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**CBOS**

Consumer, Building &  
Occupational Services

# Report on data collection Quarter 2 2020

*Short Stay Accommodation Act 2019*



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# Report on data collection for the purposes of 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:

- To ensure everyone plays by the same set of rules
- To paint a clear picture of short stay accommodation across Tasmania
- To inform 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. This 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. This includes providing the data to councils for the purposes of 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 in relation to 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 this information to be reported to the Director of Building Control on a quarterly basis, within 30 days of the end of the quarter.

## Data quality improvements

Since the Act was introduced, two reports have been published:

- Report 1 - October to December 2019;
- Report 2 – January to March 2020.

This report covers the period between April – June 2020.

The first two reports noted that there were risks about the quality of the data. The primary concern was that the overall figures of short stay accommodation may have been overstated due to the incomplete or inaccurate data. While there were improvements in the quality of the data between the first and second reports, a sample of the data from the initial responses for this report showed that further improvements were required. As such, a significant effort has been undertaken in the preparation of this report to identify and remedy data quality issues. These efforts have been time consuming but necessary to ensure the highest possible data quality.

The work that was undertaken included a manual process to:

- correct data quality issues for invalid addresses (e.g. correcting misspelled and incomplete addresses where possible)
- identify and match all addresses to a valid Tasmanian address to allow a determination of each listings need to report
- confirm that an address falls within a reportable zone or exclude the listing if not.

As with previous reports, properties that were listed on more than one booking platform or that listed more than one room in the property as a separate listing were counted once and the duplicates removed.

As a result of the efforts to improve data quality, the Government has been able to identify a significant number of listings that were reported in previous reports, but were not required to report under the Act. This has resulted in an overall reduction of reported premises when compared to previous reports and a higher degree of confidence in the quality of the data.

# Summary of results for this period

A summary of the results for this reporting period:

The submissions received by the Government provided valid data for 4367 individual properties listed during the reporting period (1 April 2020 – 30 June 2020). There has been a reduction of 687 properties compared to the previous reporting period.

Of the 4367 properties:

- 2041 (46.7%) are reported as being a primary residence.
- 2035 (46.6%) are reported as not being a primary residence. Of these, 368 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.
- 291 (6.7%) did not comply with the requirements of the Act as they did not state if they were a primary residence. The Government has written to the providers to request advice on these listings and may take action should it be deemed appropriate.

## Observations

The data shows a clear distinction between the use of properties in the Greater Hobart area<sup>1</sup> compared to other parts of Tasmania. The majority of properties listed in Greater Hobart are those sharing their own home.

Out of the 1880 premises recorded, 1156 (61.5%) of them are listed as being 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:

- 787 addresses could not be matched to a valid Tasmanian address due to either insufficient address details, such as providing only a suburb and no street address, or providing address information that does not exist in the State. This data has been included in the totals for this report as it cannot be ruled as an address that does not fall under the Act.
- 2355 properties were listed more than once. This includes platforms reporting multiple rooms within a single house as separate premises, and premises being listed on more than one booking platform. Where such premises were able to be identified, they were only counted once and the duplicate removed.
- 291 properties did not identify if the premises was a primary residence. 38 of these listings relate to properties that were delisted by platforms during the quarter.

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<sup>1</sup> Greater Hobart area includes Hobart, Kingborough, Clarence, Glenorchy and Brighton LGAs.

# Future reporting

Consumer, Building and Occupational Services continues to work with booking platform providers in an effort to improve compliance with the reporting requirements of the Act.

As highlighted above, reports have included data that is not required under the Act as well as issues in terms of data quality. Significant effort has been undertaken for this period to identify the issues and validate the accuracy of the data for this period.

The quality of data will improve over time as the reporting requirements and data collection processes become more familiar and are refined.

This will also be subject to steps taken by the councils, sites delisting properties that do not comply, further analysis and more work being undertaken to ensure greater consistency and compliance with data reporting requirements under the Act, including education and awareness raising with owners listing their properties.

## 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
		Not required	Required		Not required	Required		
Planning Permit Required?	Required							
<b>Local Government Area</b>								
Break O'Day (M)	10	52	135	187	45	15	60	257
Brighton (M)	0	1	0	1	10	3	13	14
Burnie (C)	1	10	16	26	18	3	21	48
Central Coast (M) (Tas.)	4	5	35	40	40	15	55	99
Central Highlands (M) (Tas.)	4	8	16	24	5	0	5	33
Circular Head (M)	7	1	25	26	9	3	12	45
Clarence (C)	10	18	83	101	196	25	221	332
Derwent Valley (M)	6	8	25	33	8	3	11	50
Devonport (C)	2	10	28	38	38	11	49	89
Dorset (M)	24	8	71	79	17	4	21	124
Flinders (M) (Tas.)	2	10	6	16	3	1	4	22
George Town (M)	1	3	13	16	7	5	12	29
Glamorgan/Spring Bay (M)	77	37	215	252	62	20	82	411
Glenorchy (C)	8	1	34	35	98	10	108	151
Hobart (C)	46	47	296	343	546	88	634	1023
Huon Valley (M)	5	23	38	61	47	6	53	119
Kentish (M)	0	4	11	15	12	3	15	30
King Island (M)	1	5	10	15	4	1	5	21



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		
<b>Local Government Area</b>								
Kingborough (M)	19	44	117	161	151	29	180	360
Latrobe (M) (Tas.)	3	5	21	26	10	3	13	42
Launceston (C)	27	18	200	218	156	25	181	426
Meander Valley (M)	5	7	21	28	37	7	44	77
Northern Midlands (M)	2	4	17	21	20	4	24	47
Sorell (M)	3	6	47	53	53	11	64	120
Southern Midlands (M)	0	0	2	2	2	1	3	5
Tasman (M)	3	9	59	68	24	9	33	104
Waratah/Wynyard (M)	4	12	30	42	22	5	27	73
West Coast (M)	9	2	40	42	10	2	12	63
West Tamar (M)	8	9	56	65	52	25	77	150
No Match	0	1	0	1	2	0	2	3
<b>Total</b>	<b>291</b>	<b>368</b>	<b>1667</b>	<b>2035</b>	<b>1704</b>	<b>337</b>	<b>2041</b>	<b>4367</b>

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