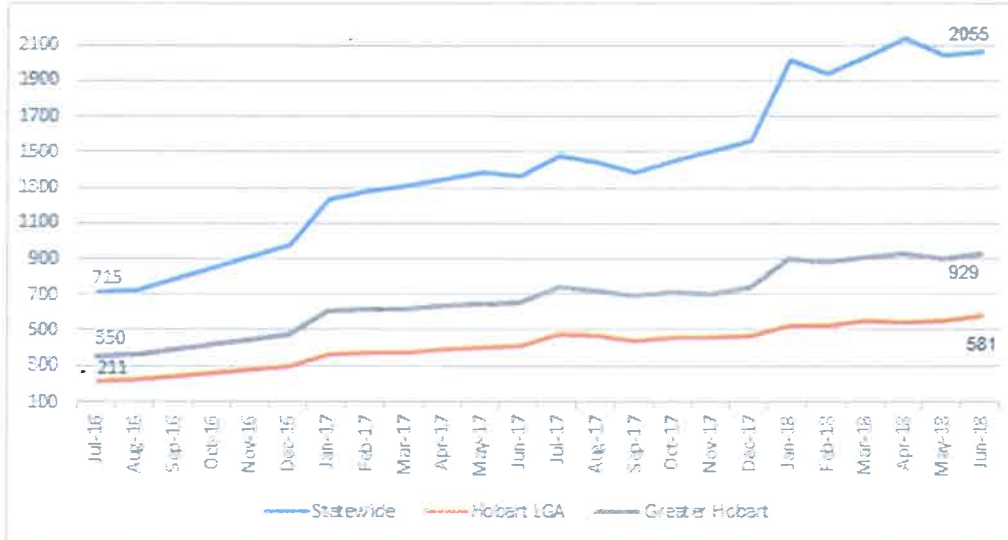




High filter* Airbnb property listings, by area and type

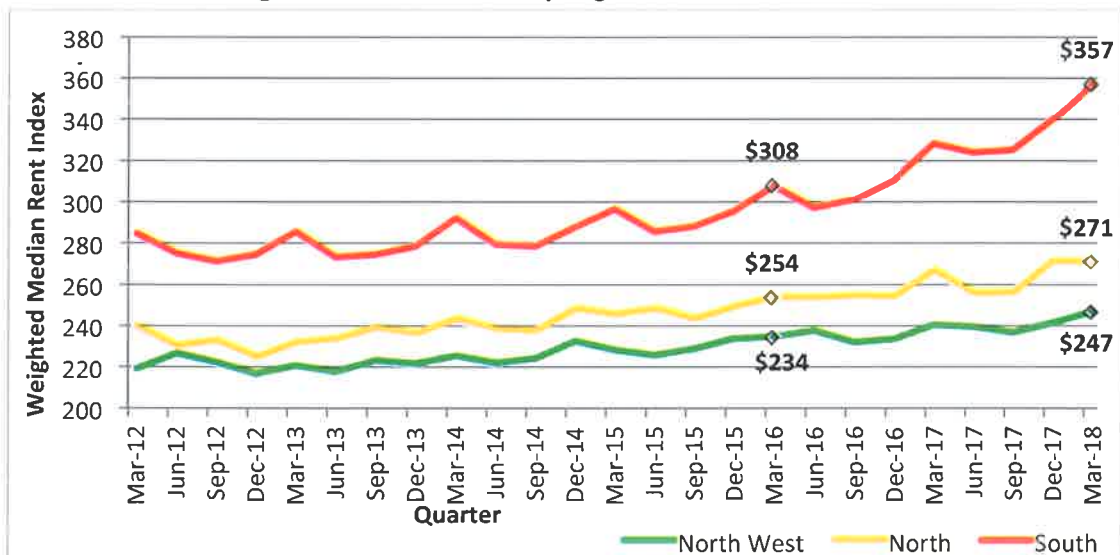


*Entire properties, recently and frequently booked, and highly available

Source: Institute for the Study of Social Change: Tasmanian Housing Update August 2018

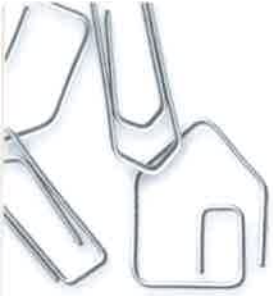
- Between 2016-18 there has been a **268%** increase in entire properties in the Hobart LGA listed on Airbnb
- **63%** of entire property listings in Greater Hobart are in the Hobart LGA despite being home to **23%** of resident population
- Entire property listings in Hobart LGA have **increased from 60% to 78%** over the last year
- Rental in Hobart LGA has decreased by **6.1%** and in Greater Hobart by **2.8%**
- Airbnb listings comprise **40%** of rental stock in Glamorgan/Spring Bay and **17%** in Break O'Day.

Weighted median rents by region in Tasmania



Source: Tenants' Union of Tasmania & MyBond: Tasmanian Rents March 2018

- Rents have increased by **15.9%** in Southern Tasmania between 2016-18
- In North and North-West Tasmania rents have increased by slightly more than CPI



Estimates of housing supply deficit, Greater Hobart 2016-18

	Total Airbnb listings	Entire home, high filter Airbnb listings	Stock lost, conservative 75% conversion	Stock shortage due to population growth	Net housing shortage 2016-18
Hobart LGA	1,177	581	-436	-15	-451
Greater Hobart	2,085	929	-697	+98	-599

Source: Institute for the Study of Social Change: Tasmanian Housing Update August 2018

As the University of Tasmania Institute for the Study of Social Change summarised:

New housing supply has met increased demand resulting from population growth, but has fallen well short of replacing housing stock lost to the short stay sector, explaining the declining rental supply and vacancy rates in Greater Hobart over the period.

We therefore strongly recommend the following:

- Use of investment properties for short stay accommodation to be prohibited within Greater Hobart and other areas where impact on local community has been detrimental;
- Outside Greater Hobart, use of investment properties for short stay accommodation to be restricted to 60 days per annum;
- Hosts be required to register their listing with the Government, and be permitted only one listing at any one time;
- CBOS be given the power to penalise providers, hosts or guests that do not comply with regulations, and/or cause a nuisance to neighbours.