	55	69	83	15	98	167
Dorset (M)	0	19	132	151	30	12	42	193
Flinders (M) (Tas.)	0	12	7	19	3	1	4	23
George Town (M)	0	5	37	42	17	7	24	66
Glamorgan/Spring Bay (M)	0	55	421	476	93	47	140	616
Glenorchy (C)	0	12	44	56	184	23	207	263
Hobart (C)	0	62	482	544	863	141	1004	1548
Huon Valley (M)	0	32	70	102	82	22	104	206
Kentish (M)	0	4	26	30	21	4	25	55
King Island (M)	0	8	16	24	9	1	10	34

Primary Residence?	Not Stated	No		Total	Yes, comprises all or part of premises		Total	Grand Total
Planning Permit Required?	Required	Not required	Required		Not required	Required		
Local Government Area								
Kingborough (M)	0	53	199	252	290	47	337	589
Latrobe (M) (Tas.)	0	8	54	62	24	6	30	92
Launceston (C)	0	47	377	424	262	63	325	749
Meander Valley (M)	0	18	36	54	70	12	82	136
Northern Midlands (M)	0	10	30	40	31	6	37	77
Sorell (M)	0	15	72	87	112	19	131	218
Southern Midlands (M)	0	2	3	5	10	2	12	17
Tasman (M)	0	14	87	101	40	7	47	148
Waratah/Wynyard (M)	0	21	49	70	41	8	49	119
West Coast (M)	0	12	77	89	24	8	32	121
West Tamar (M)	0	22	105	127	93	30	123	250
No Match	6	1	2	3	1	1	2	11
Total	6	587	3014	3601	3027	607	3634	7241

Department of Justice

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APPENDIX 2: ORIGINAL REPORT – QUARTER 4 2023

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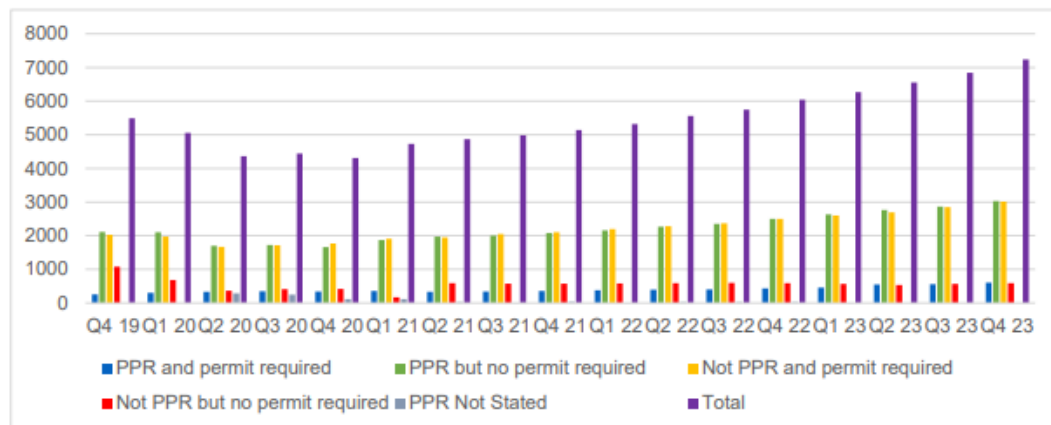


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