

Report on data collection Quarter 3 2023

Short Stay Accommodation Act 2019

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

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, fourteen reports have been published:

- Report 1 – October to December 2019;
- Report 2 – January to March 2020;
- Report 3 – April to June 2020;
- Report 4 – July to September 2020;
- Report 5 – October to December 2020;
- Report 6 – January to March 2021;
- Report 7 – April to June 2021;
- Report 8 – July to September 2021;
- Report 9 – October to December 2021;
- Report 10 – January to March 2022;
- Report 11 – April to June 2022;
- Report 12 – July to September 2022;
- Report 13 – October to December 2022;
- Report 14 – January to March 2023; and
- Report 15 – April to June 2023.

This report covers the period July to September 2023.

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 6845 individual properties listed during the reporting period (1 July – 30 September 2023). There has been an increase of 291 properties compared to the previous reporting period.

Of the 6845 properties:

- 3431 (50.1%) are reported as being a primary residence.
- 3414 (49.9%) are reported as not being a primary residence. Of these, 565 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.

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 2864 premises recorded, 1882 (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 I.

Notes on data

From the data analysis undertaken:

- 1541 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.
- 3806 properties were listed more than once. These listings include platforms reporting multiple rooms within a single house as separate premises and premises listed on 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 I shows that the rate of premises listings has remained relatively stable, with an increase in short stay premises listings of 4.4% for Quarter 3 2023.

¹ As per the *Greater Hobart Act 2019*, the Greater Hobart area includes Hobart, Kingborough, Clarence and Glenorchy LGAs.

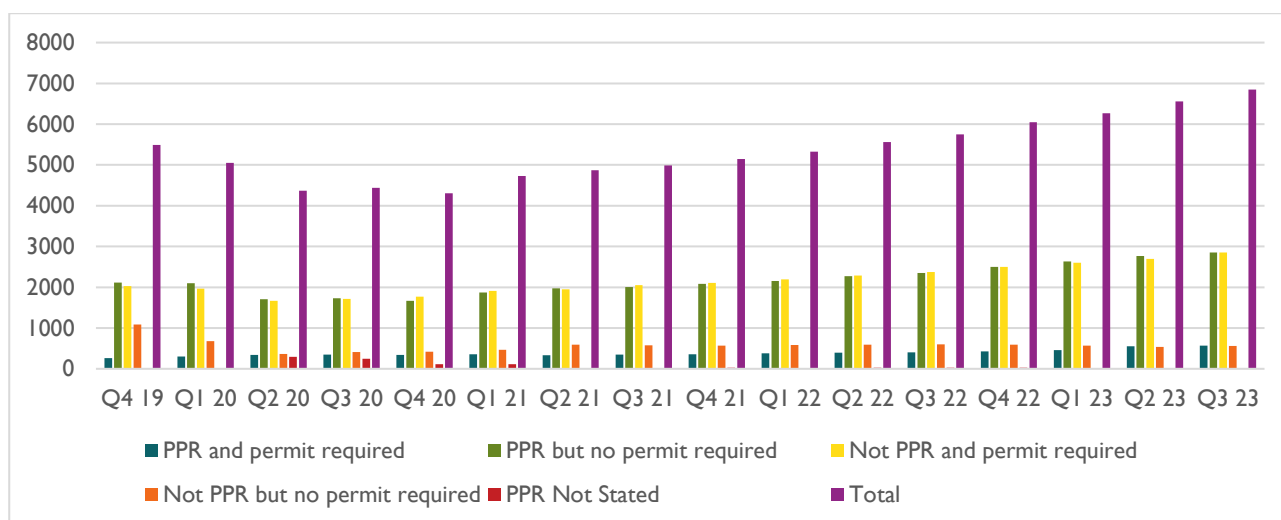


Figure 1: Trends, Quarter 4 2019 to Quarter 3 2023

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 I: 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 Total	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	59	272	331	78	31	109	440
Brighton (M)	0	1	2	3	14	2	16	19
Burnie (C)	0	12	29	41	33	3	36	77
Central Coast (M) (Tas.)	0	8	47	55	71	16	87	142
Central Highlands (M) (Tas.)	0	13	36	49	11	0	11	60
Circular Head (M)	0	13	29	42	24	5	29	71
Clarence (C)	0	26	149	175	369	53	422	597
Derwent Valley (M)	0	8	29	37	11	8	19	56
Devonport (C)	0	14	52	66	78	14	92	158
Dorset (M)	0	18	132	150	28	12	40	190
Flinders (M) (Tas.)	0	12	7	19	3	1	4	23
George Town (M)	0	5	36	41	16	7	23	64
Glamorgan/Spring Bay (M)	0	50	412	462	92	42	134	596
Glenorchy (C)	0	12	45	57	172	22	194	251
Hobart (C)	0	64	446	510	820	128	948	1458
Huon Valley (M)	0	28	65	93	77	19	96	189
Kentish (M)	0	2	25	27	20	4	24	51
King Island (M)	0	8	15	23	7	1	8	31

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	51	189	240	273	45	318	558
Latrobe (M) (Tas.)	0	9	44	53	22	3	25	78
Launceston (C)	0	49	344	393	249	56	305	698
Meander Valley (M)	0	17	33	50	68	12	80	130
Northern Midlands (M)	0	10	28	38	29	7	36	74
Sorell (M)	0	13	65	78	104	17	121	199
Southern Midlands (M)	0	1	3	4	9	2	11	15
Tasman (M)	0	12	84	96	39	8	47	143
Waratah/Wynyard (M)	0	18	47	65	40	7	47	112
West Coast (M)	0	12	77	89	24	8	32	121
West Tamar (M)	0	18	107	125	87	31	118	243
No Match	0	1	2	3	1	1	2	5
Total	0	565	2849	3414	2869	562	3431	6845

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