

The Secretary
Legislative Council Select Committee - Short Stay Accommodation in Tasmania
Legislative Council
Parliament House
Hobart TAS 7000

Dear Sir/Madam,

We wish to make a submission on the short stay accommodation industry in Tasmania.

We emphasise we have no self interest in the making of this submission. We own our house and no other property and we do not rent out any part of our home. We make this submission because we are alarmed at the social impact the industry is having on disadvantaged people in our community.

Our understanding is that, globally, the initial intent of airbnb was to provide a room in a resident's house for travellers to rent for a short period and we consider this to be a worthy action.

Unfortunately Government policy or lack thereof has encouraged predatory landlords to make substantial profits at the expense of long term renters by buying houses to rent out at vastly enhanced prices. This has led to a lack of long term rental particularly for those who are already struggling to find accommodation at all, let alone any that is affordable. It is a sad comment on our times that those in Government, the social elite, and avaricious landlords ignore the plight of ordinary people who are fast becoming the urban homeless.

We consider the current State Government policy was poorly thought out and has led to a huge social imbalance which must be addressed to ensure fairness for all. Furthermore, it has had a deleterious impact on communities: there are now many neighbourhoods where houses are left empty apart from when occupied by short term renters, resulting in a loss of a sense of community.

Whilst it is outside the terms of reference of this enquiry, we believe it is immoral that Federal Government policy enables landlords to be given additional financial leverage by being permitted to negatively gear their income producing investment in property.

We hope the Committee can find a way to introduce a balanced policy that is fair to all.