

From: [REDACTED]
To: [Representation](#)
Subject: Submission Opposing the Proposed Ban on New Whole-Home Short Stay Accommodation
Date: Thursday, 9 July 2026 10:47:28 AM

Dear Hobart City Council,

I am writing as a Hobart property owner and short-stay host to strongly oppose the proposed restrictions on new whole-home short-stay accommodation.

First and foremost, I believe homeowners should have the fundamental right to decide how their own legally owned property is used, provided they comply with all laws and regulations. I have invested hundreds of thousands of dollars into my property, I pay council rates, land tax, insurance, maintenance costs and contribute to the local economy. It is deeply concerning that the Council is considering limiting what responsible property owners can do with their own homes.

What disappoints me even more is that Hobart's economy is already struggling. Instead of encouraging investment, tourism and economic growth, this proposal sends exactly the opposite message.

I recently travelled through New Zealand's South Island, including Queenstown. It is one of the world's most successful tourism cities. Tourism there is not treated as a problem—it is embraced as an opportunity. Visitors create jobs, support restaurants, cafés, retailers, tour operators and local businesses. The resulting economic activity generates tax revenue that can be reinvested into infrastructure, public facilities and community services. The city feels vibrant, prosperous and safe.

I couldn't help but ask myself: why isn't Hobart aiming for the same success?

Hobart has incredible potential. We have MONA, Dark Mofo, spectacular natural scenery, the Southern Lights, excellent food and wine, and a unique cultural identity. In just a few years, the new stadium is expected to be completed, creating opportunities to attract major sporting events, concerts and international visitors. This is a once-in-a-generation opportunity for Hobart to become a globally recognised boutique tourism destination.

But tourism requires accommodation.

Restricting short-stay accommodation will not create more visitors—it will simply reduce Hobart's ability to host them.

Equally concerning is the message this sends to investors. People from Tasmania and interstate invest here because they believe in Hobart's future. Changing the rules after people have invested creates uncertainty and damages confidence. Investors are far less likely to purchase homes or renovate existing properties if they fear further restrictions could be introduced at any time.

Many short-stay properties have also been extensively renovated by their owners. These renovations improve neighbourhoods, create work for local tradespeople, increase property values and support countless small businesses. Restricting future investment risks slowing all of that economic activity.

Most importantly, I do not believe there is convincing evidence that banning new short-stay accommodation will meaningfully improve housing affordability. Housing affordability is a complex issue involving housing supply, planning, construction costs, population growth and broader economic factors. Restricting one small part of the accommodation market is unlikely to solve those underlying problems.

I respectfully ask Hobart City Council to reconsider this proposal and instead work with responsible hosts to strengthen tourism while maintaining appropriate regulation.

Hobart deserves to grow, not to discourage the very investment and tourism that will help build its future.

Thank you for considering my submission.

Yours sincerely,

Bowen