

From: [REDACTED]
To: [Representation](#)
Subject: Submission on Draft Amendment PSA-25-3 HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan
Date: Friday, 10 July 2026 12:44:31 PM

Dear Hobart City Council,

My name is Xianghong Ma, and I am a permanent resident of Australia and a unitholder of a trust that owns a short stay accommodation property in Hobart.

Unlike many local residents, my connection with Hobart began through my family. Around twenty years ago, my child came to Hobart to study, later built a career here, paid taxes, established a business and chose to make Hobart home. A few years ago, I joined my family here after becoming a permanent resident. Seeing the opportunities and welcoming community here gave our family the confidence to invest for the long term.

I respectfully oppose the proposed restrictions on future whole-home short stay accommodation because they send an unfortunate message to families who have invested in Tasmania in good faith.

Our investment was never about short-term speculation. We chose Hobart because we believed it offered a stable, transparent and fair regulatory environment. When governments frequently change the rules after people have committed significant savings, it creates uncertainty for ordinary families rather than large corporations.

Through hosting visitors, we have met people travelling for medical treatment, family visits, work, university events and holidays. Many have shared how difficult it would have been to find suitable accommodation without short stay options. These experiences have shown us that short stay accommodation serves a much broader community purpose than tourism alone.

I understand that housing affordability is an important issue. However, I hope Council will continue to pursue evidence-based solutions that increase housing supply without discouraging responsible families from investing in Hobart.

Thank you for considering my submission.

Yours faithfully,
Xianghong Ma