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SHORT-STAY ACCOMMODATION

SEPTEMBER 2023

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SHORT-STAY ACCOMMODATION IN AUSTRALIA

In the March quarter, a total of 133,968 short-stay accommodation places were available in Australia, an increase of 3.7% over the quarter and 22.8% over the past year. Of all these short-stay accommodation places, 109,726 (81.9%) were entire dwellings, (those dwellings that can transition between the long-term rental market and the short-stay accommodation market), an increase of 3.7% over the quarter and 26.6% over the past year.

Short-stay Accommodation: background

The rise of Airbnb

Short-stay accommodation was transformed in 2008 when Airbnb launched in San Francisco as a web-based platform and mobile app. The term "short-stay accommodation" (SSA) refers to a furnished, independent living area or building that can be rented for periods of time ranging from several days to a few months.

Early on, "hosts" would advertise a spare room or bed in their residence for "guests" to rent via the platform. The initial listing made by the founders was for three air mattresses, which was promoted on a blog site, eventually turning into what we know now as Airbnb. Airbnb expanded significantly, offering a variety of options. The types of properties advertised on the website include shared rooms, private rooms, separate granny flats and entire homes, everything from common urban lodgings to unusual homes like castles.

Airbnb has become recognised globally as the most dominant short-stay accommodation platform (2018 Joint Asia- Pacific Network for Housing Research and Australasian Housing Researchers Conference 2018).

Home-sharing platforms have substantially grown over the past decade. For instance, Airbnb as the global market leader, managed to multiply the number of guests finding accommodation through its platform from 50 million in 2015 to 800 million in 2022 (Airbnb 2022).

In contrast, in 2025 it is estimated that 1.6 billion people – a fifth of the world's population – will lack access to secure, suitable, and affordable housing (2018 Joint Asia-Pacific Network for Housing Research and Australasian Housing Researchers Conference 2018).

Short-stay accommodation places

Australia 133,968

New South Wales 44,887

Victoria 36,073

Queensland 27,257

South Australia 7,789

Western Australia 10,091

Tasmania 5,222

Northern Territory 1,236

Australian Capital Territory 1,413

Short-stay entire dwellings

Australia 109,726

New South Wales 36,969

Victoria 29,638

Queensland 22,371

South Australia 6,402

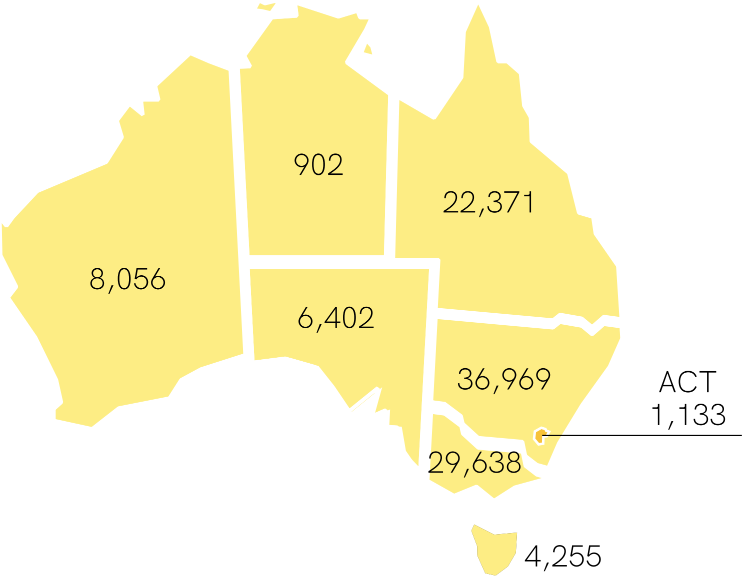
Western Australia 8,056

Northern Territory 902

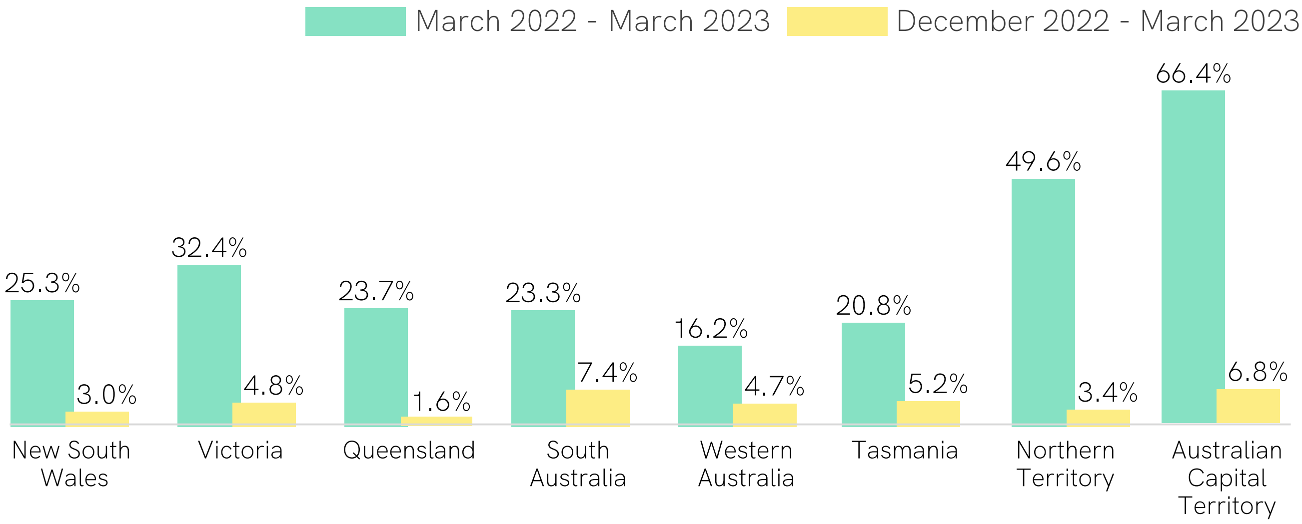
Tasmania 4,255

Australian Capital Territory 1,133

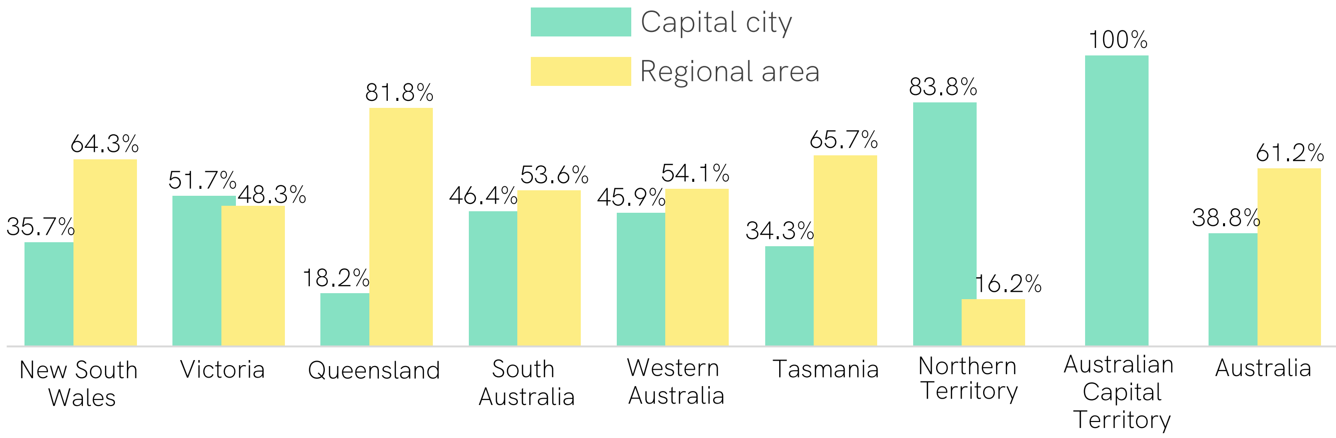
Short-stay entire dwellings



Increase in short-stay entire dwellings



Capital/regional mix



PRESIDENT'S MESSAGE

Dear valued stakeholders,

It is fair to say that 2023 has been the year of the rental market and not in a good way.

Vacancy rates in all our major cities and regions remain at critical lows. Renters are applying for up to six rental properties to secure their next home. State and Federal Governments continue to grapple with how to quickly deal with Australia's severe housing shortage across all housing segments: Public, social, affordable, private rental and home ownership.

We in the real estate industry know there are no quick fixes and that for all Australians to have a place to call home we need to do two things:

1. Better use the homes we have already built
2. Build more houses

With the rise of gig economy platforms, short-stay accommodation (SSA) is an area that has come under particular scrutiny.

On one hand, SSA has been an essential part of meeting high demand for domestic tourism accommodation. At the same time has come under fire for eating into long term rental housing and being a driving factor behind the rental crisis.

The evidence and data environment to date has been opaque.

As the real estate industry, we have set out to answer in a clear and objective way: What is the impact of short-stay accommodation on Australia's renters?

Only armed with this knowledge can we start to formulate, together with Governments and short-stay accommodation providers, a well informed and sensible response that serves and protects Australian property owners.

This report aims to be a guide for decision-makers Australia-wide grappling with the housing crisis; and provides measured options on where to from here.

Yours sincerely,

Hayden Groves
President
Real Estate Institute of Australia

What is happening in Australia?

Byron Shire Mayor Michael Lyon claims that despite being one of Australia's top tourist destinations, short-stay accommodation is having a negative impact on the community - more than they are benefiting. As a result, the council is considering capping all short-stay accommodation in the region at 60 days per year. The cap is anticipated to be in effect by June 2024, with the aim that operators will switch to long-term rental in an effort to address the rental crisis in the area.

The proposed plan would encourage unhosted short-stay accommodation operators to submit a development application in order to extend the 60-day limit, subject to approval from the Department of Planning and the Planning Minister, Paul Scully (Wang 2023).

The demand for agricultural land has been boosted by Airbnb in NSW Local Government Areas such as Ballina, Tweed, Lismore and Coffs Harbour. The increase in "location weddings" in the Ballina and Byron areas is related to the advertising of rural properties by Airbnb. This has significant consequences, and a complete study will need to wait for more research (Pritchard et al., 2023).

In Tasmania, hosts must apply for a permit from their local council and display it on their listing. (Airbnb n.d.)

In Perth, for a property to be lawfully used for short-stay guests on a business basis, it must get the city's planning clearance. In order to operate and advertise, Airbnb hosts in Western Australia must register their property before they can be advertised. Additionally, all applicants must show adherence to the Disability Discrimination Act (Peña 2022).

The City of Melbourne does not place any limitations on short-stay accommodation. However, the Victorian Civil and Administrative Tribunal (VCAT) may impose orders preventing an apartment from being used for short-stay for a while if it receives three violation notifications in a 24-month period. The breach alerts must be sent out in response to distinct incidents rather than a single incident that results in several complaints. In Melbourne, there are no zoning limitations on short-stay accommodation (Peña 2022).

Policies around the world

Cities abroad that have already imposed yearly time limits include Amsterdam (30 days), Munich (56 days), New Orleans, San Francisco, London, Berlin and Reykjavik (90 days), Los Angeles and Paris (120 days), and Tokyo (180 days) (Hill, Pfeifer and Steurer 2023).

Paris has a 120-day short-stay limit on Airbnb. For up to 120 days a year, a complete primary residence may be used for short-stay. The term "primary residence" refers to the place where hosts spend at least 8 months of the year, excluding work-related responsibilities, health issues, or unforeseen circumstances. A home where the owner occupies for less than four months a year is considered a secondary residence. As long as the city is informed of short-stay operations, the secondary house can be used for the whole year. Since July 2021, Airbnb has required all rooms in Paris to publicly display their registration number on the platform (Hosty 2023).

In Munich, guests' information must be gathered and kept on file by hosts for no more than three months. While there is no regulated length for short-stays on primary residences, short-stays on second residences are only permitted for 90 days (Peña, 2022).

Quebec has submitted a measure to the national assembly that will impose stricter regulations on Airbnb. Bill 25, which will impose stricter rules on both short-stay platforms and landlords and set steep fines for non-compliance, was introduced recently by Tourism Minister Caroline Proulx. This measure would make it illegal to publish a listing without a certificate or an expiration date and would require short-stay units to have a certificate from the province.

Additionally, the bill would make it unlawful to sign an online agreement for a short-stay place without a certificate. Under the bill, short-stay accommodation is one that lasts fewer than 32 days. Fines of up to $50,000 for individuals and $100,000 for all other cases are applicable for non-compliance (Lofaro 2023).

In Japan, although Airbnb is legal, they do have a fairly strict set of rules. In parts of Tokyo, SSAs are not allowed to operate at all in residential districts. Other parts only allow SSAs to operate on weekends and particular holidays. In Kyoto, for hosts not living at the property, a caretaker must be located within 10 minutes of the property. In Shibuya, to prevent children from encountering strangers on their way to school, SSAs are only permitted (with few exceptions) during school breaks within residential zones (Keycafe 2022).

As of this year, counties on Hawaii are allowed to enact their own regulations for gradually banning short-stay accommodation. Airbnb stays under 90 days are now banned on the island of Oahu, home to the renowned Waikiki Beach (Symons, 2023).

Businesses associated with short-stay accommodation

According to a 2020 study commissioned by Airbnb, the platform supported about 90,000 jobs for Australians in 2019 alone, generating about US$3.92 (AU$5.94) billion in wages, adding US$10.38 (AU$15.74) billion to Australia's gross domestic product. In Australia, Airbnb users spent a total of US$8.67 (AU$13.14) billion in 2019; domestic users spent US$5.86 (AU$8.89) billion (Airbnb 2020).

Hometime, a property management firm dedicating their services to Airbnb, is an example of how the rise in short-stay accommodation has boosted the local business pool. Hometime claims to have doubled in size within a year of its launch in 2019 on the Gold Coast. It originally began by assisting homeowners with the basic management of their Airbnb listings, taking on the tasks of cleaning and key return. Now, they have expanded their services to include styling and photography, listing optimisation, revenue and booking management, property maintenance and even property management software (Hometime 2023).

Another example is AirKeeper, a property management agency that seeks to transform long-term rental properties into highly rated short-term rental homes. With a team of roughly 20 staff offering their services across 20 locations, they are able to boast services such as 24/7 guest support, listing assistance, property managers, cleaning and linen, advertising, coordination of property maintenance, general housekeep and more. They also offer a professional photography and profile creation for $699 (Airkeeper 2023).

Another aspect is the general supplies provided in the properties. Located in Victoria, BnB Supplies provide wholesale supplies of hotel products for Airbnbs and hotels. They provide a broad range of products including detergents, toilet paper, sheets, towels, pillows, bathrobes and more (BnB Supplies 2023).

On the Gold Coast, other businesses have succeeded as a result of the Airbnb boom. Interior design company Atamira Interiors, based in Tallai, specialise in making properties or granny flats more Airbnb friendly (Gold Coast Bulletin 2019).

Thanks to the rapid progression of social media marketing, a large market for social media influencers has emerged with the opportunity for free (or even paid) Airbnb stays in exchange for content creation. Individuals with a large social media following are able to reach out to hosts to request a stay in return for exposure and content via their Tiktok/Instagram pages, as well as providing content for the Airbnb website. This is becoming a popular business avenue for the younger generation who are highly skilled and wanting to travel on a budget.

Note: The 2018 AHURI report, Technological disruption in private housing markets: the case of Airbnb, by Laura Crommelin, Laurence Troy, Chris Martin. and Sharon Parkinson (http://www.ahuri.edu.au/research/final-reports/305) provides additional information on short-stay policies in Australia and around the world.

Definitions, data and comparisons

Short stay accommodation

In this report, we have elected to use the term 'short-stay accommodation (SSA)' refers to accommodation with a stay of less than 30 days and which is not registered with a state government body (such as a Bond Board) as a tenancy. Various other terms are used by other authors and jurisdictions such as short-term rental accommodation (STRA) or short-term rental (STR).

As indicated in Table 1, SSA includes different types of accommodation:

- Entire dwellings are whole properties such as a house, flat or unit with a kitchen and bathroom, where the host does not reside within the dwelling.
- Room in a private dwelling is where the host is on site and there are shared amenities such as kitchen and bathroom,
- Whole business place such as a serviced apartment
- Business room - hotel/motel room without a separate kitchen,
- Shared room - backpackers accommodation, hostel.
- Movable - tent, caravan, RV.
- Farm stay - room with shared facilities on a rural property.

Long term private rental (LTPR) indicates a whole property that is tenanted on the basis of a rental agreement and is usually based on a lease of 6 or 12 months.

Table 1: Short-stay accommodation by type - Australia

	Entire dwellings	Room in a private house	Business		Shared room	Movable	Farm stay	Total
			Whole place	Room				
Australia	109,726	11,506	4,609	3,283	415	2,127	2,302	133,968
Quarterly change	3.7%	4.8%	-2.2%	2.8%	5.3%	14.2%	2.0%	3.7%
Annual change	26.2%	6.4%	8.9%	6.6%	-9.4%	30.8%	19.3%	22.8%

Hosts of entire dwellings

Hosts for SSA entire dwellings either own or take on their administration. Three major types of hosts for SSA entire dwellings are:

- A host that establishes the private dwelling for sole use as short-stay accommodation.
- A host that usually uses the house as a holiday house, but makes it available for short-stay accommodation while they are not using it.
- A host that transitions the use of the property between medium term private rental and short-stay accommodation during peak holiday time.

Definitions, data and comparisons (cont)

Short-stay accommodation data

Data on short-stay accommodation was obtained from Inside Airbnb for all of Australia for the three quarters: March 2022, December 2022 and March 2023. These quarters were selected to allow for an analysis of quarterly and annual changes, as well as the peak holiday time of the December quarter.

The data was recoded into SSA types (see Table 1). Geographical location was obtained through mapping the latitude and longitude and distributing these points within the polygons of the Australian Statistical Geography Standard (ASGC, 2021). It should be noted that the points can vary up to 150 meters from the actual property location.

Short-stay accommodation places were excluded and considered inactive where they were not available over the following 90 days (considered not to be available for letting) and where they had large number of minimum nights, nil price amounts and had not been reviewed over the past 9 months. However, places which had not been reviewed over the past 9 months, but where the host was new entering the market (within the previous 6 months) were included.

Other data

Median rents were obtained from the Real Estate Market Facts Report March 2023. Median rents for 2 bedroom properties were based on 2 bedroom other dwellings, and 3 bedroom properties were based on 3 bedroom houses. For capital cities, the median rent for the whole city was used, and for regional comparisons the following regional towns were used: Newcastle in New South Wales, Geelong in Victoria, Townsville in Queensland, Port Lincoln in South Australia, Albany in Western Australia, Launceston in Tasmania and Alice Springs in the Northern Territory.

The number of long term private rental dwellings was obtained from various state governments (see source on page 25). Both the Northern Territory and the Australian Capital Territory were unable to provide this data. Western Australian was able to provide it based on postcode geography and Tasmania for the whole of the state. Total bond holding should be used with some caution as one private dwelling can have two tenancies associated (two lead tenants) while others only have one. Some states include rooming houses, prescribed student accommodation and caravan parks while other states exclude these.

The total number of private dwellings was based on the estimated dwelling stock as of June 2022 from the Australian Bureau of Statistics.

Comparisons

Throughout this report, comparisons are made specifically between SSA entire dwellings and the long term private rental market as ‘entire dwellings’ can transition between the short-stay accommodation market and the long term private rental market, while other forms of short-stay accommodation cannot (such as private and business rooms).

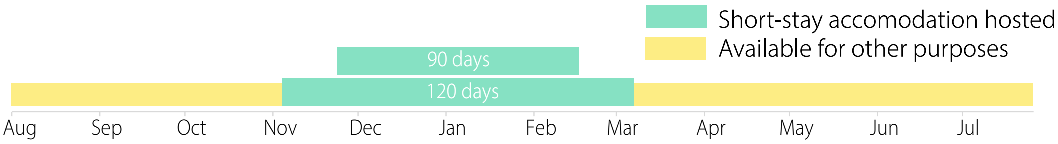
The Airbnb model

In its economic model, Airbnb receives 14.9% of what the tourist pays and the host receives 85.1%. The host decides how much they want to let the property out for a night and then adds the cleaning fee for the stay. Airbnb then takes 3% of this fee, and adds 14% to the original price which they also take as an additional fee. The below example is based on a 2 night stay of $200 per night and a $70 cleaning fee.

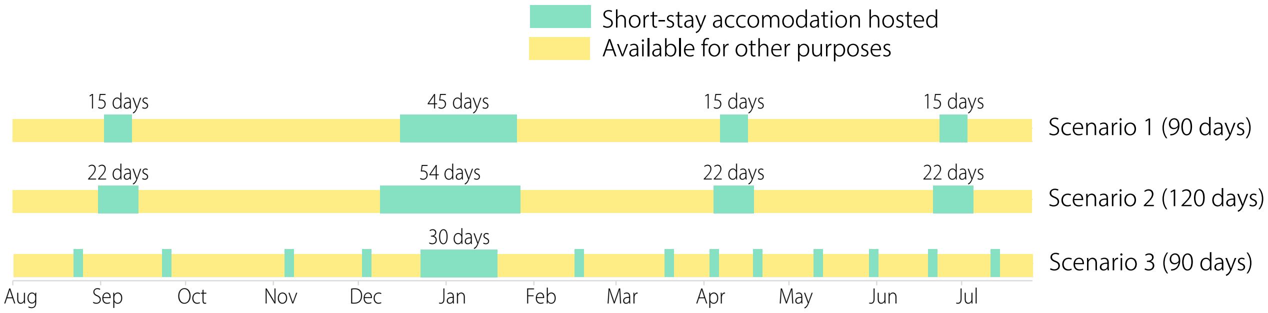
Reform scenarios

Scenario 1: Short-stay accommodation caps

The first scenario is to limit the number of days a short-term accommodation place can be let out. This scenario assumes that the SSA place will then be available for other uses, such as the long term private rental market. Capping is often targeted at how many days the property is being hosted, rather than being advertised. This scenario also assumes a 90 day or 120 day cap, with the intention of the dwelling being available for long term private rental outside the cap for the 7 - 9 months.



However, the same 90 and 120 day cap could also result in the following scenarios, leaving no opportunity for the accommodation to have any long term availability.



Scenario 2: Short-stay accommodation registration

A second scenario is annual registration/licenses for short-stay accommodation for entire dwellings (under 30 days per letting). The cost of registration would be $3,000 for a 1 bedroom, and for each additional bedroom the registration increases by $1,000. Those dwellings with a minimum stay of 30 days or more would not need to register. The table below provides an example in which Busselton in Western Australia is used . In this example $6.7 million could be raised to spend on both compliance and affordable housing.

Dwelling size	N	Registration	Registration income
Studio/1br	157	$3,000	$471,000
2 bedrooms	187	$4,000	$748,000
3 bedrooms	454	$5,000	$2,270,000
4 bedrooms	397	$6,000	$2,382,000
5 bedrooms	125	$7,000	$875,000
Total	1,320		$6,746,000

New South Wales

Total short-stay accommodation

In the March quarter, a total of 44,887 short-stay accommodation places were available in New South Wales. Of these, 38.3% were in Sydney and 61.7% in regional New South Wales.

Entire dwellings

Of all short-stay accommodation places in New South Wales 36,969 were entire dwellings, of which 13,216 (35.7%) were in Sydney and 23,753 (64.3%) were in Regional New South Wales. In the March quarter 31,737 (85.8%) of these properties were available in the previous quarter, 5,232 (14.2%) were newly listed this quarter, and 1,707 available in the December quarter 2022 were no longer available.

1.1% of all dwellings in New South Wales were short-stay entire dwellings, 0.6% in Sydney and 1.9% in Regional New South Wales. For every 100 dwellings in the private rental market, there were 4.3 short-stay entire dwellings. The ratio of short-stay entire dwellings to private rental dwellings differs considerably between Sydney (1.9 per 100 private rental dwellings) and Regional New South Wales (15.7 per 100 private rental dwellings).

Table 2: Total short-stay accommodation by type

	Entire dwellings	Room in a private house	Business		Shared room	Movable	Farm stay	Total
			Whole place	Room				
Sydney	13,216	2,678	480	478	122	155	80	17,209
Regional NSW	23,753	1,048	693	626	28	622	908	27,678
New South Wales	36,969	3,726	1,173	1,104	150	777	988	44,887

Chart 1: Movement of short-stay entire dwellings

Chart 2: Density of short-stay - Sydney

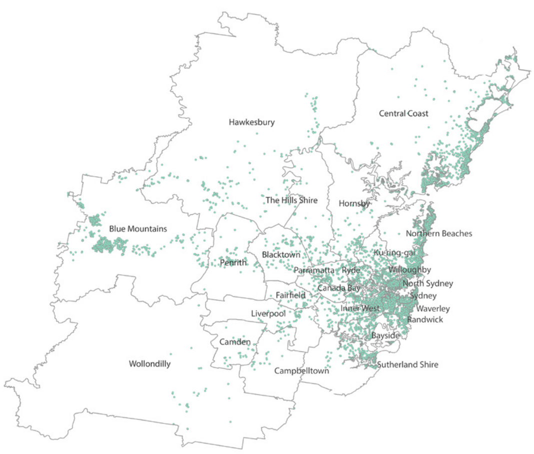


Chart 3: Density of short-stay- regional NSW

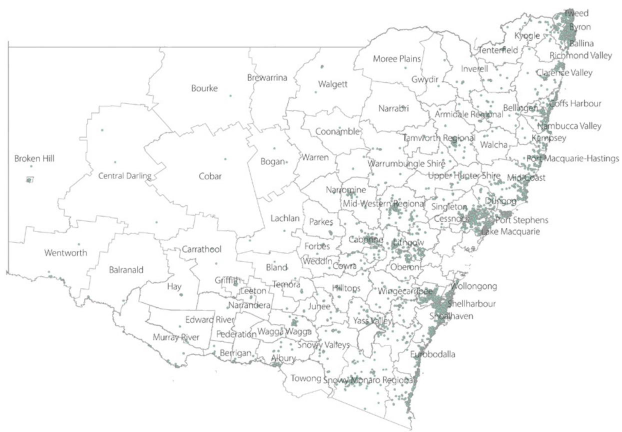


Chart 4: Short-stay entire dwellings as a % of all dwellings

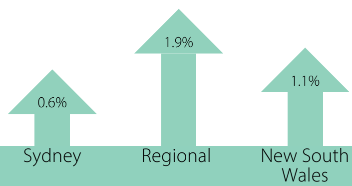
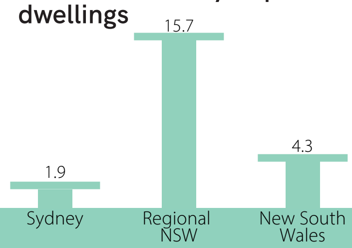


Chart 5: Ratio of short-stay to private rental dwellings



New South Wales

In the March quarter in Sydney, the gross annual income on a 2-bedroom dwelling in the private rental market was $33,900. On average, it would take 122 days of successful hosting to make the same income in the short-stay accommodation market. In Regional New South Wales, it would take around 113 days of hosting the same size dwelling in the short-stay accommodation market.

In Greater Sydney, the coastal area of the Central Coast had the highest number of short-stay entire rentals (2,612). This was a decrease of 0.1% over the December quarter, but an increase of 25.0% over the year. For regional New South Wales, Shoalhaven had the highest number of short-stay (3,634), and an increase of 2.7% over the quarter and 15.4% over the past year. The second highest was Byron with 2,165.

Table 3: Gross income of private rental landlord vs short-stay host

		Private rent	Short-stay potential income				
		Annual income	60 days	90 days	120 days	180 days	Time for host to meet PR income
Sydney	2 bedrooms	$33,900	$16,600	$24,900	$33,200	$49,900	122
	3 bedrooms	$32,300	$24,000	$36,000	$48,000	$72,000	81
Regional New South Wales	2 bedrooms	$28,200	$15,000	$22,500	$30,000	$45,000	113
	3 bedrooms	$32,300	$20,500	$30,700	$40,900	$61,400	95

Table 4: Top 10 areas short-stay - Sydney

Local government	N of short-stay	Quarterly change	Annual change
Central Coast	2,612	-0.1%	25.0%
Northern Beaches	1,982	1.5%	37.6%
Sydney	1,981	6.2%	29.4%
Waverley	1,020	-3.6%	36.0%
Blue Mountains	911	1.2%	11.6%
Inner West	564	7.4%	52.0%
Randwick	554	1.7%	45.8%
North Sydney	390	8.6%	39.3%
Woollahra	371	7.5%	42.1%
Parramatta	326	15.6%	67.2%

Table 5: Top 10 areas short-stay - Regional New South Wales

Local government	N of short-stay	Quarterly change	Annual change
Shoalhaven	3,634	2.7%	15.1%
Byron	2,165	-2.8%	18.2%
Mid-Coast	1,433	1.3%	10.1%
Port Stephens	1,423	3.0%	6.1%
Tweed	1,221	2.4%	23.8%
Snowy Monaro Region	1,097	8.7%	24.9%
Eurobodalla	979	3.1%	23.3%
Coffs Harbour	773	6.2%	13.5%
Clarence Valley	754	4.9%	35.6%
Cessnock	751	-0.1%	17.5%

Victoria

Total short-stay accommodation

In the March quarter, 36,073 short-stay accommodation places were available in Victoria. Of these 53.3% were in Melbourne and 46.7% were in Regional Victoria.

Entire dwellings

Of all short-stay accommodation places in Victoria, 29,638 were entire dwellings, of which 15,314 (51.7%) were in Melbourne and 14,324 (48.3%) were in Regional Victoria. In the March quarter, 25,338 (85.5%) of these were available in the previous quarter. 4,300 (14.5%) were newly listed this quarter, and 1,241 available in the December quarter 2022 were no longer available.

1.0% of all dwellings in Victoria were short-stay entire dwellings, with 0.7% in Melbourne and 1.9% in Regional Victoria. For every 100 dwellings in the private rental market, there were 4.4 short-stay entire dwellings. The ratio of short-stay entire dwellings to private rental dwellings differs considerably between Melbourne (2.8 per 100 private rental dwellings) and Regional Victoria (11.9 per 100 private rental dwellings).

Table 6: Total short-stay accommodation by type

	Entire dwellings	Room in a private house	Business		Shared room	Movable	Farm stay	Total
			Whole place	Room				
Melbourne	15,314	2,543	694	293	112	158	115	19,229
Regional Victoria	14,324	706	480	514	16	320	484	16,844
Victoria	29,638	3,249	1,174	807	128	478	599	36,073

Chart 6: Movement of short-stay entire dwellings

Chart 7: Density of short-stay - Melbourne

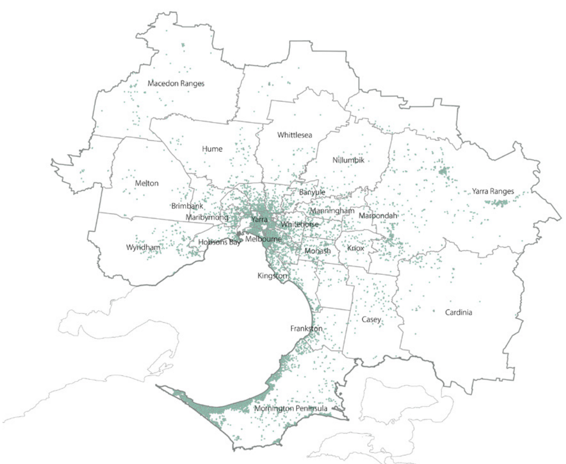


Chart 8: Density of short-stay- Regional Victoria

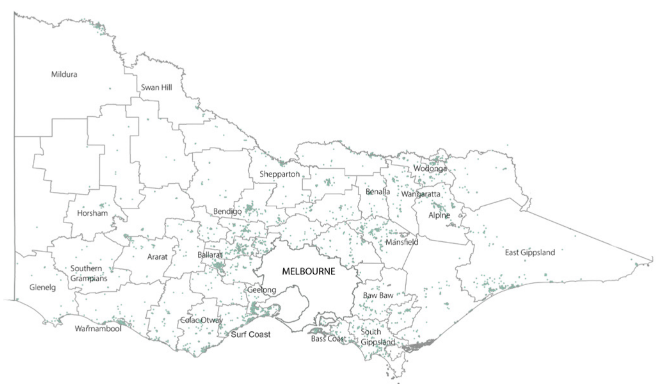


Chart 9: Short-stay entire dwellings as a % of all dwellings

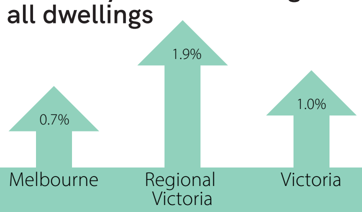
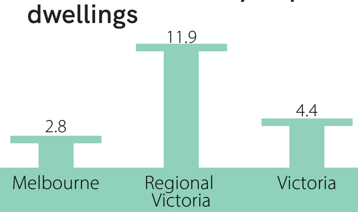


Chart 10: Ratio of short-stay to private rental dwellings



Victoria

In the March quarter, annual gross income on a 2 bedroom property in the long term private rental market in Melbourne was $27,100. On average it would take 124 days of successful hosting to make the same income on short-stay accommodation. For Regional Victoria on the same type of property it would take around 84 days of hosting on the short-stay accommodation.

In Melbourne, the coastal area of the Mornington Peninsula had the highest number of short-stay entire dwellings (4,347). This was a decrease of 2.2% over the December quarter, but an increase of 20.2% over the past year. The City of Melbourne had the second highest at 3,667, and an increase of 11.8% over the quarter and 51.8% over the past year. For regional Victoria, Bass Coast had the highest number of short-stay entire dwellings (1,982), and an increase of 1.1% over the quarter and 24.5% over the past year.

Table 7: Gross income of private rental landlord vs short-stay host

		Private rent	Short-stay potential income				
		Annual income	60 days	90 days	120 days	180 days	Time for host to meet PR income
Melbourne	2 bedrooms	$27,100	$13,100	$19,700	$26,300	$39,400	124
	3 bedrooms	$24,500	$21,000	$31,500	$42,000	$63,000	70
Regional Victoria	2 bedrooms	$20,500	$14,700	$22,000	$29,300	$44,000	84
	3 bedrooms	$22,400	$18,400	$27,600	$36,800	$55,300	73

Table 8: Top 10 areas short-stay - Melbourne

Local government	N of short-stay	Quarterly change	Annual change
Mornington Peninsula	4,347	-2.2%	20.2%
Melbourne	3,677	11.8%	51.8%
Port Phillip	1,498	15.9%	57.5%
Yarra	814	6.5%	54.8%
Stonnington	761	12.6%	65.1%
Yarra Ranges	720	5.7%	26.3%
Moreland	324	8.4%	74.2%
Boroondara	227	11.8%	56.6%
Whitehorse	208	8.9%	48.6%
Glen Eira	207	11.3%	53.3%

Table 9: Top 10 areas short-stay - Regional Victoria

Local government	N of short-stay	Quarterly change	Annual change
Bass Coast	1,982	1.1%	24.5%
Surf Coast	1,820	0.7%	29.1%
Greater Geelong	1,703	2.9%	36.7%
Alpine	940	4.2%	13.9%
Hepburn	801	1.0%	9.3%
Colac Otway	793	2.3%	9.8%
East Gippsland	705	0.3%	20.9%
South Gippsland	559	2.9%	18.4%
Moyne	405	2.5%	11.3%
Mansfield	388	5.4%	26.0%

Queensland

Total short-stay accommodation

In the March quarter, a total of 27,257 short-stay accommodation places were available in Queensland. Of these, 20.2% were in Brisbane and 79.8% in Regional Queensland.

Entire dwellings

Of all short-stay accommodation places in Queensland, 22,371 were entire dwellings, of which 4,066 (18.2%) were in Brisbane and 18,305 (81.8%) were in Regional Queensland. In the March quarter, 19,171 (85.7%) of these were available in the previous quarter, 3,200 (14.3%) were newly listed this quarter, and 1,225 available in the December quarter 2022 were no longer available.

1.0% of all dwellings in Queensland were short-stay entire dwellings, 0.4% in Brisbane and 1.6% in Regional Queensland. For every 100 dwellings in the private rental market, there were 4.2 short-stay entire dwellings. The ratio of short-stay entire dwellings to private rental dwellings differs considerably between Brisbane (1.4 per 100 private rental dwellings) and Regional Queensland (7.5 per 100 private rental dwellings).

Table 10: Total short-stay accommodation by type

	Entire dwellings	Room in a private house	Business		Shared room	Movable	Farm stay	Total
			Whole place	Room				
Brisbane	4,066	904	252	134	29	69	52	5,506
Regional Qld	18,305	1,467	913	494	58	322	192	21,751
Queensland	22,371	2,371	1,165	628	87	391	244	27,257

Chart 11: Movement of short-stay entire dwellings

Chart 12: Density of short-stay - Brisbane

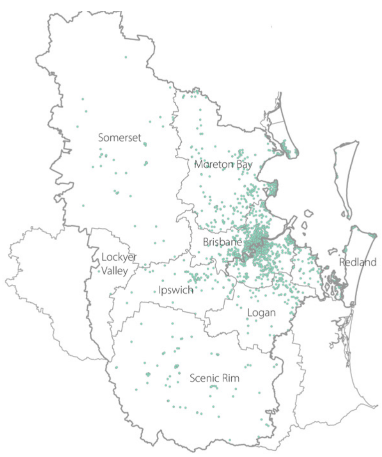


Chart 13: Density of short-stay- regional Queensland

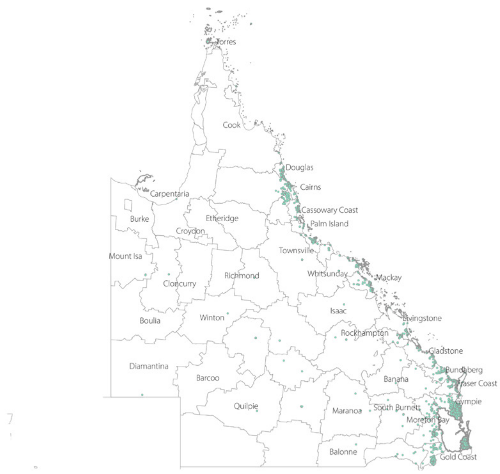


Chart 14: Short-stay entire dwellings as a % of all dwellings

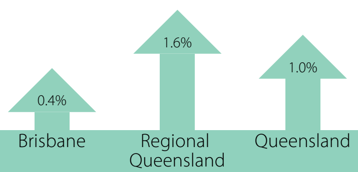


Chart 15: Ratio of short-stay to private rental dwellings

Queensland

In the March quarter in Brisbane, the gross annual income on a 2-bedroom dwelling in the private rental market was $24,500. On average, it would take 120 days of successful hosting to make the same income in the short-stay accommodation market. In Regional Queensland, it would take around 71 days of hosting the same size dwelling in the short-stay accommodation market.

In Brisbane, the inner city had the highest number of short-stay entire dwellings (2,467). This was an increase of 5.6% over the December quarter and an increase of 28.0% over the year. For regional Queensland, the Gold Coast had the highest number of short-stay entire dwellings (5,434), an increase of 1.8% over the quarter and 33.0% over the past year. The Sunshine Coast had the second highest with 3,619.

Table 11: Gross income of private rental landlord vs short-stay host

		Private rent	Short-stay potential income				
		Annual income	60 days	90 days	120 days	180 days	Time for host to meet PR income
Brisbane	2 bedrooms	$24,500	$12,300	$18,500	$24,600	$36,900	120
	3 bedrooms	$25,000	$16,000	$24,000	$32,000	$48,000	94
Regional Queensland	2 bedrooms	$16,700	$14,000	$21,100	$28,100	$42,100	71
	3 bedrooms	$20,900	$18,900	$28,400	$37,800	$56,700	66

Table 12: Top 7 areas short-stay - Brisbane

Local government	N of short-stay	Quarterly change	Annual change
Brisbane	2,467	5.6%	28.0%
Moreton Bay	720	5.1%	37.9%
Redland	563	-1.4%	5.8%
Logan	106	10.4%	58.2%
Scenic Rim	80	12.7%	50.9%
Ipswich	75	17.2%	70.5%
Somerset	53	-5.4%	39.5%

Table 13: Top 10 areas short-stay - Regional Queensland

Local government	N of short-stay	Quarterly change	Annual change
Gold Coast	5,434	1.8%	33.0%
Sunshine Coast	3,619	0.6%	25.0%
Noosa	2,124	-2.3%	9.7%
Cairns	1,419	3.1%	23.9%
Whitsunday	844	1.8%	15.5%
Douglas	839	-0.1%	4.5%
Townsville	747	6.6%	31.3%
Fraser Coast	473	4.0%	20.4%
Bundaberg	359	3.2%	59.6%
Gympie	312	-4.6%	26.8%

South Australia

Total short-stay accommodation

In the March quarter, a total of 7,789 short-stay accommodation places were available in South Australia. Of these, 48.6% were in Adelaide and 51.4% in Regional South Australia.

Entire dwellings

Of all short-stay accommodation places in South Australia 6,402 were entire dwellings, of which 2,973 (46.4%) were in Adelaide and 3,429 (53.6%) were in Regional South Australia. In the March quarter, 5,527 (86.3%) of these were available in the previous quarter, 875 (13.7%) were newly listed this quarter, and 243 available in the December quarter 2022 were no longer available.

0.8% of all dwellings in South Australia were short-stay entire dwellings, 0.5% in Adelaide and 1.6% in Regional South Australia. For every 100 dwellings in the private rental market, there were 3.6 short-stay entire dwellings. The ratio of short-stay entire dwellings to private rental dwellings differs considerably between Adelaide (2.0 per 100 private rental dwellings) and Regional South Australia (11.5 per 100 private rental dwellings).

Table 14: Total short-stay accommodation by type

	Entire dwellings	Room in a private house	Business		Shared room	Movable	Farm stay	Total
			Whole place	Room				
Adelaide	2,973	473	159	74	9	55	42	3,785
Regional SA	3,429	93	126	98	3	139	116	4,004
South Australia	6,402	566	285	172	12	194	158	7,789

Chart 16: Movement of short-stay entire dwellings

Chart 17: Density of short-stay - Adelaide

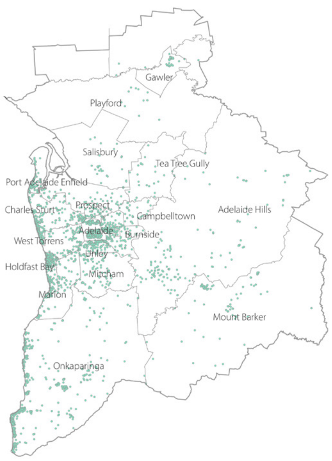


Chart 18: Density of short-stay- Regional SA

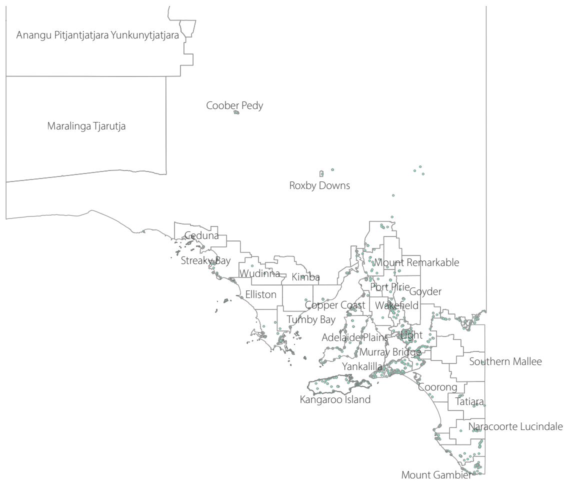


Chart 19: Short-stay entire dwellings as a % of all dwellings

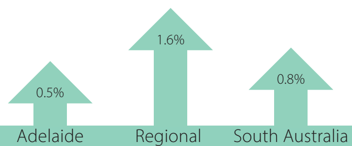
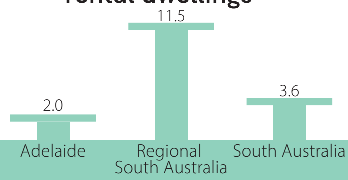


Chart 20: Ratio of short-stay to private rental dwellings



South Australia

In the March quarter in Adelaide, the gross annual income on a 2-bedroom dwelling in the private rental market was $20,900. On average, it would take 99 days of successful hosting to make the same income in the short-stay accommodation market. In regional South Australia, it would take around 75 days of hosting the same size dwelling in the short-stay accommodation market.

In Adelaide, the inner city had the highest number of short-stay entire dwellings (618). This was an increase of 10.4% over the December quarter and an increase of 22.6% over the year. The Onkaparinga had the second highest at 562, and an increase of 4.5% over the quarter and 31.3% over the year. For regional areas, Alexandrina had the highest number of short-stay entire dwellings (529), an increase of 6.4% over the quarter and 22.7% over the past year.

Table 15: Gross income of private rental landlord vs short-stay host

		Private rent	Short-stay potential income				
		Annual income	60 days	90 days	120 days	180 days	Time for host to meet PR income
Adelaide	2 bedrooms	$20,900	$12,700	$19,100	$25,400	$38,200	99
	3 bedrooms	$26,100	$17,100	$25,600	$34,100	$51,200	92
Regional South Australia	2 bedrooms	$14,300	$11,500	$17,200	$22,900	$34,400	75
	3 bedrooms	$13,600	$13,700	$20,600	$27,400	$41,100	60

Table 16: Top 8 areas short-stay - Adelaide

Local government	N of short-stay	Quarterly change	Annual change
Adelaide	618	10.4%	22.6%
Onkaparinga	562	4.5%	31.3%
Holdfast Bay	403	11.6%	43.4%
Charles Sturt	315	14.1%	47.9%
Adelaide Hills	142	1.4%	20.3%
Port Adelaide Enfield	124	10.7%	33.3%
Unley	106	26.2%	41.3%
Norwood Payneham and St Peters	103	12.0%	15.7%

Table 17: Top 8 areas short-stay - Regional South Australia

Local government	N of short-stay	Quarterly change	Annual change
Alexandrina	529	6.4%	22.7%
Kangaroo Island	337	2.4%	12.0%
Yankalilla	264	2.7%	12.3%
Victor Harbor	253	6.3%	24.6%
Yorke Peninsula	243	7.5%	16.8%
Robe	224	2.8%	11.4%
Barossa	195	6.6%	18.2%
Copper Coast	187	19.9%	35.5%

Western Australia

Total short-stay accommodation

In the March quarter, a total of 10,091 short-stay accommodation places were available in Western Australia. Of these, 47.3% were in Perth and 52.7% in Regional Western Australia.

Entire dwellings

Of all short-stay accommodation places in Western Australia, 8,056 were entire dwellings, of which 3,694 (45.9%) were in Perth and 4,362 (54.1%) were in regional Western Australia. In the March quarter, 7,102 (88.2%) of these were available in the previous quarter, 954 (11.8%) were newly listed this quarter, and 310 available in the December quarter 2022 were no longer available.

0.7% of all dwellings in Western Australia were short-stay entire dwellings, 0.4% in Perth and 1.7% in Regional Western Australia. For every 100 dwellings in the private rental market, there were 3.7 short-stay entire dwellings. The ratio of short-stay entire dwellings to private rental dwellings differs considerably between Perth (2.0 per 100 private rental dwellings) and regional Western Australia (12.1 per 100 private rental dwellings).

Table 18: Total short-stay accommodation by type

	Entire dwellings	Room in a private house	Business		Shared room	Movable	Farm stay	Total
			Whole place	Room				
Perth	3,694	740	150	121	12	35	22	4,774
Regional WA	4,362	217	249	183	9	129	168	5,317
Western Australia	8,056	957	399	304	21	164	190	10,091

Chart 21: Movement of short-stay entire dwellings

Chart 22: Density of short-stay - Perth

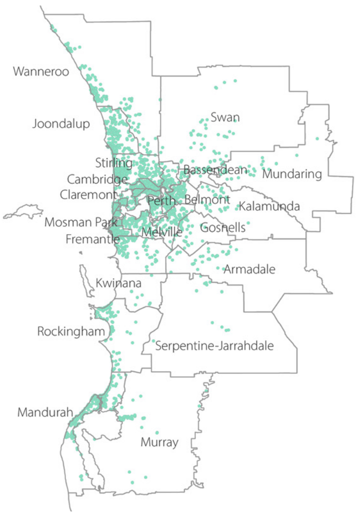


Chart 23: Density of short-stay- regional WA

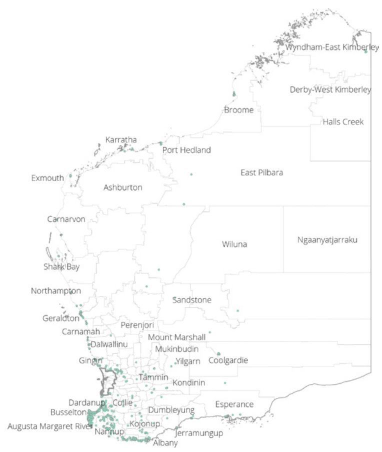


Chart 24: Short-stay entire dwellings as a % of all dwellings

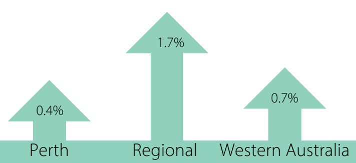
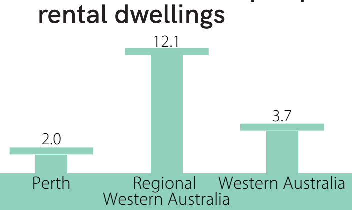


Chart 25: Ratio of short-stay to private rental dwellings



Western Australia

In the March quarter in Perth, the gross annual income on a 2-bedroom dwelling in the private rental market was $25,800. On average, it would take 132 days of successful hosting to make the same income in the short-stay accommodation market. In Regional Western Australia, it would take around 107 days of hosting the same size dwelling in the short-stay accommodation market.

In Perth, the coastal area of Stirling had the highest number of short-stay entire dwellings (441). This was an increase of 10.3% over the December quarter and an increase of 38.7% over the year. For regional Western Australia, Busselton had the highest number of short-stay entire dwellings (1,320), an increase of 2.6% over the quarter and 5.3% over the past year. Augusta Margaret River had the second highest with 697.

Table 19: Gross income of private rental landlord vs short-stay host

		Private rent	Short-stay potential income				
		Annual income	60 days	90 days	120 days	180 days	Time for host to meet PR income
Perth	2 bedrooms	$25,800	$11,700	$17,600	$23,400	$35,100	132
	3 bedrooms	$27,100	$14,300	$21,500	$28,700	$43,000	113
Regional Western Australia	2 bedrooms	$23,500	$13,200	$19,800	$26,400	$39,600	107
	3 bedrooms	$18,500	$16,700	$25,100	$33,500	$50,200	66

Table 20: Top 10 areas short-stay - Perth

Local government	N of short-stay	Quarterly change	Annual change
Stirling	441	10.3%	38.7%
Fremantle	422	6.6%	27.5%
Mandurah	411	4.1%	25.7%
Perth	332	-0.6%	8.5%
Joondalup	181	5.2%	33.1%
Belmont	161	1.3%	8.1%
Wanneroo	159	11.2%	35.9%
Vincent	150	9.5%	33.9%
Melville	126	0.0%	18.9%
Cottesloe	125	12.6%	40.4%

Table 21: Top 10 areas short-stay - regional Western Australia

Local government	N of short-stay	Quarterly change	Annual change
Busselton	1,320	2.6%	5.3%
Augusta Margaret River	697	2.7%	9.2%
Albany	274	1.5%	-0.7%
Gingin	196	0.0%	3.7%
Denmark	187	9.4%	12.7%
Northampton	167	6.4%	50.5%
Esperance	142	-2.1%	0.0%
Broome	132	-6.4%	11.9%
Exmouth	120	41.2%	66.7%
Greater Geraldton	116	-1.7%	0.0%

Tasmania

Total short-stay accommodation

In the March quarter, a total of 5,222 short-stay accommodation places were available in Tasmania. Of these, 34.2% were in Hobart and 65.8% in Regional Tasmania.

Entire dwellings

Of all short-stay accommodation places in Tasmania, 4,255 were entire dwellings, of which 1,461 (34.3%) were in Hobart and 2,794 (65.7%) were in Regional Tasmania. In the March quarter, 3,811 (89.6%) of these were available in the previous quarter, 444 (10.4%) were newly listed this quarter, and 151 available in the December quarter 2022 were no longer available.

1.6% of all dwellings in Tasmania were short-stay entire dwellings, 1.4% in Hobart and 1.8% in Regional Tasmania. For every 100 dwellings in the private rental market, there were 9.2 short-stay entire dwellings. The ratio of short-stay entire dwellings to private rental dwellings differs considerably between Hobart (6.6 per 100 private rental dwellings) and Regional Tasmania (11.5 per 100 private rental dwellings).

Table 22: Total short-stay accommodation by type

	Entire dwellings	Room in a private house	Business		Shared room	Movable	Farm stay	Total
			Whole place	Room				
Hobart	1,461	157	73	45	6	27	16	1,785
Regional Tasmania	2,794	109	211	149	3	73	98	3,437
Tasmania	4,255	266	284	194	9	100	114	5,222

Chart 26: Movement of short-stay entire dwellings

Chart 27: Density of short-stay - Hobart

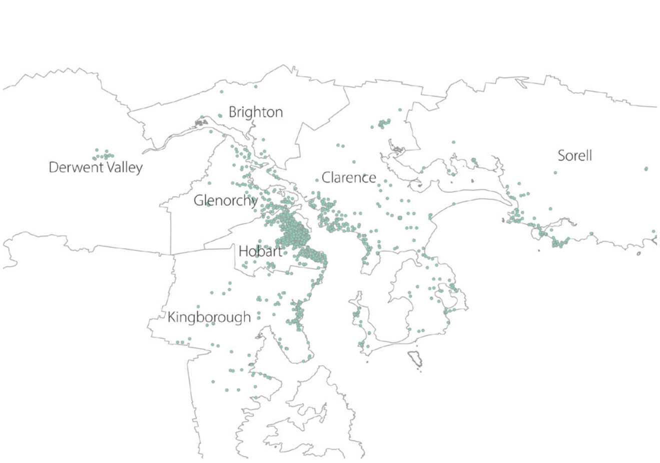


Chart 28: Density of short-stay- regional Tasmania

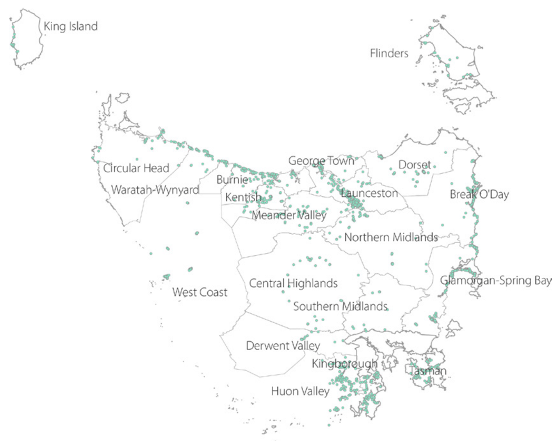


Chart 29: Short-stay entire dwellings as a % of all dwellings

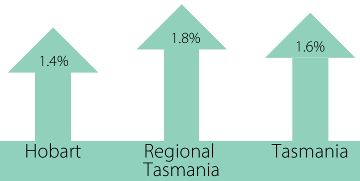
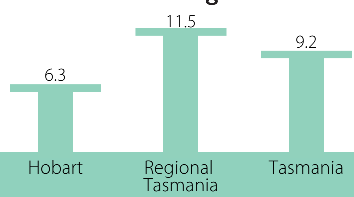


Chart 30: Ratio of short-stay to private rental dwellings



Tasmania

In the March quarter in Hobart, the gross annual income on a 2-bedroom dwelling in the private rental market was $23,500. On average, it would take 103 days of successful hosting to make the same income in the short-stay accommodation market. In Regional Tasmania, it would take around 96 days of hosting the same size dwelling in the short-stay accommodation market.

In Tasmania, Hobart had the highest number of short-stay entire dwellings (819), an increase of 5.5% over the December quarter and an increase of 24.8% over the year. The City of Glamorgan Spring Bay had the second highest at 434, and an increase of 3.6% over the quarter and 14.5% over the year.

Table 23: Gross income of private rental landlord vs short-stay host

		Private rent	Short-stay potential income				
		Annual income	60 days	90 days	120 days	180 days	Time for host to meet PR income
Hobart	2 bedrooms	$23,500	$13,700	$20,500	$27,400	$41,000	103
	3 bedrooms	$28,700	$15,800	$23,800	$31,700	$47,500	109
Regional Tasmania	2 bedrooms	$20,300	$12,700	$19,000	$25,300	$38,000	96
	3 bedrooms	$24,200	$14,400	$21,600	$28,800	$43,200	101

Table 24: Top 10 areas short-stay - Tasmania

Local government	N of short-stay	Quarterly change	Annual change
Hobart	819	5.5%	24.8%
Glamorgan Spring Bay	434	3.6%	14.5%
Launceston	365	5.8%	25.9%
Kingborough	314	1.6%	18.5%
Clarence	290	8.2%	32.4%
Break O'Day	289	-0.3%	17.0%
Dorset	173	1.2%	21.8%
Huon Valley	168	12.0%	17.5%
West Tamar	136	5.4%	19.3%
Tasman	117	3.5%	17.0%

Northern Territory

Total short-stay accommodation

In the March quarter, a total of 1,236 short-stay accommodation places were available in Northern Territory. Of these, 82.6% were in Darwin and 17.4% in Regional Northern Territory.

Entire dwellings

Of all short-stay accommodation places in Northern Territory, 902 were entire dwellings, of which 756 (83.8%) were in Darwin and 146 (16.2%) were in Regional Northern Territory. In the March quarter, 767 (85.0%) of these were available in the previous quarter, 135 (15.0%) were newly listed this quarter, and 37 available in the December quarter 2022 were no longer available.

1.0% of all dwellings in th Northern Territory were short-stay entire dwellings, 1.3% in Darwin and 0.5% in Regional Northern Territory. For every 100 dwellings in the private rental market, there were an estimated 4.4 short-stay entire dwellings. The ratio of short-stay entire dwellings to private rental dwellings differs between Darwin (4.6 per 100 private rental dwellings) and Regional Northern Territory (3.6 per 100 private rental dwellings).

Table 25: Total short-stay accommodation by type

	Entire dwellings	Room in a private house	Business		Shared room	Movable	Farm stay	Total
			Whole place	Room				
Darwin	756	129	79	40	3	12	2	1,021
Regional NT	146	29	11	19	3	4	3	215
Northern Territory	902	158	90	59	6	16	5	1,236

Chart 31: Movement of short-stay entire dwellings

Chart 32: Density of short-stay - Darwin

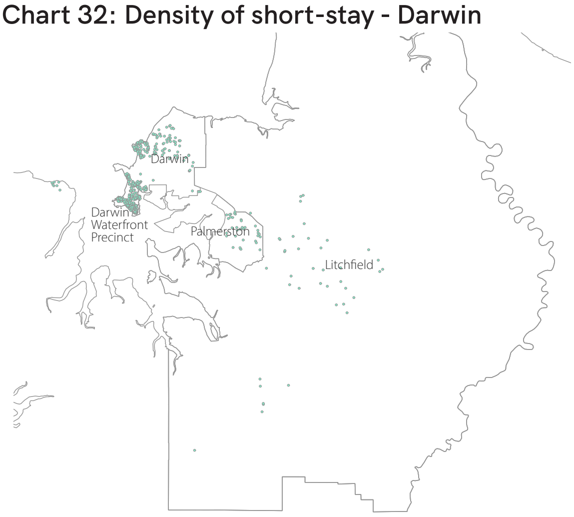


Chart 33: Density of short-stay- regional NT

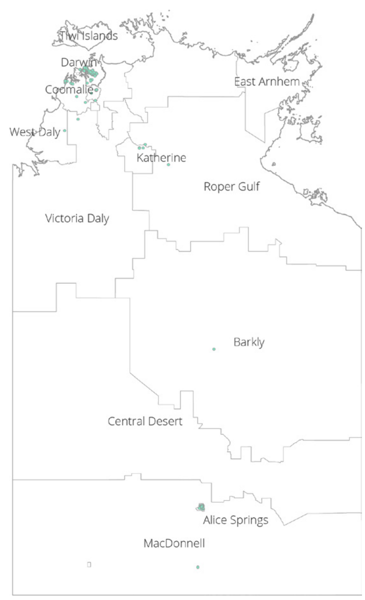
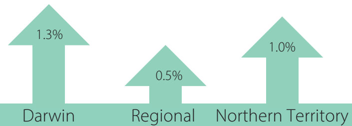


Chart 34: Short-stay entire dwellings as a % of all dwellings



Northern Territory

In the March quarter in Darwin, the gross annual income on a 2-bedroom dwelling in the private rental market was $24,900. On average, it would take 138 days of successful hosting to make the same income in the short-stay accommodation market. In Regional Northern Territory, it would take around 86 days of hosting the same size dwelling in the short-stay accommodation market.

In the Northern Territory, the local government area of Darwin had the highest number of short-stay entire dwellings (612). This was an increase of 2.9% over the December quarter and an increase of 52.6% over the past year. The regional township of Alice Springs had the second highest at 73, an increase of 4.3% over the quarter and 102.8% over the past year.

Table 26: Gross income of private rental landlord vs short-stay host

		Private rent	Short-stay potential income				
		Annual income	60 days	90 days	120 days	180 days	Time for host to meet PR income
Darwin	2 bedrooms	$24,900	$10,800	$16,200	$21,600	$32,400	138
	3 bedrooms	$31,900	$15,000	$22,500	$30,000	$45,000	128
Regional NT	2 bedrooms	$21,600	$15,000	$22,500	$30,000	$45,000	86
	3 bedrooms	$28,700	$15,000	$22,500	$30,000	$45,000	115

Table 27: Top 8 areas short-stay - Northern Territory

Local government	N of short-stay	Quarterly change	Annual change
Darwin	612	2.9%	52.6%
Alice Springs	73	4.3%	102.8%
Darwin Waterfront Precinct	66	22.2%	40.4%
Litchfield	40	5.3%	33.3%
Palmerston	36	-14.3%	24.1%
Unincorporated NT	32	-5.9%	18.5%
Coomalie	18	12.5%	38.5%
MacDonnell	10	0.0%	-9.1%

Australian Capital Territory

Total short-stay accommodation

In the March quarter, a total of 1,413 short-stay accommodation places were available in the Australian Capital Territory.

Entire dwellings

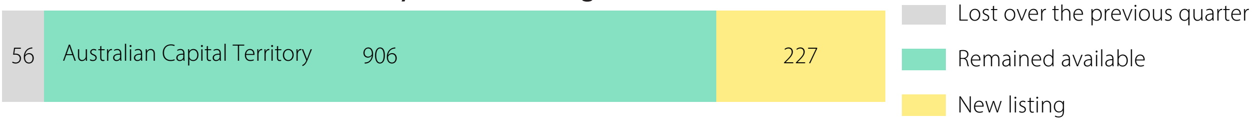
Of all of the short-stay rentals 1,133 were entire dwellings, of which 906 (80.0%) were available in the previous quarter, 227 (20.0%) new listings in the March quarter, and 56 which were available in December 2022 were no longer available.

0.6% of all dwellings in the Australian Capital Territory were short-stay entire dwellings.

Table 28: Total short-stay accommodation by type

	Entire dwellings	Room in a private house	Business		Shared room	Movable	Farm stay	Total
			Whole place	Room				
Australian Capital Territory	1,133	213	39	15	2	7	4	1,413

Chart 35: Movement of short-stay entire dwellings



In the March quarter, annual gross income on a 2-bedroom property in the long term private rental market in the Australian Capital Territory was $30,200. On average it would take 158 days of successful hosting to make the same income on short-stay accommodation market. For 3-bedroom dwellings it would take around 147 days of hosting on the short-stay accommodation market.

Table 29: Gross income of private rental landlord vs short-stay host

		Private rent	Short-stay potential income				
		Annual income	60 days	90 days	120 days	180 days	Time for host to meet PR income
Australian Capital Territory	2 bedrooms	$30,200	$11,500	$17,200	$22,900	$34,400	158
	3 bedrooms	$33,900	$13,800	$20,700	$27,600	$41,400	147

Chart 36: Density of short-stay - Canberra

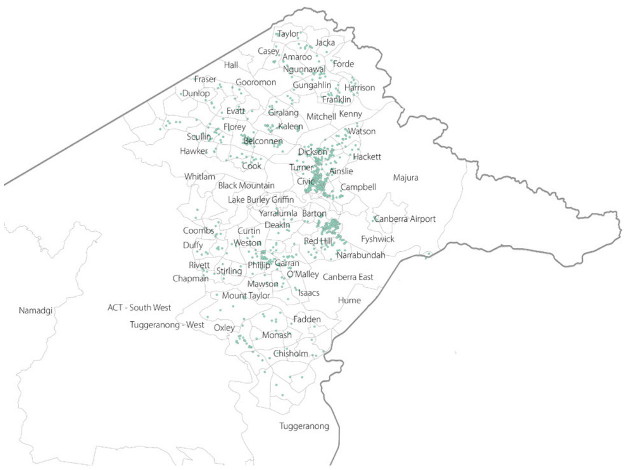
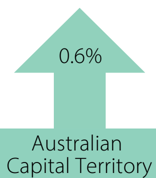


Table 30: Top 10 areas short-stay - ACT

Suburbs (SA2)	N of short-stay	Quarterly change	Annual change
Civic	154	0.7%	22.2%
Braddon	131	12.9%	72.4%
Kingston	100	5.3%	49.3%
Belconnen	59	9.3%	145.8%
Phillip	38	11.8%	65.2%
Griffith	36	2.9%	44.0%
Reid	36	28.6%	100.0%
Dickson	33	-2.9%	57.1%
Lyneham	33	22.2%	83.3%
Turner	33	0.0%	65.0%

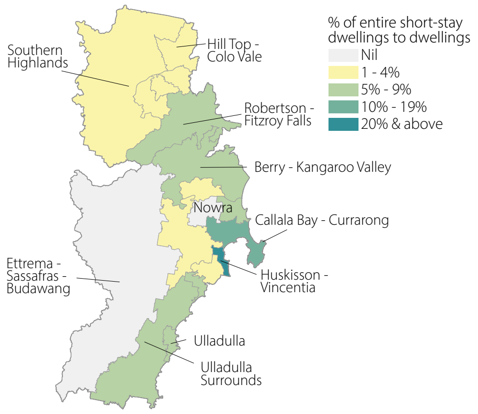
Chart 37: Short-stay entire dwellings as a % of all dwellings



Areas with a high density of short-stay accommodation entire dwellings

The Inside Airbnb data came with longitude and latitude co-ordinates which are accurate to within 150 meters. These points were then located within small areas (SA2). Using data on total estimated private dwellings provided by the Australian Bureau of Statistics for June 2022, we calculated the SSA entire dwellings as a percentage of total private dwellings in each small area (see the example below). Table 31 lists the 25 areas with the highest densities.

Southern Highlands and Shoalhaven short-stay density



For example, in the Southern Highland and Shoalhaven area, the Huskisson-Vincentia area (SA2) had 791 short-stay entire dwellings and an estimated 3,670 private dwellings indicating that 21.6% of all dwellings were available as short stay accommodation. Callala Bay-Currarong had 11.1%. Hill Top-Colo Vale had a much lower density of 1.1%.

Table 31: Top 25 high density short-stay small areas

Small Area (SA2)	Region	Number	% of dwellings
Port Douglas	Regional Queensland	722	23.9%
Byron Bay	Regional New South Wales	1,306	23.6%
Noosa Heads	Regional Queensland	803	22.7%
Huskisson - Vincentia	Regional New South Wales	791	21.6%
North Stradbroke Island	Greater Brisbane	408	21.5%
Jindabyne - Berridale	Regional New South Wales	1,027	20.9%
Magnetic Island	Regional Queensland	342	19.8%
Moreton Island	Greater Brisbane	65	19.4%
Bright - Mount Beauty	Regional Victoria	1,011	19.0%
Otway	Regional Victoria	743	18.9%
Surfers Paradise - North	Regional Queensland	1,434	15.7%
Lorne - Anglesea	Regional Victoria	931	13.9%
Sunshine Beach	Regional Queensland	496	13.0%
Airlie - Whitsundays	Regional Queensland	763	13.0%
Daylesford	Regional Victoria	764	12.2%
Bangalow	Regional New South Wales	340	12.0%
Busselton Surrounds	Regional Western Australia	885	11.9%
Forster-Tuncurry Surrounds	Regional New South Wales	481	11.5%
Callala Bay - Currarong	Regional New South Wales	344	11.1%
Point Nepean	Greater Melbourne	2,196	10.7%
Phillip Island	Regional Victoria	1,320	10.4%
Kangaroo Island	Regional South Australia	337	10.2%
Avoca Beach - Copacabana	Greater Sydney	371	10.1%
Kingscliff - Fingal Head	Regional New South Wales	666	10.1%
Margaret River	Regional Western Australia	498	10.0%

Short-Stay Accommodation

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Victoria: Department of Families, Fairness and Housing
South Australia: SA Housing Authority
Western Australia: Department of Mines, Industry Regulation and Safety
Queensland: Residential Tenancies Authority
Tasmania: Consumer, Business and Occupational Services

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