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CBOS

Consumer, Building &
Occupational Services

First report on data collection

Short Stay Accommodation Act 2019



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First report on data collection for the purposes of the Short Stay Accommodation Act 2019

Introduction

The *Short Stay Accommodation Act 2019* (the Act) is the first of its kind in Australia. It 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 enforcement activities as required. Prior to the Act, councils had no easily accessible information with which to determine compliance with short stay accommodation regulations in their area.

The Act captures data on short stay accommodation (other than hotels, motels and caravan parks) located within the following zones under the applicable planning scheme:

- General Residential Zone
- Inner Residential Zone
- Low Density Residential Zone
- Rural Living Zone
- Environmental Living Zone
- Village Zone
- Activity Areas 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.

Booking platforms are required to report this information to the Director of Building Control on a quarterly basis, within 30 days of the end of the quarter. The first quarter this requirement applied was between October and December 2019.

As at 30 January 2020, the Director of Building Control received three submissions relating to four booking platforms – Airbnb, Stayz, Expedia and Booking.com.

Summary of the data

The submissions received by the Government provided valid data for 5487 individual properties listed during the reporting period.

Analysis by the Department of Justice indicates that 1138 of these were listed on more than one platform or listed separate rooms in the same house as an individual listing. A further 412 entries were provided with insufficient data and therefore excluded from the analysis.

Of the 5487 properties:

- 2374 (43.3%) are reported as being a principal place of residence.
- 3113 (56.7%) are reported as not being a principal place of residence. Of these, 1083 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 area¹ compared to other parts of Tasmania. The majority of properties listed in Greater Hobart are those sharing their own home. Out of the 2262 premises recorded, 1243 (55%) 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. In Glamorgan/Spring Bay only 96 premises out of a total of 550 (17.5%) were listed as a principal place of residence and in Break O'Day only 62 premises out of a total of 324 (19.1%) were listed as the principal place of residence.

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*.

The Director of Building Control will provide the first quarter's information to councils for this purpose in March 2020.

¹ Greater Hobart area includes Hobart, Kingborough, Clarence, Glenorchy and Brighton LGAs.

Notes on data

- This was the first time this data was received and data was received in varying formats, which required significant validation work.
- Some data was not provided in full or with accuracy, and 412 premises where insufficient data was provided had to be excluded from the analysis.
- 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.
- 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 DWELLING BY LOCAL GOVERNMENT AREA

Principal Place of residence	No		Total	Yes, comprises all or part of premises		Total	Grand Total
	Not required	Required		Not required	Required		
Local Government Area							
Hobart (C)	178	398	576	616	70	686	1262
Glamorgan/Spring Bay (M)	114	340	454	82	14	96	550
Launceston (C)	90	243	333	178	21	199	532
Kingborough (M)	101	122	223	178	18	196	419
Clarence (C)	65	101	166	221	16	237	403
Break O'Day (M)	107	155	262	51	11	62	324
Huon Valley (M)	54	41	95	97	8	105	200
West Tamar (M)	21	58	79	70	27	97	176
Glenorchy (C)	14	35	49	102	6	108	157
Sorell (M)	24	53	77	56	7	63	140
Tasman (M)	20	71	91	41	7	48	139
Central Coast (M)	22	39	61	61	12	73	134
Dorset (M)	30	73	103	24	4	28	131
Meander Valley (M)	14	28	42	57	7	64	106
Waratah/Wynyard (M)	29	34	63	30	4	34	97
Devonport (C)	16	31	47	41	7	48	95
Kentish (M)	11	22	33	44	2	46	79
Circular Head (M)	34	25	59	17	2	19	78
Derwent Valley (M)	20	25	45	20	1	21	66
Northern Midlands (M)	14	20	34	28	4	32	66
West Coast (M)	19	34	53	9	2	11	64
Burnie (C)	20	14	34	23	1	24	58
Latrobe (M)	10	18	28	11	2	13	41
Central Highlands (M)	13	15	28	9	2	11	39
George Town (M)	5	16	21	12	1	13	34
Flinders (M)	20	5	25	8	0	8	33
King Island (M)	10	8	18	5	0	5	23
Brighton (M)	3	2	5	15	1	16	21
Southern Midlands (M)	4	4	8	6	3	9	17
No Match	1	0	1	2	0	2	3
Total	1083	2030	3113	2114	260	2374	5487



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