

From: [REDACTED]
To: [Representation](#)
Subject: Short-Stay letter
Date: Tuesday, 14 July 2026 10:04:23 AM
Attachments: [letter to Hobart City Council - Small Business.pdf](#)

Please see attached letter regarding short-stay accommodation.

Thank you,

Matt

Hands On Maintenance And Joinery.

14 July 2026

Dear Hobart City Council,

I am writing to you as a small business owner in Hobart. My business depends on visitors to this area, who, in large part, find accommodation through short-stay options. I operate a sole trader business providing maintenance and repair services for short-stay accommodation properties, including Airbnb listings. My work includes general property maintenance, repairs, inspections, and ensuring properties are ready for guests.

I have seen first-hand how important short-stay accommodation is to the local visitor economy. When guests come to stay, they eat at local restaurants, shop in local stores, use local transport, and visit local attractions. That spending supports my small business and the livelihoods across our community. Approximately 80% of my annual income comes directly from maintaining Airbnb and other short-stay accommodation properties. Any reduction in the number of short-stay properties would have a significant impact on my business, reducing my workload and income. As a sole trader, this work is my primary source of income, and fewer short-stay properties would directly affect my ability to support myself and continue operating my business.

Oxford Economics estimated that short-stay accommodation contributed more than \$500 million to Tasmania's Gross State Product and supported more than 3,000 jobs - the majority in sectors like food and beverage, retail, and arts and entertainment. These numbers represent the cafes, shops, tour operators and service businesses in communities like ours. I strongly believe that any further regulations on flexible short-stay accommodation would risk undermining the small business community. Fewer short-stay properties means fewer visitors, and fewer visitors means less spending and fewer jobs in small businesses like mine.

We are particularly exposed because the visitor economy is critical in our community as other economic drivers are hard to find. I don't see why further regulation is needed now, especially when most Hobartians are battling to keep up with the cost of living. It clearly hasn't worked in other places either. Byron Bay introduced a night cap and rents are still hitting record highs, Brisbane proposed a similar permit scheme and walked it back this year, acknowledging that temporary home-like stays serve broader needs beyond tourism, such as housing domestic violence survivors, insurance claimants and hospital patients.

I want you to know that how the Council handles this matters to me, my team, my community and to other small business owners in our city.

Yours sincerely,
Matthew Greenwood

Hands on Maintenance and Joinery
Sole Trader; Hobart, Tasmania