

# Regulation for Housing Share Economy Platforms

Worldwide there are calls from communities for governments to step up and regulate shared economy platforms such as AirBnb. It seems to be a battle line with clear sides. Those with wealth, privilege and power and the common people who missed out on the wealth game. Most Australians were raised with the game ingrained in their earliest psyche. We were taught there are those who get ahead and those that get wiped from the board and to get ahead you must accumulate real estate and gather rent. Owners win renters loose.

Until the shared economy came along we knew the game. There were those who could accumulate wealth, build hotels and become commercial enterprises. Those with houses had less accumulation and needed their lowly renters to keep in the game. The most houses they could own on a road were four before they had to turn into a commercial enterprise. There were very clear game rules and eventually renters without being owners got wiped out of the game leaving only the owners to collect rent from each other until time ran out or there was a clear miserly sole winner. Guess what? In the real life game renters do not just leave the room and quit, they may feel like sore losers but know enough to point out when the rules need reform. They will not be spectators of the game of life watching as owners only get to play.



Can those who have not had the same chance cards in the game of life expect appeals to be heard by those who are leading? When the game is getting out of hand you would hope so.



In real life not all players started out on an equal footing, the game needs adjudicators to make sure everyone plays fair, that those who missed out at the beginning can play too. There is no getting off the board; so going around the board, passing go, collecting an income and paying the rent is all many can expect. It is the government who should be adjudicating, making sure there are enough affordable properties for renters to live in. The spectators are watching to see if those in power will act and call for some rules to this game. As spectators we can applaud the Legislative Council for noting the game may need adjudication. However, you may have noticed the scepticism in this writing that something will be done to correct the rule book so fairness can apply across the board.

It is not with much hope of adjudication as any spectator would have to wonder if there are not conflicts of interest in play and a few reasons for the government to be unlikely to regulate platforms such as Airbnb.

Firstly, it can be recognised that at all tiers of governance the participants are holding wealth themselves in the form of real estate. They are not those who have to experience not knowing if their rental lease will be renewed from one year to the next or if their rent will continue to be affordable. At a federal level we're the political register of interests is available we know the country is being managed by people who are wealthy, real estate owners and most likely as multiple investment property owners not missing out on taking advantage of the shared economy themselves <sup>1</sup>. Here in Tasmania while the Premier stated the disclosure of interests would be online to view a year ago, they were submitted last October they have yet to appear. He said:

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<sup>1</sup> Federal members break down of those who have registered their interests: of the APX 225 politicians. Ten have not declared owning property and possibly are renters but this may not be the case they could be living in another family members home or have their wealth hidden under a family trust as is becoming a popular method not to declare interests. 101 of these not only have a residence but investment properties and in most cases multiple investment properties. The real estate controlled by politicians and their families does not compare with the average Australian. It can be assumed the bulk of those who serve as federal politicians on any side are very out of touch with the needs of people who have no option but to rent. How many of these rent their investment properties, have them parked as an asset, list them as short term accommodation? Who knows but it likely factors into their decision making legislations and policies.

“transparency and accountability continues to be a core priority of my Government. The community expects all of us, as Members of Parliament, to carry out our duties in a way that upholds the values and customs of this institution. As elected representatives, we must continue to uphold the good governance principles of accountability, integrity and transparency. This includes making decisions that are informed and measured, and not making decisions under circumstances where a conflict of interest may exist, or may even be perceived.” ([http://www.parliament.tas.gov.au/bills/Bills2017/pdf/notes/30\\_of\\_2017-SRS.pdf](http://www.parliament.tas.gov.au/bills/Bills2017/pdf/notes/30_of_2017-SRS.pdf)).

Perception would have it that the state government is not unlike the federal government for no one in power is a home renter they are all home buyers or owners and of course many have multiple homes, investment properties and some would be utilising the shared economy themselves (parliament library not available online as promised)<sup>2</sup>. Hence, how can those winning on the board game of life the with multiple houses or even hotels be expected to listen sincerely to those who have none.



Furthermore, the premier with his tourism portfolio has been very vocal in his support for these platforms, he wants to see the sharing economy grow and encourages them to be taken up by more owners, investors. “The Hodgeman government is acting to support continued growth in the tourism and hospitality sector by embracing the sharing economy”,<sup>3</sup> has said “my government choice is to embrace the change...seize the opportunities” ([http://www.premier.tas.gov.au/releases/embracing\\_the\\_sharing\\_economy](http://www.premier.tas.gov.au/releases/embracing_the_sharing_economy)).

<sup>2</sup> Armitage, Rosemary. Residence 50% (Ind) Armstrong, Roberts, Residence 50% (Ind). Dean, Ivan, rental properties, interest in another (Ind). Farrell, Craig, Residence with wife (ALP). Finch, Kerry, joint tenant x 2 (Ind). Forest, Ruth, sole owner 1, joint 1, equity (partner) 1 (Ind). Gaffney, Michael, residence, apartment (Ind). Hisscut, Leone, family trust includes sons... multiple farms, 1 bnb (LP). Lovell, Sarah, joint owner 4 x units (ALP). Rattray, Tania, owner 1 (Ind). Valentine, Robert, residence, holiday home (Ind). Wilkinson, James, residence, tenants on common wife other (Ind). Willie, Joshua, residence (ALP). Archer, Elise, director husband dale archer family trust assumed multiple properties. (LP). Bacon, Scott, 0, unlikely he rents as a former premiers son (ALP). Broad, Shane, residence with wife (ALP). Barnett, Guy, joint tenant home (LP). Brooks, Adam, residence, 4 x commercial investment properties, 3 x residential investments (Australian investment group shareholder, and maintenance systems solutions shareholder) (LP). Courtney, Sarah, 3 x properties hard to tell under business, listed rental income. (LP). Ferguson, Michael, residence, investment properties x2 (LP). Gutwein, Peter, x5 properties listed, sold 1 (large heritage home 1.25m) no rental income recorded yet at least two are commercial rental properties (LP). Hidding, Marinus, residence, a family trust (LP). Hodgman, William, residence with wife (LP). O’Conner, Cassandra, 2x houses shared (Greens). Pentrusma, Jacqueline, title in common, landlord (LP). Rockliff, Jeremy, 1 sole owner, multiple farms trust, 1 rental possibly is 2 flats, 1 holiday rental (LP). White, Rebecca, 1 residence, 1 trust (ALP). Woodruff, Rosalie, 2 x joint owner (Greens). Jaensen, Roger, 1 owner (LP). O’Byrne, Michelle, 1 residence (ALP). Jenna Butley ALP 1 residence (ALP)

Missing: Hickey (LP), Shelton (LP), Haddad (ALP), Dow (ALP), Houston (ALP), O’Byrne, D (ALP), Standen (ALP), Siejka (ALP).

The premier's baby is the T21 Visitor Economy Strategy. It speaks for the needs of visitors he wants more and more of them and for them to spend, part of this spending is to buy real estate. This would be nice if they buy to move here it is not so nice if they are buying to take a home off the residential property listings and turn them into another short term accommodation house.

Research has been supported by the government for the greater Hobart supply analysis for tourists:

Average annual occupancy levels are high with Hobart City at 82 per cent and Greater Hobart at 78 per cent to June 2016, without Hobart City's occupancy sitting at over 90 per cent for six months of the year.

For the T21 target, Greater Hobart requires an additional 1 700 rooms by 2020 which includes 1 478 rooms in Hobart City. If visitor numbers continue to grow at the current growth rate the requirements could be as high, or higher than 1 763 rooms in Hobart and 2 069 in Greater Hobart. ([https://www.cg.tas.gov.au/home/investment\\_attraction/investment\\_opportunities/investment\\_opportunities2/tourism/tourism\\_accommodation\\_supply\\_analysis/hobart\\_demand\\_study](https://www.cg.tas.gov.au/home/investment_attraction/investment_opportunities/investment_opportunities2/tourism/tourism_accommodation_supply_analysis/hobart_demand_study))

*The government wants an additional 1,700 accommodation rooms by 2020; goodness knows how many households will need somewhere to live by then when the government's housing list now requires 3,412 houses not rooms!*

How many of these are on the priority list people doing it tough, homeless and staying in overcrowded friends and relatives places?

In one year the report mentioned Economic Effects of Airbnb in Australia; found that Airbnb guests spent \$86 million. It benefits guests, hosts, and the tourism industry. What hope can there be to expect the state government to regulate Airbnb when it helps their own policy goals especially those of T21. The premier in his mid

year statement said “We will make sure Tasmania’s visitor economy grows sustainably and provides economic, social and cultural benefit for all Tasmanians.”.

Not ALL Tasmanians are benefiting if those who are underemployed, single pensions or welfare are finding themselves out of a home or in overcrowded housing and unable to find a roof of their own: they are not benefiting. Residential housing availability is not meeting the supply numbers for sustainable, affordable accommodation for the population full time this should be the priority not making sure visitors have a bed.

When the governments action plan 2015-19 only planned to house 1,600 households that is not on track for this number. It’s not hard to see where their priorities lay. The important word the premier needs to weigh up in his statement is “sustainable” growth. The Airbnb platform has yet to reach saturation more houses are adding to the listings. More are being lost from the rental market.

Where are the glossy reports on the need for housing? The battle is lopsided when reports such as “Economic Effects of Airbnb in Australia”, which actually should of been named in Tasmania are available yet the reports on the needs of the community are not publicised, their recommendations are neglected or even scoffed at, and researchers have issues to get at much needed data being blocked at every turn. Thus, transparency is one of the biggest requirements to be pushed for when The Tasmanian Council of Social Service (TasCOSS), Shelter Tasmania (ST), the Local Government Association of Tasmania (LGAT) and the Tourism Industry Council of Tasmania (TICT) all want to see the data. Planning around losing available houses to short stay accommodation needs to be exposed not hidden away.

The state wants Airbnb, it wants population growth, it especially wants tourism. The other side of the coin needs to be seen. Last years Anglicare report on housing needs was scoffed at for claiming Airbnb had taken away rental properties “but it didn’t have any evidence to support this” was the counter argument (<https://www.domain.com.au/news/airbnb-is-blamed-for-tasmanias-housing-affordability-problems-but-its-actually-helping-small-businesses-20180216-h0w6hx/>).

It is next to impossible to find housing being lost to short stay accommodation venues; the only way available to do this requires untold hours of internet Airbnb trolling. The steps include searching Airbnb listings, looking for a listing with a photograph of the house showing its street number, going to google earth street view maps and searching for the same house to find its address then with this address searching for the properties history on real estate history pages<sup>3</sup>. Painstaking slow and hard work. Please see appendix for a few examples.

A second way to prove rental properties are being lost is simple; listen to former renters stories.

#### Example 1 Employed homeless person:

A property a homeless woman was approved for... was \$260PW as a rental in 2016, switched over to Airbnb and online @\$600 PW. This homeless person had a full time job so negotiated with host to rent it on a lease. She required a home with furniture and internet, she had lost everything. The owners agreed for \$495 PW rent. She moved into the house and found it to be nothing like it was pictured on Airbnb, though very basic and a small home some of the furniture had likely been switched out on becoming a rental, there was a small fridge with no shelves, there was no wifi included as advertised. She realised she was being taken advantage of and the property while furnished was not worth \$495pw to rent. She went into a share house and is still looking for a house to rent.

#### Example 2: Homeless long term city renter:

I was renting 24 years in the CBD, my rent was \$210 PW for a 2 bedroom flat (shared), my lease was not renewed as I was told my rental property was being renovated and made into an AirBnb. I then as a mature aged woman could not find an affordable rental and spent the next two and a half months living in a tent on the Showgrounds in winter.

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<sup>3</sup> It seems many of the rental properties that have change to being on the platform are the types of houses that formerly were via private rental not real estate listings. They formerly advertised for rent on platforms such as gumtree. They still do but not at affordable rates. If you search gumtree today in winter there is no shortage of 6 month leases, partly furnished rentals all just waiting for the tourist season.

Example 3 Property manager:

Hi, I have managed properties ...(removed as wishes to be anonymous) apartment in CBD. I took over managing these properties about 2 and 3 years ago. They are both 2 bedrooms that were previously rentals until then. I'm unsure of rent, but now charge around \$200 per night. As a tourist property manager I can see that unregulated airbnb is a HUGE contributor to homelessness. Although I have a permanent rental, my childrens father, a ... and business owner couldn't find a rental for 8 months. This really bought home how bad the situation had quite quickly become in Tasmania. As I was running the 3 apartments in Hobart I was constantly in contact with other people trying to employ me for their new properties, they were springing up everywhere! I was hopeful there would be regulation, but with people making the decisions, owning airbnb's themselves and the others all enjoying the tourist dollar while tucked up in their homes.....

Example 4 Homeless single mother with children. (former tenant in Medina<sup>4</sup>)

I spent time after living in Medina homeless with my children. Myself and four children most recently have been homeless since November 2017. There is nothing affordable for my family to rent I would love to return to Medina as a community I know it, I know the school and being rural is more affordable yet they have all gone as private rentals. Primrose Sands is another location that used to be affordable and the same applies. There are many 3-6 month furnished rentals over winter showing up for rent (clearly intended to be Airbnb listings once the tourist season takes off) yet no way could I rent a furnished home with the responsibility of other people's belongings having young children. Every few weeks friends and family are finding themselves not having their leases renewed after being long term renters joining the homeless numbers.

You can look at many heritage buildings, the novelty convict buildings so popular for tourism, those with a colourful past have become Airbnb. These are all over Hobart

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<sup>4</sup> Maydena. Population 245 2006. 2016 222. Med rent \$170 pw 140 private dwellings ... 76 houses sold since. About half the town potentially has been turned into short term accomodations. As one real estate agent who sold many of these houses explained most had been bought by interstate investors wishing to turn them into Airbnb listings. Whereas Maydena is close to national parks and pristine country and rivers what barriers are in place for interstate and overseas investors buying up? Nothing is stopping other coastal and other previous cheaper rental spots on the fringe from likewise being turned into a diminished residential community with a short term in season population of tourists.

and the former renters whose leases were not renewed had to move somewhere. Obviously they added their numbers to those applying for the fewer available rental properties advertised. Those on lower incomes and welfare used to rent the more rundown older places in Hobart they are finding themselves homeless and unable to be on the board essentially locked out of the rental market and if lucky staying with friends and family.



The government and their good friends running short term accommodation platforms want us spectators to believe full house listings were not formerly rental properties and that people's lives are not being displaced and finding it difficult to find a rental that is affordable or becoming homeless. Brent Thomas of Airbnb told the ABC "The fact the majority of Airbnb listings in Australia are whole homes doesn't mean much in isolation, when the vast majority of these 'whole home listings' are primary residences of everyday people, listed on Airbnb for just a few nights a year."

We are supposed to believe the majority of the 4,459 full home listings in the Hobart region last summer are people packing away all their personal items, all their valuables, everything that gives a home its personal touches up into boxes and locking them away in storage. Then having strangers sleep in their beds! Scepticism again intended, prove it. Why should the onus be on the public to prove houses are being used as commodities and not as homes as their purpose.

The UN rapporteur on housing has identified housing being used as commodities as a human rights issue. She is calling for governments to redefine their relationship with private investors, reform the governance of financial markets, and to reclaim housing as a social good, "and thus ensure the human right to a place to live in security and dignity". (<https://theconversation.com/explainer-the-financialisation-of-housing-and-what-can-be-done-about-it-73767>).

This issue is not new it is now ten years on since the parliamentary committee addressed housing affordability as a big issue yet the words of the past could have been written this year!



Revisiting the past here are some of the highlights from the report:

*We now know there has also been a deep, dark side to this housing boom. Housing affordability in Tasmania is at an all-time low. Indeed, the entire nation is experiencing a housing affordability crisis, but in Tasmania where we continue to have the lowest incomes in the nation and with some of the highest relative increases in property prices.”*

- *The housing market boom has negatively impacted first homebuyers, private renters, the public housing system, and crisis accommodation providers and clients.*
- *The lack of affordable housing affects levels of disadvantage, and impacts employment opportunities, health, education, and overall welfare.*
- *Housing affordability is negatively impacting across wide segments of the population, including those who have never previously been financially incapable of securing housing. This will be costly for governments.*
- *As more people are left without adequate housing options, a range of services face increased demand from clients with complex health and welfare needs.*
- *The decline of housing affordability in Tasmania negatively impacts quality of life.*
- *Housing is fundamental to the economic and social wellbeing of the Tasmanian community.*
- *The provision of affordable housing is a question of government priorities. Where these priorities sit will determine the economic and social wellbeing of the Tasmanian community.*

### **Recommendations**

*Appropriate housing be viewed as a basic human right, and accordingly governments should commit to attaching a high level of priority to addressing the housing affordability issue.* (<http://www.parliament.tas.gov.au/ctee/Council/Archived/Reports/Housing%20Affordability%20Report.pdf>)

Perhaps the current government forgot to read this old report before consistently slipping backwards in building more social housing stock, selling off existing stock without replenishing it, cutting funding to things like the Reintegration of Ex-Offenders (REO) program, leaving ex-inmates to find their own supported accommodation when released, and throwing the doors open and encouraging full homes to being turned into commodities instead of being homes.

Another nearly soon ten year anniversary is the Federal Government relaxing foreign ownership investments in property. The aim was to increase foreign

investment in development of housing, not to increase house prices with the over-demand for established properties. How much research and documenting of the effects of foreign ownership has been done by both the federal government and this state since this time to see if this balance of pros and cons has worked? There must be a need for this to be reviewed when time after time those who work at the coal face of homelessness are hearing the same story being : their long term rental was bought by a new Chinese owner who does not want to rent it out privately again and is planning to use it for accomodation. One homeless man who was looking to buy a property while at an auction was told by another bidder who was Chinese that this was the 20th property he had bought that weekend.

Clearly there needs to be some sort of watch dog put over housing to check houses when there is such a need that they are not just being used as commodities, bought and parked or under-utilised. The housing tenants union in one of their reports estimated there were about 2000 empty houses in Hobart area. Why when there is such a need for houses to be lived in?

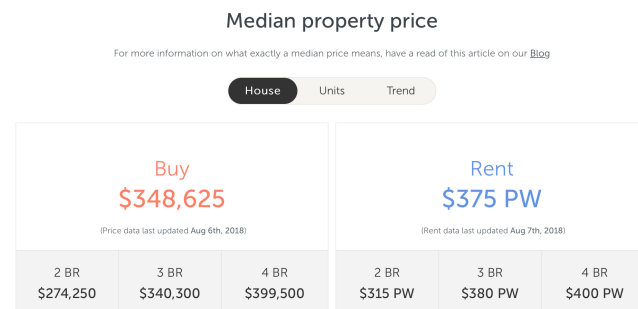
No one is going to begrudge a true B & B a household renting out a portion of their residence for guests nor anyone who wishes to rent their residence for a part of the year while they holiday themselves. The fear and concern is former available rental properties and peoples homes being lost in a time when supply and demand are out of kilter.

Displaced tenants from both the former older homes close the the city and the cheaper remote towns add to the numbers of people competing for rental properties in the lesser tourist interest localities.

The tourism dollar is important there is no argument against how good it has all been for the economy. It is good for local government street scapes when older run down houses are renovated, landscaped, and beautified and turned into something tourists pay good money to be accommodated in. It is the neglect and turning a blind eye to the down side of this that the spectators of it all have a problem with.

The issue is supply and demand of houses for people to live in full time not part time. Before the shared economy hit there were affordable houses and since the buying up boon there are none. This cannot be just a coincidence. If it is then it is a phenomenon occurring wherever and whenever short term letting comes to town<sup>5</sup>.

Just one example should suffice for an example Glenorchy, formally an affordable rental neighbourhood. Rentals everywhere in the Hobart region have jumped up in rent by about \$100 a week last in the past couple of years.



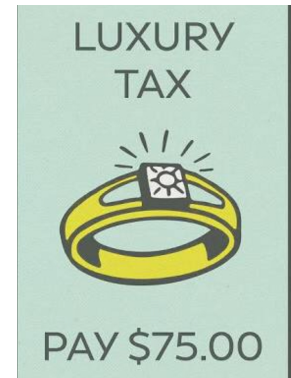
Go closer to town and walk the streets at dinner time. Formerly lights would be on and families eating meals or watching TV unwinding at the end of the day. Why are so many now dark in the off tourist season?

If the government does not believe rental homes are being lost to becoming short term accomodation rentals; why would one of its first ideas be an incentive to lure short term rentals back to becoming available with the Affordable Housing Action Plan? Eligible houses must not be rented to participate so either short term accomodation or sitting empty. The carrot approach to fix the issue obviously has not worked. If it had the housing minister would be boasting about it by now. There

<sup>5</sup> Australia's most profitable Airbnb locations: Deloraine, Smithton, Romaine, Oakdowns, South Launceston, Moonah, north Hobart, Glenorchy, Longford, Hobart, Rosetta, Burnie, Huonville, Launceston, West hobart, Bellerive, Montrose, Lutana, St. Helens, south hobart, sandy bay, battery point, old beach, mt Stewart, prospect, summerhill, invermay, hadspen, Norwood,

would not be reports of homeless people being told by Housing Connect they would be put in one and yet still long after the scheme has supposed to have started still be homeless.

So if the carrot did not work why not try the stick? Look across the straight at what Victoria is doing. A vacant residential land tax. (<https://www.sro.vic.gov.au/vacant-residential-land-tax>) Now there is a good idea. This would not only raise some revenue that could be directed towards social housing construction needs but hopefully get back a few of those parked investment properties and under utilised short term letting houses.



It really is the state that needs to act in any ways possible to curb the growth rate of short term accomodation platforms and regulate those who use such platforms to cheat in the real life monopoly. In the game you cannot just have a green house and paint it red and become a hotel, a commercial business. In the game you must own the street and have it full of houses then exchange four houses to become a hotel. Very easily identified by colour.

Owning real estate collecting rent a concept that is regulated, taxed, and policed by the state. If a tenant breaches a lease, neglects to pay rent it is not a local government regulator who forcibly removes them.

The state is under obligation by law to provide for those being locked out of the game. 6 b of Homes Act 1935 states: (b) to promote, and enable, the provision of safe, secure, appropriate and affordable residential accommodation. It is failing miserably with this and cannot keep hiding this fact with 3,412 households waiting for this. All these

#### What is affordable?

The rent that a property owner is willing to charge to participate in this initiative must be at or below the maximum rents set out in the table below. It is intended that the new rent will be lower than what a property owner may currently receive in the market.

Maximum rents during participation

Region	Bedrooms	Maximum Rents
North West	1	\$133
	2	\$177
	3	\$216
	4	\$248
North	1	\$148
	2	\$218
	3	\$238
	4	\$289
South	1	\$184
	2	\$266
	3	\$324
	4	\$370

households must live somewhere till the government builds affordable homes. According to the governments own reckoning on what is 'affordable' as seen in the pilot scheme there are no private rentals where households may live.

Any regulating the accomodation shared economy platforms cannot be passed off to local governments to take care of as it is a multiple council issue.

Local Governments councillors are not required to register their interests as the other tiers of government must. They are obligated to remove themselves from meetings related to conflicts of interest. How this is policed is impossible to tell. How often it relates with planning processes likewise. It is said that several of Hobart councillors Aldermen have Airbnb listings. In the case of Alderman Jeff Briscoe who has multiple listings that formerly was a very cheap rental, it is not just perception alone that implies no level of government want to put breaks on the growth and success of the shared economy.

It is to Hobart councils credit that they put the breaks on growth in one area that of Battery Point. Hobart is made up of more than the listings in one village area. Inside Airbnb has the figure at 859 entire properties. People used to live in these properties.

Communities and villages that are in natural beauty locations or where tourists flock for annual events such as Cygnet for the annual folk festival could also come into private rental availability dangers. These locations do not have enough hotel accomodation so are localities where short term accomodation is required. No one is going to begrudge locals from listing their homes for this and it should be encouraged. However, it is problematic if more investors buy up properties sold for the purpose of turning them into occasional use. When people who rent these properties now have to leave their community. The short term business to a community from the business dollars spent is one thing but what will sustain these businesses in the off tourist season when families who shop locally depart. Beauty locations at times of the year could become ghost towns.

The wonderful thing about such villages is the community culture, the locals, the markets, the cafes, the friendliness on the streets. If a goodly number of those who live on these streets have to move away as they cannot afford to live any longer in their communities it is good bye to the culture.

This has been the argument around the world for those who wish to see regulation of short term accomodation. There is no shortage of documentation and videos showing this is happening overseas. The artists, musicians, cottage industries of makers tend to live and work in rural communities. They congregate in a community that is affordable as they are not the wealthiest members of society. They develop a culture that attracts visitors. If the creative folk of a community are pushed out of the housing market in such a community just what is it visitors are coming to experience? The imagery comes to mind of non locals sitting around sprung up cafes that take up occupancy where formerly there were galleries by local artists, craft shops, brick a brac and all the other types of shops tourists love to frequent. Would a cafe tourist patron commenting on their B &B accomodation be wary of the waitress serving their coffee if they knew this waitress now is forced to live way out of town, getting up earlier, getting home later, negotiating winding roads and distance to now go to work and serve them or get their kids to school all because they could not afford to live in their village?

Coastal regions, scenic spots the state over are in just as much danger as greater Hobart by unregulated short term letting. Regulating Platforms such as Airbnb needs to be done at state level for the entire state. In specific beauty locations where there is a lack of commercial tourist accomodation the government could generate more accomodation which is it's goal by supporting local governments. These in turn could develop more RV friendly camp grounds not close them down. More old fashioned camp grounds for families to camp at in tents even would allow more people to be tourists and bring holiday cash into communities.


As game spectators it is very easy to see the level the real life game is taking. It is not the average renter who pays these kinds of prices a night, it is only those with houses on the board themselves, those with hotels landing on each others lots still in the game. There are less and less safe rental landing places for the many so someone needs to call out the impostor hotels.

Getting a good deal on your Airbnb? Find out what others are paying in Hobart, Australia

Search Now

Top Airbnb Listings in Hobart

1st




Hobart 101

Entire Place, 2 bed, 1 bath, 4 guests max


AirDNA Score: 86

\$202

Average Price



2nd




Hobart CBD, 3BR, spacious art house

Entire Place, 3 bed, 1.5 bath, 6 guests max


AirDNA Score: 79

\$203

Average Price



3rd




34 Collins in the heart of Hobart

Entire Place, 2 bed, 1.5 bath, 4 guests max


AirDNA Score: 79

\$186

Average Price



4th




Best location in Hobart, HUGE 4 bedroom w/ views!!

Entire Place, 4 bed, 2 bath, 9 guests max

AirDNA Score: 79

\$508

Average Price

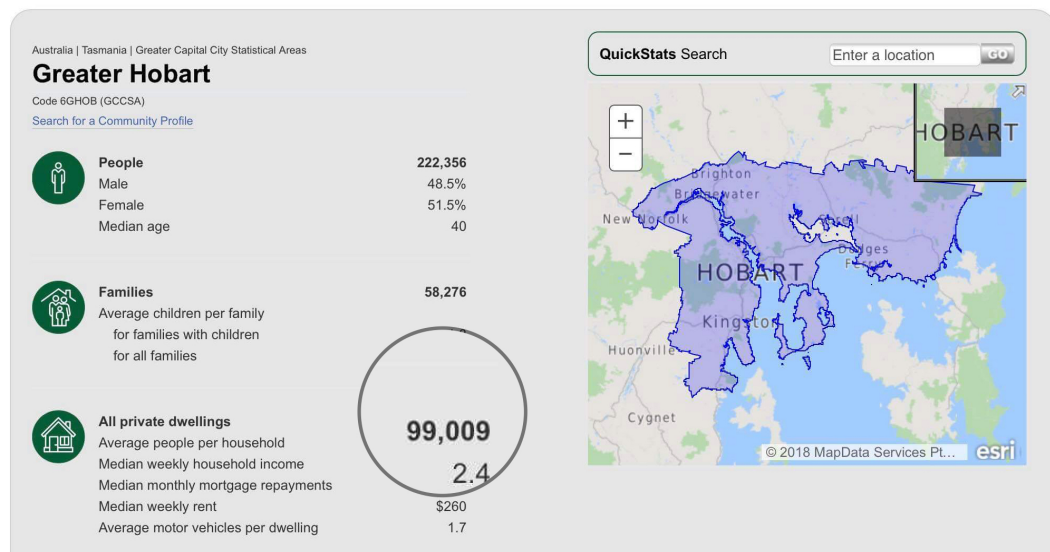




# Incomparable Tasmania

Looking at greater Hobart we know it does not compare with any of the countries other cities in so many ways. Housing supply and demand does not compare with cities such as Melbourne or Sydney where if you cannot find an affordable rental you can move further out into the suburbs where such things exist. You can move half an hours drive from the city centre and still find public transport in the form of trains bringing you straight back to the CBD if needed, large public hospitals and all services required for living standards, all businesses and support services can be found literally close by. Drive out of Hobart and none of this exists. displaced tenants cannot go elsewhere as there is no elsewhere.

## 2016 Census QuickStats



For a comparable city we will look at Ballarat in Victoria as the closest comparison. A city with suburbs, with only buses for transport, with industrial estates, comparable main public hospitals, shopping centres, services.

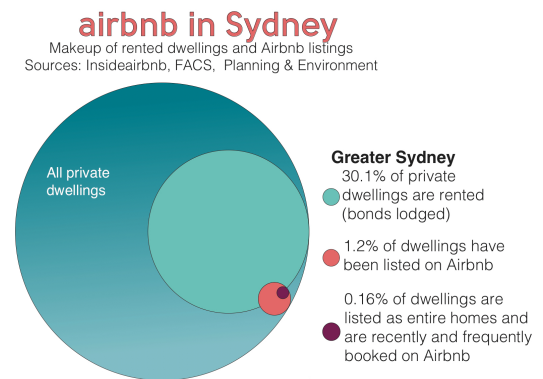
Since the last census greater Hobart has now seen APX 1.5% of its private dwellings be listed as full house accomodation for the same geographical region as pictured (1,539 Homes) on platforms such as Airbnb. Ballarat has 0.02% so no supply and demand issues there for its population to be housed. They do not have a government encouraging population growth via migration from around the country



without the housing building industry unable to keep up with the need. We do. Why does someone not notice this is a problem? What are other countries with a possible 1.5% of their residential housing being lost doing about it?

Our percentage is higher than Sydney a city without comparison due to infrastructure and a no way comparable need for those being forced off the board to stay in the game.

The issue is for the state to look at and quickly.



Again as spectators we recognise common sense approaches when it comes to regulating or adjudication of the rule book would be difficult but we would like to see an effort to at least try.

Look to examples like the Netherlands and cities like Amsterdam where data sharing is being demanded. Airbnb claims it wants to promote a responsible, sustainable home sharing platform, so take them up on it. **Release the data.**

If Airbnb truly believes its own spiel that the platform is used by the average Australia sharing out part of their residence or their home while on holidays themselves then they will not mind at all any quasi hotels being taken off the board.

In this regard it should not have to get to the point it did in Sydney where one host had 252 active listings, another 182 and another 142 these clearly are hotels, commercial enterprises <https://www.commercialrealestate.com.au/news/like-frankensteins-monster-airbnb-has-grown-into-something-else-entirely/> . We already know from the Medina experience some of the



mainland visitors are here buying up existing homes for this purpose.

The answer to this is simple regulate: one host (one residential address): one listing. **Stop multiple listings.** Penalise any host who side steps it by using family members to list their property.

If a host has the granny flat down their back yard listed and their full house investment property let them decide which to list not both. Even that granny flat may be appreciated as a regular style rental by some student or single pensioner. If a property owner is an out of state investor then apply the same rule if they have a listing elsewhere in the country then not in Tasmania, let them be landlords and houses be homes not hotels. They are needed.

As for overseas investors well the whole purpose of relaxing the foreign investment in property was for development not taking away existing homes. Can no one come up with some carrot and stick approaches. A good start would be no listings on shared economy platforms, much higher taxes for existing residential property purchases and tax break incentives for development construction such as apartments, student accommodation facilities, real hotels for tourists etc.

Guessing one of the main arguments any adjudication team would have is that there is no department within the government to handle and play watchdog for any regulations imposed in the shared economy platforms. These did not exist in the state a few years ago and came out of nowhere so likewise make a body, a service to monitor the platforms, tack them onto the consumer, building and occupational services department. This is where it belongs if hosts collect rent as they do.

Any regulatory approaches to the shared economy platform should obviously not be grandfathered for there is an immediate need in the state for more residential listings and competition to make rental housing affordable. The clock needs to be turned back a notch not stopped where it is.

