Insight Eight
Regulating Short-Stay Accommodation in Tasmania: Issues to consider and options for reform

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Overview

As with all new technologies and businesses in the “sharing economy”, the rapid growth of short-stay accommodation (SSA) services has created winners and losers.

Online platforms such as Airbnb now offer more than six million short-term accommodation listings across 191 countries. This can be a win for travellers, property owners and investors and local economies.

In Tasmania, the tourism sector has grown quickly and become increasingly important to the state. In the year to December 2018, the number of international visitors increased by 11%, outstripping the pace of growth in all other states and territories. Total tourist numbers in the state rose by four per cent to 1.32 million. These visitors are, on average, staying longer and spending more: both the number of nights tourists spent in the state and their total spending both increased by 5%.

Airbnb-style accommodation, including bed and breakfast establishments, also enjoyed strong growth, with an 8% jump in visitor numbers.

But there have also been losers. Tasmania faces significant housing challenges, including an acute shortage of affordable long-term rental accommodation, particularly in Greater Hobart. Housing shortages have worsened as the short-stay accommodation sector has expanded.

The question facing the state is how to develop an effective regulatory framework that embraces the opportunities the sector offers while dealing with the challenges it has helped create.

There is evidence that carefully designed regulation would have little impact on the growth of the short-stay sector and wider visitor economy but could improve housing outcomes for Tasmanians. By drawing on lessons emerging in other parts of the world, the state can balance the need for an adequate and affordable rental sector, public housing and a sustainable accommodation industry in private homes.

We aim to make a positive contribution to debate in the Tasmanian community, the deliberations of the Legislative Council Select Committee inquiry into short-stay accommodation and the Short Stay Accommodation Bill 2018 being considered by state parliament.

This Insight Report provides an update on short-stay accommodation in the state, an analysis of national and international trends and debates on its regulation and recommendations on how best to manage the sector for all Tasmanians.

Key findings

- Pressures on Tasmania’s housing market have not abated over the past 12 months. In Greater Hobart in particular, steadily rising house prices and rents are creating significant housing affordability and access challenges, especially for low-income renters. A range of factors including strong population growth, supply constraints and growing visitor numbers have contributed to these pressures.

- Short-stay accommodation (SSA) offers many social and economic benefits; however, its continued growth has contributed to housing pressures, especially in Hobart. While the rate of growth in short-stay accommodation is slowing slightly in Hobart, yields remain high and commercial-style activity is on the rise. Our conservative estimate is that almost 400 (393) residential dwellings in the Hobart local government area (LGA), approximately 6% of the private rental stock, have been converted to SSA (667 in Greater Hobart) since 2016. Given the current shortage of rental accommodation in inner Hobart (vacancy rate of 0.4%) we argue more targeted regulation is required.

- Over the past two years, governments around the world have started regulating SSA to address some of its negative consequences and to ensure the sustainable growth of the sector. Five key regulatory tools include the use of permits, caps (or limitations) on property use, planning zones, health and safety standards, and taxes and fees. Permit systems and caps on SSA property use have been shown to be effective forms of regulation.

- Current and proposed legislation in Tasmania provides an important foundation for the regulation of SSA, but as a priority we need to develop additional community level responses and policy instruments to limit the impact of SSA in communities experiencing acute housing shortages.

Policy recommendations

Detailed policy recommendations are outlined in Section 4 of this report. These include:

Recommendation 1:
That government establish a comprehensive range of SSA permit categories so that all hosts are required to register for a permit on an annual basis.

Recommendation 2:
That permits be better utilised to deter SSA use in high-demand areas through increased application charges or caps outlining the maximum nights a property can be available for bookings per year.

Recommendation 3:
That the Tasmanian Government amend the current planning scheme to allow consideration of housing market conditions when making planning decisions.

Recommendation 4:
That the current planning scheme include provisions so that it can respond to community-level housing needs in a timely manner.

Recommendation 5:
That the Tasmanian Government establish a Housing Supply Forecasting Council to collect and analyse housing supply and demand drivers, including the impact of the SSA sector, and provide policy recommendations.
Section 1: The state of Tasmania’s housing market

The Tasmanian housing market faces two main challenges: a shortage of dwellings and its by-products, declining affordability.

Residential property prices continued to grow over the course of 2018, particularly in Hobart, where they rose 8.7%. This contrasts with a 4.8% fall in prices nationally.

Rental prices in Tasmania increased even more steeply, by 12.9%. In more than 60% of greater Hobart suburbs, buying a home is more affordable than renting (based on weekly repayments). In December 2017, the top three suburbs in the nation for rental yield were in Hobart’s lower socio-economic suburbs (Chigwell, Warrane and Glenorchy).

According to the Rental Affordability Index, Hobart is the least affordable capital city for renting in Australia. Nationally, Tasmania had the largest decline in rental affordability over the year to September 2018, with renters needing to pay on average 28.1% of household income; second only to New South Wales. Rental vacancy rates in Hobart are extremely low (0.4% by our preferred measure). As the Reserve Bank of Australia has recently argued, removing a small number of dwellings from rental supply when vacancy rates are low places upward pressure on rental prices. It is estimated Hobart alone needs at least 3,000 additional properties to meet rental and buyer demand, a shortage which will take years to address.

High house prices and rents are presenting significant barriers to housing access and mean a growing number of lower and middle-income households are facing an increasingly expensive and precarious housing future.

What is driving the housing market challenge?

The pressure being felt in the property market and especially the private rental market is being driven by several factors.

Population growth: Tasmania is experiencing strong population growth, mostly due to increased migration since 2015. In the year to June 2018, the population increased by about 5,800. Growth has been concentrated in Greater Hobart and, to a lesser extent, Launceston.

Construction activity: Until mid-2017, residential housing construction activity was subdued. This has contributed to the supply shortages being felt now. In 2018, the market response to housing shortages was slow, in part due to a shortage of construction workers. But in recent months there has been sustained growth in approvals, commencements and completions (see Figure 1 on page 3, and Appendix 1). New home approvals reached 750 a quarter by September 2018. If these approvals are translated into completions and sustained over the medium-term, this should result in about 3000 new dwellings in Tasmania a year – enough to address existing pressures and house the state’s population growth.

2 Burke, K (2019)
3 CoreLogic (2017)
4 SGC Economics (2018)
5 REIA (2018)
6 SQM (2019)
7 Kock, A (2019)

8 Eccleston et al. 2018
Growing population. There is evidence the number of building and construction workers is rising. Apprentice numbers grew 22 per cent in 2017-2018, aiding the growth in construction activity. This supply response is promising but will take years to address the unmet demand highlighting the need for the targeted regulation of SSA in the near term.

**Social and community housing:** The social housing system is critically important in times of low supply and high private market prices, as it provides a safety net for households struggling to meet inflated costs. The Tasmanian Government’s Affordable Housing Strategy is contributing to the supply of social housing, but there are concerns this investment is inadequate in the face of high demand and long wait times for people on the housing register. Independent modelling of the likely longer term demand for affordable housing, given household incomes and property prices in Tasmania, suggests more than 14,000 additional permanent social and community dwellings will be required by 2036 (789 a year) but the Affordable Housing Strategy aims to deliver only 1,151 over eight years (144 a year). Combined with pressures in the private housing market, limited supply of social and community housing means vulnerable households will struggle to access the housing support they need.

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9 Tasmanian Liberals (2019)
11 Department of Communities (2019)
Section 2: How is the short-stay accommodation sector affecting the housing market and economy?

The largest SSA platform in Australia, Airbnb, contributed $90 million to the Tasmanian economy in 2018. About 450,000 nights’ accommodation were booked through the site. The SSA sector increases the range of accommodation available to visitors at a time when shortages of hotel rooms may have limited the growth of the tourism sector. As we have noted previously, SSA options are especially important for regional tourism.

Despite the benefits, the rapid growth of the sector has contributed to housing challenges, especially in inner Hobart. Table 1 highlights key trends since 2016.

The growing concentration of Airbnb in inner city neighbourhoods (see Table 1) raises concerns about the extent to which dwellings are being converted from long-term rental to SSA use. Our conservative estimate (see Table 2 on page 6) is that between 2016 and 2018 SSA growth contributed to a loss of about 393 residential dwellings in the Hobart LGA and 667 dwellings in greater Hobart. This is about 5.6% of the Hobart LGA rental market. It suggests SSA use is having a significant impact on rental supply and housing affordability in Tasmania.

### Key short-stay accommodation trends, Tasmania, July 2016 – 2018

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total listings</strong></td>
<td>5,245 total listings statewide (January 2019)</td>
<td>See Appendix 2</td>
</tr>
<tr>
<td></td>
<td>187% increase (since July 2016)</td>
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<td></td>
<td>Growth in each region of the state; fastest growth in Launceston</td>
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<td></td>
<td>Growth slowing compared with previous peak season, particularly in the south</td>
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<tr>
<td><strong>Entire Property Listings</strong></td>
<td>Current peak listings in all areas</td>
<td>See Appendix 2</td>
</tr>
<tr>
<td></td>
<td>288% increase in Hobart LGA (since July 2016)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>300% increase in Launceston (since July 2016)</td>
<td></td>
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<tr>
<td></td>
<td>Hobart LGA listings declined slightly relative to other listings since July 2018</td>
<td></td>
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<tr>
<td><em><em>High Filter</em> property listings</em>*</td>
<td>2,208 listings statewide (as at January 2019)</td>
<td>See Figure 2</td>
</tr>
<tr>
<td></td>
<td>Continued growth statewide and in Launceston, and slight declines in Hobart and Greater Hobart</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Declines in Hobart LGA and Greater Hobart relative to all listings (since July 2016)</td>
<td></td>
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<tr>
<td></td>
<td>Show significant seasonal variation (relative to other listings)</td>
<td></td>
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<tr>
<td><strong>Multi-listings</strong></td>
<td>Steadily growing in all regions</td>
<td>See Figure 3</td>
</tr>
<tr>
<td></td>
<td>Comprise 47% of all listings in Hobart LGA</td>
<td>See Appendix 2</td>
</tr>
<tr>
<td></td>
<td>Have increased relative to all listings in Hobart LGA (since 2016)</td>
<td>See Figure 3</td>
</tr>
<tr>
<td></td>
<td>Show less seasonal variation (relative to other listings)</td>
<td></td>
</tr>
<tr>
<td><strong>Yield (price per night)</strong></td>
<td>All regions were at, or near, peak yield</td>
<td></td>
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<tr>
<td></td>
<td>Yield is a good indicator of demand for SSA</td>
<td></td>
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<tr>
<td></td>
<td>Continued peak yield suggest demand for Airbnb remains strong and that listings numbers may continue to rise</td>
<td></td>
</tr>
<tr>
<td><strong>Urban Concentration</strong></td>
<td>Population centres (e.g. Hobart and Launceston) are experiencing the strongest SSA growth</td>
<td>Appendix 2</td>
</tr>
<tr>
<td></td>
<td>Mirrors wider trends</td>
<td>Crommelin et al.</td>
</tr>
<tr>
<td></td>
<td>59% of high-filter listings and 63% of multi-listings were in Hobart LGA despite it being home to only 23% of the greater Hobart residential population</td>
<td></td>
</tr>
</tbody>
</table>

* High Filter listings are entire properties only that are frequently booked and highly available (both more than 60 nights per year) and recently booked. They are less likely to be compatible with primary residency.

** Multi-listings are listings with two or more listings for one host; and are properties that are likely to often be commercially operated or professionally managed for investment purposes.
Figure 2. Airbnb high filter property listings, by area and listings type; monthly, July 2016 – June 2018

Figure 3: Multi-listings by area, by area (July 2016 – January 2019)

Source: Inside Airbnb, monthly data (July 2016 to January 2019)
Figures 4 (below) and 5 (page 7) highlight the variation in the concentration of Airbnb listings as a percentage of total housing stock by region. The concentration of Airbnb is highest in inner Hobart and popular coastal holiday destinations. However, our analysis suggests the impact on residential markets in coastal towns is not as significant because of the high number of holiday homes that are not used as principle residences. In these communities, SSA platforms allow holiday home owners to market their ‘shacks’ more effectively.

Table 2. Estimates of housing stock lost, Hobart LGA and Greater Hobart, 2016-18

<table>
<thead>
<tr>
<th></th>
<th>Total Airbnb listings</th>
<th>Entire home, high filter Airbnb listings</th>
<th>Estimated stock lost*</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Hobart LGA</strong></td>
<td>1,270</td>
<td>524</td>
<td>393</td>
</tr>
<tr>
<td><strong>Greater Hobart</strong></td>
<td>2,246</td>
<td>890</td>
<td>667</td>
</tr>
</tbody>
</table>

*Based on estimation of 75% conversion of high-filter properties into SSA

Table 2. Estimates of housing stock lost, Hobart LGA and Greater Hobart, 2016-18

*Based on estimation of 75% conversion of high-filter properties into SSA

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Figure 4: Concentration* of Airbnb Listings as a % of private rental properties by Statistical Area – Tasmania

Source: Inside Airbnb; ABS Quick stats (private dwellings by LGA)

*Calculated on all entire home dwellings listed more than 90 days per calendar year from January to December 2018.
Figure 5. Concentration* of Airbnb Listings as a % of private rental properties by Statistical Area – Greater Hobart Area

Source: Inside Airbnb, ABS Quick stats (private dwellings by LGA)

*Calculated on all entire home dwellings listed more than 90 days per calendar year from January to December 2018.
Section 3: Can regulating the SSA market help address housing challenges?

Given the growth of the SSA sector can affect rental supply, a key challenge is to balance its growth and the associated benefits with the housing needs of Tasmanians.

How is the SSA sector being regulated elsewhere?

Where there were only a handful of cases five years ago, many jurisdictions in high-demand tourist areas are now seeking to regulate SSA use. Research indicates governments are responding to pressures from traffic, neighbourhood issues and tourist behaviour. They are also addressing the impacts SSA creates in terms of wealth distribution, the commodification of housing and local housing affordability outcomes. 14

Until recently, the SSA sector in Australia has been largely unregulated. The sharing economy has generally been embraced by governments, with only ad-hoc regulation being introduced in response to acute housing market pressures and related community concerns. 15 Where regulations have been introduced, they have mostly been imposed at a city-scale. 16 Our research identifies five main regulatory responses used in cities across the world. Below we provide a brief overview of each (See Appendix 3 and 4 for a more comprehensive overview).

• Licence/Permit: Effective regulation of the SSA sector requires the establishment of a broad-based and robust permit regime. Hosts must register with local or state authorities for a permit or licence. It allows governments to identify SSA property locations, categories, hosts, listings and occupancy rates. It also allows government to inform permit holders about their rights and responsibilities and provides a baseline for authorities to build systems of compliance. Permits differentiate between genuine home-sharing and commercial-style SSA. This framework allows regulatory mechanisms (whether caps, taxes or zoning) to be applied to specific permit types. SSA platforms are often required to display permit or licence numbers on host listing sites. In most cases, hosts are charged an annual permit or licence fee. It provides governments with income to fund administration, and, in some jurisdictions, is designed to temper the conversion of homes to SSA use.

• Caps: Caps are used to constrain SSA property availability and limit the impact on local housing markets. Caps can be designed in different ways. They include a maximum number of nights that a property can be used for SSA (London allows 90 nights per annum for entire home listings), a minimum number of nights that a guest is required to stay (New York has a minimum 30-night stay if the host is not present), a minimum number of nights a primary resident must occupy their home each year (in San Francisco it is 275 days) and complete prohibition (which exists in Berlin). An alternative approach is to cap the total number of permits issued in a community, especially for entire homes. This can help achieve a balance between SSA and the needs of residents. A moratorium on issuing new SSA permits was introduced in New Orleans in 2018,17 and in Amsterdam permit numbers are capped at 10% of the total number of properties in the private housing sector. 18

• Planning zones: Adjusting neighbourhood or street-level zoning laws to include provisions for SSA property use enables governments to apply different permit types in different zones. They can then shape the way SSA is used within cities and suburbs. For example, New Orleans has established new zoning laws that prohibit commercial SSA in key tourist areas such as the French Quarter and limit SSA use to non-residential zoning districts. This approach gives governments the authority to take strategic control and ‘rest’ urban areas experiencing high SSA demand. In Tasmania, a small number of LGA areas (e.g. Battery Point in the City of Hobart) have zoning ‘overlays’ applied to their planning provisions that further limits SSA use.

14 Molz (2018)
15 Ibid.
16 Gurran & Phibbs (2017); Becker (2017); Davidson & Infranca (2016)
17 Litten, K (2019)
18 I am Amsterdam (2019)
• Standards - health, safety, and guest requirements: These include requiring hosts to provide basic health and safety and (in some cases) disability access for guests. At a minimum, it includes general liability insurance and fire safety standards. In apartment and strata-style unit developments, in particular, governments are creating regulatory mechanisms to limit crowding and minimise noise and other disruptions for residents in the name of protecting neighbourhood quality (an example is ‘party-house’ laws introduced in Victoria). Appropriately designed standards help ensure hotels and traditional accommodation providers are not disadvantaged.

• Taxes and fees: Taxes can be applied to hosts (through business, personal income or occupancy taxes) or platforms (through business/corporate taxes). In Australia, the Australian Tax Office has established a specific compliance campaign to ensure tax is paid on SSA income. In many jurisdictions, including San Francisco, Paris and Los Angeles, SSA platforms have an agreement with the city to collect and remit taxes on behalf of SSA users. Some jurisdictions, such as Massachusetts in the US, impose a ‘community impact fee’ that is designed to reduce the size of the SSA sector, with the revenue raised devoted to improving housing affordability and the infrastructure needs of the wider community.

Are these regulatory responses effective?

While the regulatory approaches outlined above are now being widely implemented, evidence about their efficacy is only just emerging. In many ways, the growth of SSA has created a large-scale ‘natural experiment’ in how to regulate peer-to-peer businesses. The pace of growth and the associated impacts have forced governments to fast-track regulatory measures to address impacts associated with the SSA.

Despite these challenges, current research demonstrates that:

• SSA use is affecting the affordability of private rental properties in key neighbourhoods. A decrease in SSA supply increases long-term housing availability, which lowers long-term rental prices. For buyers in the housing market, losing the option to participate in the SSA market lowers what they are willing to pay, and makes house prices more affordable.

• The impacts and benefits of SSA are not equally distributed geographically. SSA hosting has greatest direct benefit (socially and financially) to affluent neighbourhoods and less direct benefit to low-income communities. However, adverse housing outcomes resulting from SSA use are typically experienced by lower-income groups seeking to access affordable housing. Centrality matters: locations in high-demand urban areas and tourist-intensive coastal regions are over-represented in listings.

• Tightening regulations in some neighbourhoods reduces their participation in the SSA market and shifts demand to adjacent neighbourhoods.

• Requiring SSA operators to have a permit or licence is an effective regulatory tool to limit new listings and increase de-listings in both affluent and non-affluent neighbourhoods.

• Cap clauses do not affect the number of new listings but increase de-listings. This suggests cap restrictions do reduce hosting incentives to continue listing their property for SSA.

• Requiring basic standards of health and safety makes a difference, particularly in non-affluent neighbourhoods. It may reduce ‘bad apple’ hosts in these areas.

• Regulation is more effective if hosts are targeted for compliance. This requires resourcing, collaboration between sectors (including education, planning, enforcement and the courts) and an understanding of the best strategies to promote compliance.

20 Nieuwland & van Melk (2019)
21 Davidson & Infranca (2016: 239)
22 Crommelin et al. (2018: 49); Valentin, M (2019)
23 Gurran & Phipps (2017: 8); Eccleston et al. (2018); Crommelin et al. (2018); Wegmann & Jiao (2017: 500); Alizadeh et al. (2018); Valentin, M (2019)
24 Valentin, M (2019)
26 Ibid.
27 Ibid.
28 Shatford (2017); Leshinsky & Schatz (2018)
In summary, there is a rapidly growing body of evidence that a range of regulatory interventions applied to SSA across the globe are effective. As cities and regions settle into established regulatory regimes a more comprehensive evidence base will emerge.

Our proposed framework for an effective permit system is shown in Figure 6. It includes a comprehensive permit strategy including three different permit types: accessory sharing (green), temporary sharing (blue), and commercial renting (orange). Building on this foundation, a range of possible permit conditions (such as fees, caps, SSA use standards, data collection and zoning) can be flexibly applied to different permit types as symbolised by the colour-coded circles.

* Annual fees should be reflective of permit type. I.e. a ‘minimal’ or ‘modest’ fee (of approx. $50 or $150 respectively) is low-cost for users, whereas ‘Sufficient to influence behaviour’ indicates that fees (or caps) can be adapted to deter SSA use in correspondence with local housing needs. E.g. Commercial renting fees set at $500 p/a or a cap of max 180 nights p/a.

Figure 6: An example of an effective SSA permit system
Tasmania has a permit scheme for SSA. Known as Planning Directive 6, or PD6, it came into effect in July 2017 and was updated a year later. Home-sharers in two categories – those who live in the house and use SSA in up to four bedrooms while they are at home or temporarily absent – are exempt. Anyone hosting a home that is not their permanent residence needs a permit from their council.

This system was not intended to limit SSA use in Tasmania but, as set out earlier in the report, the sector has grown dramatically and there are concerns about its impact on the State’s challenging housing market. These concerns have prompted a Legislative Council inquiry into SSA use that is still underway, and the Tasmanian Government has tabled draft legislation proposing measures to strengthen planning permit requirements. The Draft Short Stay Accommodation Bill is designed to improve both compliance and data capture and anticipates the cooperation of the online listings platforms. It includes penalties for accommodation providers and online platforms that do not comply.

The draft legislation is a welcome shift toward regulation that engages with some of the issues highlighted in this report. However, as in many jurisdictions, the measures only partially respond to challenges. It introduces a foundation for a better permit system but could be further expanded into a comprehensive permit framework and complemented with community-specific measures to achieve a better balance between the housing needs of Tasmanians and the SSA sector. Tasmania has an opportunity to become a policy leader in Australia in this area but achieving this will require a strategic approach and clear vision of the role of SSA in the State’s visitor economy.

### Recommendations

#### Recommendation 1

That government establish a comprehensive range of SSA permit categories so that all hosts are required to register for a permit on an annual basis.

Improve compliance and impose fees in high-demand communities: Permits for secondary or investment SSA use could be designed to deter potential hosts from converting their properties to SSA in areas experiencing housing demand pressures. The City of Hobart currently charges $250 for a one-off SSA permit. Permit fees for commercial renting should be increased and renewal required annually to limit the number of entire homes on SSA platforms and provide a revenue stream to help pay for the regulation of the sector. Other proposed mechanisms include capping the number of nights a secondary SSA property can be available for bookings each year (suggested limits are 120 or 180 nights, which is used in NSW). In communities experiencing acute housing shortages, the number of permits issued could be capped until market conditions ease.

#### Recommendation 2

That permits be better utilised to deter SSA use in high-demand areas through increased application charges or caps outlining the maximum nights a property can be available for bookings per year.

Inadequate planning mechanisms: The current planning framework is designed to address residential character, amenity and safety of property use. As such, it cannot adequately respond to poor housing outcomes caused by SSA, such as low supply of affordable rental accommodation. Tasmanian SSA legislation is constrained by traditional planning definitions and requires updating.

#### Recommendation 3

That the Tasmanian Government amend the current planning scheme to allow consideration of housing market outcomes when making planning decisions.

The lack of responsive and appropriately scaled planning scheme provisions: Housing markets are dynamic and can be subject to rapid change. The impact of the rapid growth of the SSA sector, particularly on the Hobart LGA, is a good example of this. An adequate response to these dynamics requires a nimble, evidence-based regulatory framework that is flexible in the face of changing market conditions at both local and city-wide scales. Currently, there is scope to include community specific ‘local provisions’ in the statewide planning scheme (Battery Point is an example). However, such provisions must be approved by the Tasmanian Planning Commission. Its processes can be protracted and are not suited to making time-sensitive changes to meet the housing needs of specific communities.
Recommendation 4
That the current planning scheme include provisions so that it can respond to community-level housing needs in a timely manner.

Better data and responsive regulation:
There is a growing data asymmetry between SSA platforms and governments. The former has access to detailed user information and use it to maximise profitability. The latter struggle to access data, compromising their ability to regulate in the public interest.31

State and local governments should work with industry and housing providers to address this imbalance through the creation of a Housing Supply Forecasting Council. This body should have a mandate to collect detailed and up-to-date data and information on housing supply and demand drivers in Tasmania. Ideally, its data would be drawn from information shared between government agencies, industry, the community sector and SSA platforms.

This council should forecast housing needs in key areas, using emerging software that can track real-time housing impacts. It would allow regulations to be developed strategically, based on forecasted needs in the public interest. SSA data would be provided by the platforms for independent analysis, enhancing the capacity of governing bodies to understand and respond to the impacts of the sector. The Tasmanian Government’s commitment through the Tasmanian Affordable Housing Action Plan (Part II) to work with stakeholders and produce a more detailed analysis of housing market conditions, will provide a basis for the future regulation of the sector.

Recommendation 5
That the Tasmanian Government establish a Housing Supply Forecasting Council to collect and analyse housing supply and demand drivers, including the impact of the SSA sector, and provide policy recommendations.

Acknowledgements
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31 Ranchordas (2019; 57)
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