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CBOS

Consumer, Building &
Occupational Services

Amended Report on data collection Quarter I 2021

Short Stay Accommodation Act 2019



Author: Consumer, Building and Occupational Services

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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:

- 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. 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, five 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.

This report covers the period January to March 2021.

The first two reports noted that there were risks associated with the quality of the data. The primary concern was that the overall figures of short stay accommodation might have been overstated due to 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 the third report indicates further improvements are required. A significant effort was undertaken to prepare report three to identify and remedy data quality issues.

Amended Report

This Amended Report on data collection for Quarter 1 2021 is provided following continued efforts to review reporting techniques and improve the accuracy of reported premises listed on booking platforms. Following this review, a number of additional premises were identified and have been included within the totals of this Amended Report. The original Report on data collection for Quarter 1 2021 is provided at Appendix 2 of this report.

Summary of results for this period

Summary of results

The submissions received by the Government provided valid data for 4726 individual properties listed during the reporting period (1 January – 30 March 2021). There has been an increase of 419 properties compared to the previous reporting period.

Of the 4726 properties:

- 2230 (47.2%) are reported as being a primary residence.
- 2381 (50.4%) are reported as not being a primary residence. Of these, 468 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.
- 115 (2.4%) did not comply with the Act's requirements 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 area¹ and other parts of Tasmania. The majority of properties listed in Greater Hobart are those sharing their own home.

Out of the 2006 premises recorded, 1249 (62.2%) 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:

- 888 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. Booking platforms are currently contacting owners requesting that addresses be corrected and updated on the listings. Data from these listings were included in this report as it cannot be ruled out as an address that does not fall under the Act.
- 2956 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.
- 115 properties did not identify if the premises was a primary residence. Seven of these listings relate to properties that were delisted by platforms during the quarter.

Trends

The Tasmanian Government has now collected data each quarter since October 2019. The data allows the Government to map trends over time to further understand the extent of short stay accommodation in Tasmania.

Figure 1 shows that the rate of premises listings has remained relatively stable with a slight increase for Quarter 1 2021. The shift reflected at Quarter 2 2020 results from work carried out to remove listings that are not required to be reported, as stated at 'data quality improvements' on page 5 of this report.

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

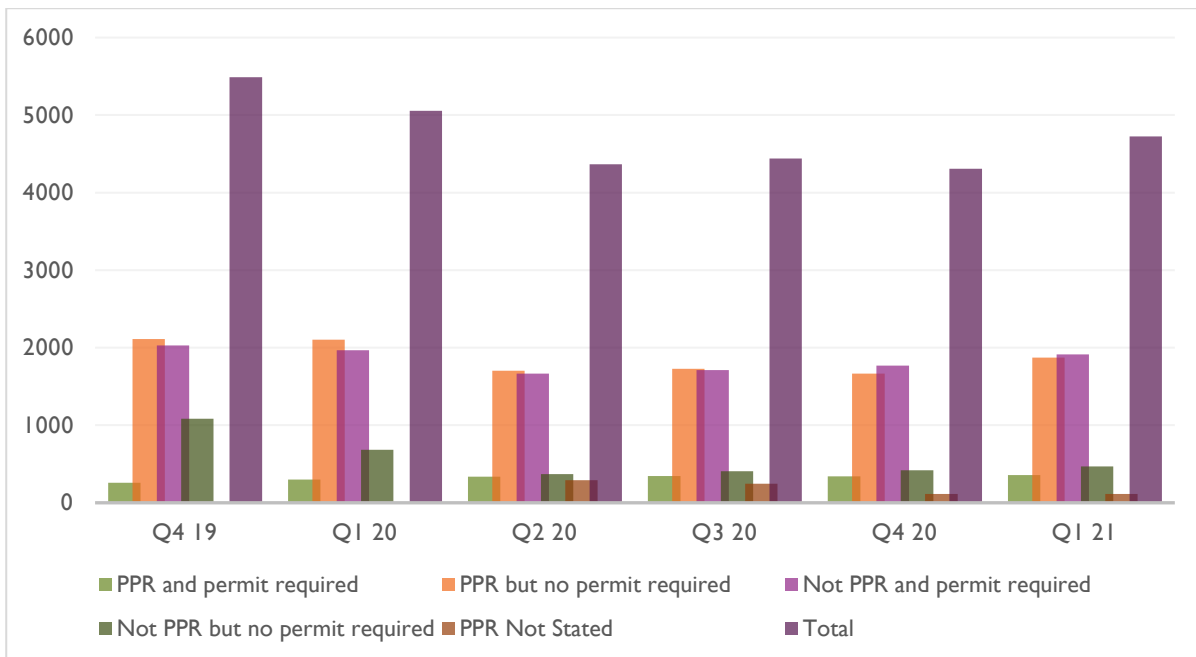


Figure 1: Trends, Quarter 4 2019 to Quarter 1 2021
PPR = place of primary residence

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 the reporting requirements and data collection processes become part of the platforms business processes, and reporting is refined over time.

Over time steps taken by the councils, sites delisting properties that do not comply 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)	7	53	154	207	51	20	71	285
Brighton (M)	1	1	0	1	10	3	13	15
Burnie (C)	1	11	20	31	21	3	24	56
Central Coast (M) (Tas.)	3	3	37	40	45	14	59	102
Central Highlands (M) (Tas.)	3	11	20	31	5	0	5	39
Circular Head (M)	2	7	27	34	13	3	16	52
Clarence (C)	5	26	85	111	218	26	244	360
Derwent Valley (M)	2	7	29	36	9	3	12	50
Devonport (C)	2	12	28	40	40	10	50	92
Dorset (M)	12	14	89	103	19	6	25	140
Flinders (M) (Tas.)	1	11	8	19	3	1	4	24
George Town (M)	0	4	15	19	10	5	15	34
Glamorgan/Spring Bay (M)	9	33	322	355	65	21	86	450
Glenorchy (C)	7	2	35	37	110	10	120	164
Hobart (C)	27	58	317	375	590	92	682	1084
Huon Valley (M)	2	26	41	67	51	8	59	128
Kentish (M)	0	3	12	15	15	4	19	34
King Island (M)	1	5	11	16	5	1	6	23

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)	9	52	134	186	172	31	203	398
Latrobe (M) (Tas.)	3	7	24	31	13	4	17	51
Launceston (C)	6	39	210	249	164	28	192	447
Meander Valley (M)	2	11	22	33	40	10	50	85
Northern Midlands (M)	0	6	18	24	21	4	25	49
Sorell (M)	0	11	47	58	55	12	67	125
Southern Midlands (M)	0	0	3	3	3	1	4	7
Tasman (M)	0	13	59	72	26	8	34	106
Waratah/Wynyard (M)	2	18	30	48	25	5	30	80
West Coast (M)	4	8	47	55	12	3	15	74
West Tamar (M)	3	15	68	83	58	23	81	167
No Match	1	1	1	2	2	0	2	5
Total	115	468	1913	2381	1871	359	2230	4726

Department of Justice

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APPENDIX 2: ORIGINAL REPORT - REPORT ON DATA
COLLECTION QUARTER I 2021 (MAY 2021 RELEASE)



Report on data collection Quarter I 2021

Short Stay Accommodation Act 2019



Author: Consumer, Building and Occupational Services

Publisher: Department of Justice

May 2021

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Report on data collection Quarter 1 Jan-Mar 2021 – Short Stay Accommodation Act 2019

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The data improvement efforts undertaken for report three have been continued for the preparation of the subsequent reports.

Summary of results for this period

The submissions received by the Government provided valid data for 4281 individual properties listed during the reporting period (1 January – 30 March 2021). There has been a decrease of 26 properties compared to the previous reporting period.

Of the 4281 properties:

- 1972 (46.1%) are reported as being a primary residence.
- 2194 (51.2%) are reported as not being a primary residence. Of these, 419 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.
- 115 (2.7%) did not comply with the Act's requirements 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 area¹ and other parts of Tasmania. The majority of properties listed in Greater Hobart are those sharing their own home.

Out of the 1797 premises recorded, 1107 (61.6%) 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 1.

Notes on data

From the data analysis undertaken:

- 792 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. Booking platforms are currently contacting owners requesting that addresses be corrected and updated on the listings. Data from these listings were included in this report as it cannot be ruled out as an address that does not fall under the Act.
- 2571 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.
- 115 properties did not identify if the premises was a primary residence. Seven of these listings relate to properties that were delisted by platforms during the quarter.

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 1 shows that the rate of premises listings has remained relatively stable. The shift reflected at Quarter 2 2020 is a result of the work carried out to remove listings that are not required to be reported, as stated at 'data quality improvements' on page 5 of this report.

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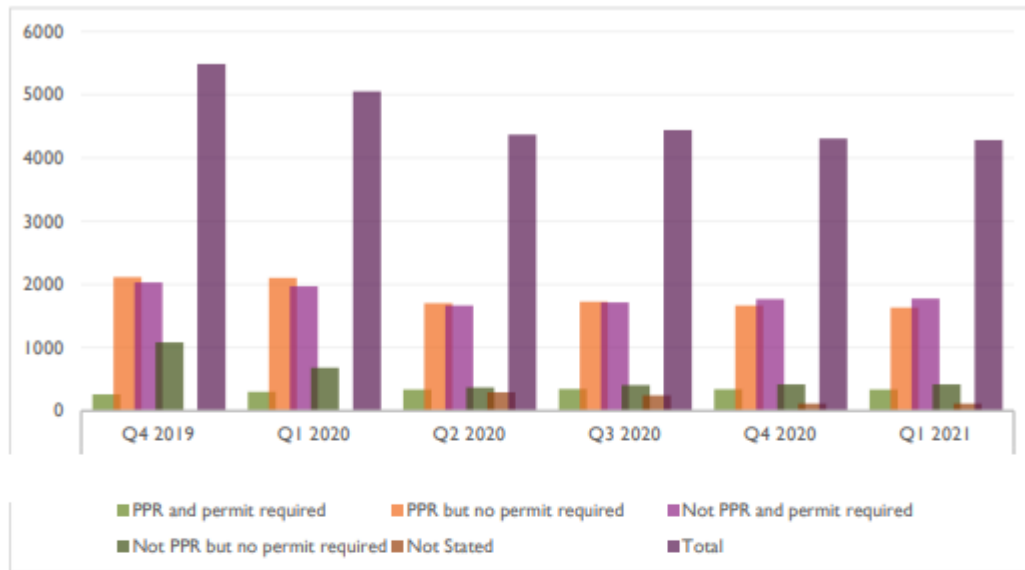


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Primary Residence?	Not Stated Total	No		Total	Yes, comprises all or part of premises		Total	Grand Total
	Required	Not required	Required		Not required	Required		
Local Government Area								
Break O'Day (M)	7	53	147	200	42	18	60	267
Brighton (M)	1	1	0	1	9	3	12	14
Burnie (C)	1	9	18	27	19	3	22	50
Central Coast (M) (Tas.)	3	2	35	37	40	14	54	94
Central Highlands (M) (Tas.)	3	12	16	28	4	0	4	35
Circular Head (M)	2	5	24	29	11	3	14	45
Clarence (C)	5	26	78	104	193	25	218	327
Derwent Valley (M)	2	6	26	32	8	3	11	45
Devonport (C)	2	10	23	33	38	9	47	82
Dorset (M)	12	12	80	92	19	6	25	129
Flinders (M) (Tas.)	1	10	8	18	2	1	3	22
George Town (M)	0	2	14	16	8	5	13	29
Glamorgan/Spring Bay (M)	9	25	312	337	58	20	78	424
Glenorchy (C)	7	2	33	35	89	9	98	140
Hobart (C)	27	52	283	335	524	85	609	971
Huon Valley (M)	2	23	39	62	39	8	47	111
Kentish (M)	0	2	12	14	15	4	19	33
King Island (M)	1	5	11	16	5	1	6	23

APPENDIX 2: ORIGINAL REPORT – QUARTER 1 2021

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)	9	44	124	168	153	29	182	359
Latrobe (M) (Tas.)	3	6	23	29	7	4	11	43
Launceston (C)	6	39	195	234	138	25	163	403
Meander Valley (M)	2	10	22	32	36	10	46	80
Northern Midlands (M)	0	5	16	21	17	4	21	42
Sorell (M)	0	8	45	53	46	11	57	110
Southern Midlands (M)	0	0	3	3	2	1	3	6
Tasman (M)	0	10	56	66	23	8	31	97
Waratah/Wynyard (M)	2	18	27	45	24	5	29	76
West Coast (M)	4	8	45	53	10	3	13	70
West Tamar (M)	3	13	59	72	53	22	75	150
No Match	1	1	1	2	1	0	1	4
Total	115	419	1775	2194	1633	339	1972	4281

Department of Justice

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