

Short Term Rental Accommodation and its impact on the Hobart Rental Market

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1. INTRODUCTION

1.1 PREAMBLE

- 1.1.1 This is a report from Peter Phibbs, an urban consultant, Emeritus Professor at the University of Sydney and an Adjunct Professor of Urban Planning at Monash University. I have been the Director of an Australian Housing and Urban Research Institute (AHURI) (Housing) Research Centre at two Australian Universities, as well as an Associate Dean (Research) at the University of Sydney. I have been awarded two post-graduate degrees in measuring economic impacts from the University of NSW and have been engaged in researching the short term rental sector in Australia since 2016. I have also been an active researcher publishing peer reviewed research since the early 1980s. My Curriculum Vitae is attached in Appendix 2.
- 1.1.2 The Tasmanian Planning Commission (TPC) in their 2018 Report to the Minister concerning Draft Planning Directive No. 6 made the following point in their Executive Summary:
- 12. There was concern raised regarding the impact the draft Planning Directive may have on the affordability and availability of housing. The Commission is limited in its assessment process to deal with these issues however, it has recommended that the impacts on the housing market as a result of the draft Planning Directive be monitored and reviewed. With subsequent and informed modifications to the Planning Directive being proposed if that is required.*
- 1.1.3 This report summarises the evidence about the impact of short term rentals (STRs) on affordability and availability in the eight years since the release of the TPC report. Much of the evidence was collected as part of a study sponsored by Shelter Tasmania which began in 2021 and is ongoing¹. Some of the evidence was reported to Hobart City Council staff and councillors as part of the process in formulating their policy about amending their planning scheme (HOB-PSA-22-1).
- 1.1.4 Council staff read the detailed material contained in the Shelter Tasmania documents and I was also invited to speak to Councillors at a Council workshop. I also made a formal submission on HOB-PSA-22-1. I also received data from the Council on the Visitor Accommodation permits they issued including information on the relevant land use zone.
- 1.1.5 This report considers a newly proposed Specific Area Plan (SAP) prepared by Era Advisory. The draft of the Specific Area Plan has been supplied to me. I understand the intention of the SAP is to retain housing in residential zones for long term residents rather than visitors.
- 1.1.6 The purpose of my report is to highlight the need for a SAP in Hobart to control the change in use from a dwelling to Visitor Accommodation in Hobart and the potential benefits of the proposed SAP.
- 1.1.7 The report begins by reporting on a natural experiment generated by the COVID-19 pandemic and then reports on an analysis of visitor accommodation permits issued by Hobart City Council between 2018 and June 2025. The statement also provides an explanation of how long term rental markets operate.

2. DECLARATION

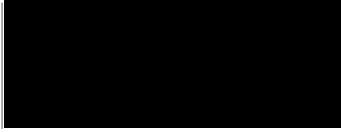
2.1 DECLARATION

- 2.1.1 This report has been prepared in accordance with the Tasmanian Planning Commission's Practice Note 14. I have read the Practice Note and understand its implications. I have made all enquiries which I believe are desirable and appropriate and no matters of significance which I regard as relevant have to my knowledge, been withheld from the Commission.

¹ The various reports of the project are available from the Shelter Tasmania website under papers and reports (<https://sheltertas.org.au/papers-and-reports/>)

2.1.2 I have attempted at all times in preparing this report to distinguish between matters of fact, professional opinion and submission.

Signed:

A solid black rectangular box used to redact the signature.

Date: February 18th 2026

3. THE NEED FOR A SAP IN HOBART LGA

3.1 WHY HOBART LGA HAS A VERY SIGNIFICANT HOUSING ISSUE WITH SHORT STAY ACCOMMODATION?

- 3.1.1 A recent report by Urbis (2024) on behalf of AirBnB highlighted the need for a mechanism like SAPs to deal with the issue of housing markets and STRs. The authors in their conclusion state:

Overall, our analysis of the relationship between STRA and housing affordability in Australia finds that every location is different and STRA has no consistent impact on housing affordability. While there may be certain locations where the growth in the number of STRA properties maybe positively correlated with poor housing availability and affordability, correlation does not imply causation. (2024, p121)

- 3.1.2 A similar finding was made in a recent AHURI report on short term rentals:

Local governments are best positioned to apply STRA-related regulations where needed, as STRA impacts are highly localised. (Lang et al, 2025 p2)

- 3.1.3 In situations where the impact is uneven, there is a clear need to be able to use mechanisms that target problem areas without burdening other areas with excessive regulation. A SAP is an important and appropriate mechanism in this context.
- 3.1.4 Attractive tourist regions are often most at risk of pressures from STRs as tourists can outbid long term tenants (Fitzgerald, 2024; Lang et al, 2025). Hobart Local Government Area (LGA) is a very attractive tourist destination for many Australian and international visitors. Its beautiful waterfront location, the quality of the surrounding wilderness, the accessibility of kunanyi and the close access of many key tourist destinations like Bruny Island and MONA means that Hobart LGA is a key destination for many Tasmanian visitors. This situation is exacerbated in Hobart by its lower household incomes².
- 3.1.5 The financial benefits of STRs has resulted in Hobart LGA, in the latest report by the Tasmanian Government on the STR market³, having the highest number of non-primary residence short stays in the State (586) even exceeding the LGAs with high concentrations of holiday shacks such as Glamorgan/Spring Bay (500) and Break O'Day (368) (Consumer, Business and Occupational Services, 2025). Note that this has grown from 466 non-primary short stays reported in the Quarter 1 2020 version of the same report (Consumer, Business and Occupational Services, 2020).
- 3.1.6 A measure of the penetration of STRs in a housing market is the STR density which is the number of STRs/total private rental market. One of the characteristics of the housing market in Hobart LGA is that the market penetration of STRs is much higher than other capital cities. STR densities were generated using 2025 data (See Appendix 1 for details of the method) and rely on AirBnB listings for whole homes for recent and frequently booked properties.

Location	AirBnB Density
Greater Sydney	0.7%
Sydney LGA	2.2%
Greater Melbourne	1.0%
Melbourne LGA	4.8%
Greater Hobart	5.5%
Hobart LGA	8.8%

Estimates for September 2025

² The 2021 census showed that median household incomes in Greater Hobart were \$1542 compared to \$2027 in Greater Sydney and \$1901 in Greater Melbourne.

³ The latest report is for Quarter 3, 2024 but seems to include some printing errors. Instead, data from the Q2, 2024 report is used.

- 3.1.7 The Table shows that both Greater Hobart and Hobart City have much greater AirBnB densities than Sydney and Melbourne. The densities for Hobart City are 4 times greater than Sydney and almost double the density of Melbourne.
- 3.1.8 Using an alternative method of density (Non Primary residences - as measured by the Tasmanian Government Collection - divided by the 2021 census population) the Tasmanian Council of Social Service recently found that Hobart LGA had the highest density of any Tasmanian City. (TCOSS, 2026)

4. WHAT ARE THE NEGATIVE IMPACTS OF SHORT TERM RENTALS IN HOBART LGA?

4.1 HOW DO RENTAL MARKETS WORK

- 4.1.1 Prices in rental markets are driven by the relative balance between supply and demand. When demand exceeds supply, prices tend to rise - often sharply. When the reverse is true, prices will fall.
- 4.1.2 It is also instructive to think about the actual processes that occur when a dwelling is let. When demand exceeds supply you have a lot of applicants trying to lease a property (when vacancies are limited). Landlords and/or their real estate agents see that demand (eg through the number of applications, or the number of people at inspections) and realise that they can increase the rent on similar properties and still secure a tenant for their property. This can lead to sharp increases in rents.
- 4.1.3 In a market where supply exceeds demand, landlords might advertise a property and receive no applications from prospective tenants. They are forced to decrease the advertised rents in order to attract applicants.
- 4.1.4 So, how do you assess the relative balance between supply and demand? The most common measure is the vacancy rate, which is the number of vacant and available rental properties divided by the total stock of rental properties. Economists from the Reserve Bank (Saunders and Tulip, 2019) describe that the dominant influence on real rents is the vacancy rate. (Real rents are rents adjusted by inflation – so real rents increase when they rise faster than the rate of inflation measured by the CPI). They suggest that real rents will increase when the vacancy rate is less than 2.4%. I reached a similar conclusion when examining rents and vacancy rates in Sydney, Melbourne and Hobart (Phibbs, 2018, p3):

Note the general trend of increasing (nominal) rents with decreases in the vacancy rate especially when the vacancy rate is 2 percent or less.

- 4.1.5 This is consistent with a report on the Tasmanian Housing Market by the Tasmanian Treasury, who reported that (2018, p8):

Until very recently, the vacancy rate had been steadily falling in Hobart. It appears that, until 2017, this decline in the vacancy rate was not putting significant pressure on housing rental prices.

- 4.1.6 The vacancy rate was not putting upward pressure on rents prior to 2017 because the rates were in excess of 2.4%.
- 4.1.7 What is important to consider, is how much change in supply you need to move the vacancy rate. In the Greater Hobart market with about 20,000 long term rental properties, you could significantly move rents with changes in supply of 200 properties (because you could move the vacancy rate by 1%). This is the mistake commentators make when assuming that small changes in the number of long term rental properties cannot move rents. Economic models such as the Saunders Tulip model and the experience of COVID-19 (see below) show that rents can change with relatively small numbers of changes in long term rental properties.

- 4.1.8 Proponents of STRs claim that they could not impact on rents because they also constitute a very small percentage of the total dwelling in Hobart. For example, in a recent media release from AirBnB the following statements were made:

The latest official data from the Tasmanian Government shows that non-primary residences in Hobart City Council LGA used for short-stay accommodation represent less than 1 per cent of the total housing stock in Hobart.

Susan Wheeldon, Airbnb Country Manager for Australia and New Zealand, said: "It's implausible this tiny fraction could be considered a major contributing factor in overall affordability or supply⁴.

- 4.1.9 These statements may mislead decision makers. For a start what is relevant is rental dwellings not all dwellings, but more importantly they do not estimate the potential impact of the STR market on the vacancy rate of the long term rental market.

4.2 COVID-19 – A NATURAL EXPERIMENT OF THE IMPACT OF STRS ON RENTAL MARKETS

- 4.2.1 With state and national borders slamming shut in the first few months of 2020 and some STR owners shifting their property into the long term rental market, we had an opportunity to conduct a natural experiment to see the impact of STRs on the long term rental market. If the proponents of STR were correct, then places with high concentrations of STRs would not see any impact on rents if STRs owners moved their properties to the long term rental market. In an AHURI study, which I was a co-author, the impact of a decrease in STRs on the long term rental market was examined using Hobart as a case study (Buckle et al, 2020). Table 14 from the report is shown below as Table 1.

Table 1. The interaction of rental markets and AirBnB in Hobart 2020.

Table 14: Examining rental markets and Airbnb interactions in Hobart LGAs

	LGA	Glenorchy	Clarence	Hobart	Kingborough	Total
Private rental dwellings 2016 census*		4,804	3,726	6,397	2,434	17,361
Estimated number of Airbnb properties moving to the PRM		13	36	113	38	200
Airbnb Density March		2%	6%	12%	11%	
Change in vacancy rate from reduction in Airbnb		0.3%	1.0%	1.8%	1.6%	1.1%
Change in vacancy rate from demand reduction**		0.2%	0.8%	0.8%	1.4%	0.7%
Change in median rents March to June Quarter#		-2%	-7%	-9%	-9%	
Estimate from Phibbs (2018)		-2	-7	-10	-9	
Airbnb share of change		46%	55%	65%	65%	58%

Notes: *Inflated at 1% per annum to provide a 2020 estimate & VR is the Vacancy Rate

**Based on loss of demand for 125 dwellings

Sourced from (TUTAS 2020b) 3-bedroom dwellings

Source: Compiled by authors from listed data.

- 4.2.2 The table shows that across Greater Hobart it was estimated that about 200 STR properties moved into the long term rental market producing a short term spike in the vacancy rate generating a significant reduction in rents. Proponents of AirBnB claim that the reduction in rents was simply a result of the economic downturn resulting from COVID-19. Two factors make that unlikely.
- 4.2.3 The first was that the pattern in the table that showed that the reduction in rents was highest in areas with the highest proportion of STR properties (a pattern which was repeated in Sydney – see Thackway and Petit, 2021) and the fact that the high levels of Commonwealth Government support expenditure (from JobKeeper and the Coronavirus Supplement) meant

⁴ Media release from AirBnB March 28th 2022 available from:

<https://news.airbnb.com/en-au/airbnb-calls-on-hobart-council-to-focus-on-the-real-major-drivers-of-housing-affordability-issues/>

that the Tasmanian economy did not experience the downturns in Gross State Product which were experienced in places like NSW (ABS, 2020).

- 4.2.4 Demand for rental accommodation was also supported by an increasing population in both Hobart and Greater Hobart. According to the ABS, estimated resident population for Greater Hobart increased by 1.8 percent between June 30 2019 and June 30 2020, whilst the same figure for Hobart LGA was 1.3 percent (ABS 2023).
- 4.2.5 In the AHURI study, we took a more pessimistic view of economic conditions in Hobart and the likely population loss. For example, we assumed that about a third of the rental impacts in Hobart was due to a drop in demand. Looking back at the economic and demographic data (which were not available when the report was released in 2020) this would seem to be too high an estimate. Note that these significant changes in rents were based on relatively small movements in stock. In the case of Hobart LGA, it was estimated that 113 properties moved to the long term rental market.
- 4.2.6 The impact of the decline in STRs on long term rental markets was observed by many economic commentators during COVID including economists from the RBA (Evans et al, 2020).
- 4.2.7 In summary, the COVID-19 pandemic was an excellent opportunity to see the impact of small change in STRs long term rental markets and helped put an end to the view that STR and long term rental markets do not interact.

4.3 DEALING WITH OTHER RELATED ISSUES

- 4.3.1 When arguing that there is very limited interaction between the STR market and the long term rental market in Hobart, proponents of STRs have claimed that STR properties are properties that are not “suitable” for the long term rental market and hence will have little impact on the long term rental market.
- 4.3.2 For example, from the same AirBnB media release mentioned above claims:

Many Hosts make properties available on our platform that would otherwise be used only as holiday homes for friends and family. Under the proposed changes, many of these homes would likely just sit empty throughout the year and not be offered on the long-term rental market.
- 4.3.3 Whilst some homes would fit this description⁵, the question remains how much crossover exists between the two markets. This issue was put to the test by examining the long term rental history of 535 properties issued Visitor Accommodation permits issued by Hobart City Council from the beginning of 2018 until the end of June 2025.
- 4.3.4 One simple research method to provide a definite answer to the rental history of properties issued permits, would be to match the addresses of the properties with rental bond data held by the Government. This would provide direct evidence of the relationship between a shrinking private rental market and an expanding STR market in Tasmania. This was not possible because of privacy issues. As an alternative, a property listing site (propertyvalue.com.au) which is produced by Cototality was used to view the rental history of properties that were issued Visitor Accommodation permits since 2018.
- 4.3.5 The addresses from STRs were queried on the propertyvalue.com.au site to see if they had a rental history in the long-term rental market. Propertyvalue.com.au captures rental data from properties advertised online via real estate agents.
- 4.3.6 Note the propertyvalue.com.au site does not capture the properties which have always been self-managed. Nonetheless, it will provide some indication of the crossover between short- and long-term renting.

⁵ A recent AHURI report on STRA (Lang et al, 2025) notes that some STRA respondents would retain their properties for families and friends if not used for STRA.

4.3.7 Properties were analysed in five categories:

- (a) Permits issued in 2018, 2019 and 2020;
- (b) Permits issued in 2021,2022 and 2023;
- (c) Permits issues in 2024 and up to the end of June 2025;
- (d) Permits in all Hobart City land use zones; and
- (e) Permits issued in Hobart City located in the General Residential Zone, Inner Residential Zone and Low Density Residential Zone excluding Battery Point.

4.3.8 The results of the analysis are shown in Table 2 below.

Table 2: Long term rental history of properties with visitor accommodation permits issued by Hobart City Council, 2018- June 2025

Period	Number with data	Long term rental history	No data	% with long term rental history
All Zones				
2018-2020	250	119	22	48%
2021-2023	283	161	39	57%
2024-June 25	80	39	13	49%
Sub Total	613	319	74	52%
Residential Zones				
2018-June 25	509	256	16*	50%

4.3.9 Next, the permit properties which had data on propertyvalue.com.au were allocated to Hobart City Council Land Use Zones (ie the various zones that are shown on the planning scheme maps in accordance with the *Tasmanian Planning Scheme – Hobart Local Provisions Schedule* or former *Hobart Interim Planning Scheme* 2015.)

4.3.10 Of the 613 properties, 509 were within the General Residential Zone, Inner Residential Zone and Low Density Residential Zone (Battery Point properties were excluded). This highlights the predominance of Visitor Accommodation uses being undertaken in residential zones. In the residential zones, 50% of properties had a rental history in the long term rental market. This highlights the connection between the long and STR markets in Hobart City. The recent AHURI report on STRA (Lang et al, 2025, p58) made a similar point:

Non-hosted STRA removes whole homes from the long-term rental market, which directly affects housing supply.

4.3.11 A related issue is the rental value of the properties. The claim is often made that properties in the STR market are expensive and not at the affordable end of the market and hence if they returned to the rental market ,they would have little value to lower and moderate income households.

4.3.12 However, this argument again fails to capture how rental markets operate. When vacancies are tight and people on higher incomes cannot find suitable properties, they move down the market looking for somewhere to live. This tends to crowd out lower and moderate income households who lose out to higher income households in applications to rent. Hence freeing up more expensive properties tends to create opportunities across the market (see for example, NSW Productivity Commission, 2023 p17).

4.4 THE HOBART RENTAL MARKET

4.4.1 National Shelter, the Brotherhood of St. Laurence, and SGS Economics and Planning have developed a specialised Rental Affordability Index (RAI) which was first published in 2015. The most recent edition was released in November 2025. The RAI is a price index for housing rental markets. It is a clear and concise indicator of rental affordability relative to household incomes, applied to geographic areas across Australia.

4.4.2 Below is the summary relating to Greater Hobart from its 2025 report (p94):

Affordability in Greater Hobart has remained relatively stable over the past year, classified as Moderately Unaffordable with a RAI score of 106, meaning the average rental household spends about 28% of its income on rent at the median rate.

Median rents in Hobart sit at \$520 per week, comparable to Melbourne's \$570. However, the average rental household income in Hobart is 22% lower than in Melbourne, highlighting the greater affordability pressures faced by Hobart renters.

›

All areas within Hobart are Moderately Unaffordable or worse, unlike Melbourne and Sydney, which retain small clusters of Acceptable rents on their outer fringes.

Rising rents are likely driven by an insufficient supply of rental housing.

4.4.3 In a previous release of the RAI (November 2022) the worst performing postcode is 7000 which includes the suburbs of Glebe, Hobart, West Hobart, North Hobart, Queens Domain and Mount Stuart. Five out of these six suburbs are dominated by General Residential Zone, Inner Residential Zone and Low Density Residential Zone. Between 2018 and the second quarter of 2022, the RAI worsened by 30 points moving from an RAI of 129 (categorised as acceptable rents) to 99 (unaffordable rents). Whilst more recent decreases in population growth have reduced rental pressures there is no certainty that population growth will remain at these subdued levels. Recent reports indicate the vacancy rates in the rental market are low. Both SQM Research (2026) and the Domain quarterly rental report (2026) indicate that the vacancy rate is substantially below 1 percent indicating a very tight rental market.

5. WHAT ARE THE POTENTIAL BENEFITS OF THE SAP

5.1 LOWER RENTS AND GREATER AVAILABILITY OF HOUSING

5.1.1 Using the basic laws of supply and demand and the data assembled in section 4, an obvious benefit of the SAP would be to reduce the future growth of STRs in Hobart LGA and hence, put downward pressure on rents through an upward pressure on the vacancy rate. The analysis of permit data in table 2 shows that since 2018 more than 75% of all short term Visitor Accommodation permits have been issued in residential zones.

5.1.2 This change will be able to generate a better balance between the needs of tourists seeking accommodation and people being able to find a place to live in a location that is close to essential supporting infrastructure including public transport, education and employment, and health services.

5.2 IMPROVEMENTS IN RESIDENTIAL AMENITY

5.2.1 In addition to the impacts on the operation of the rental market, the short term rental literature also highlights the negative impact of STRs on residential amenity. This could be described as a negative externality resulting from the operation of a commercial land use within a residential zone. Whilst this is not an area which I have undertaken primary research, the issue is widely discussed in the literature:

The Tasmanian Planning Scheme - State Planning Provisions defines amenity as "in relation to a locality, place or building, any quality, condition or factor that makes or contributes to making the locality, place or building harmonious, pleasant or enjoyable."

5.2.2 The strong theme from the literature is that the loss of amenity results from neighbours being replaced by strangers. It is considered that this not only reduces the sense of community in a residential neighbourhood but also introduces some sharp externalities particularly relating to increased levels of noise associated from people using their holiday opportunity to host parties in the short term rental dwelling.

5.2.3 The local and international literature where negative amenity impacts are reported in neighbourhoods with high penetration of short term rentals. See for example Petrucci et al

(2020), Richards et al (2020) and Tania von et al (2020). Richards et al (2020) postulated that the main negative amenity impacts on local residents included gentrification that led to loss of neighbourhood identity, displacement that led to loss of community and tourist behaviour which had amenity impacts through noise, drunkenness, loss of a sense of security and through increased litter.

- 5.2.4 A very recent paper⁶ (Chen et al, 2025) used the opportunity of the recent New York City regulation to see what happened to neighbourhoods when AirBnB activity significantly declined. They found that neighbourhoods were cleaner and safer after the regulation was introduced.

6. CONCLUSION

- 6.1.1 Given the nature of STRs it is very difficult to propose a Statewide policy to reduce the negative externalities from STRs. The proposed SAP is an ideal mechanism because it enables the planning system to target particular locations where the growth of STR has generated negative outcomes –. The proposed SAP is required because of the intensity of short term rentals in Hobart LGA which sets it apart from other parts of Tasmania (and indeed other State Capital cities).
- 6.1.2 Whilst clearly the rise of the STR sector in Hobart City is not the only reason that vacancy rates have been low and rents have been increasing, it is certainly an important contributing factor. Removing large numbers of properties from the long term rental sector has had an impact on the affordability of rents through the operation of the laws of supply and demand. COVID-19 provided a natural experiment to witness the impact of a small reduction in STRs on the long term rental market. The analysis of Hobart LGA permit addresses has demonstrated the connection between the long and short term accommodation markets.
- 6.1.3 The introduction of the proposed SAP would reduce upward pressure on rents, increase the availability of long term rental properties, support the re-use of existing dwellings to cater for future urban growth and potentially increase the amenity of properties located in the residential zones.

⁶ Note that this paper has yet to be published in a journal.

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8. APPENDIX 1:

ESTIMATING SHORT TERM RENTAL DENSITIES (see Page 5).

The density measure is an estimate of Short Term rental dwellings (whole dwellings) divided by an estimate of the size of the private long term rental market in the location.

The STR estimates are based on the estimates on the website Inside AirBnB and are whole homes/apartments and recent and frequently booked listings. The numbers for Greater Sydney and Greater Melbourne are based on Inside AirBnBs definitions of the LGAs in each of those areas. Note these regions do not correspond with the ABS's definition of Greater Sydney and Greater Melbourne. The Greater Hobart area consists of the following LGAs: Clarence, Hobart, Glenorchy, Kingborough and Sorell. The Inside AirBnB listings are dated September 2025.

The size of the private long term rental market is based on an estimate from the 2021 Census as well as a growth index applied to this measure to provide an estimate for September 25. The growth index used was an indicator in the growth of total active rental bonds in the area based on estimates from the Rent and Sales Report in Sydney (Department of Communities and Justice, 2025) and the Victorian State Government Rental Report (Department of Families, Fairness and Housing, 2025). In the case of Tasmania, no LGA level data are available, but the Department of Justice produces bi-annual estimates of the total active bonds in Tasmania. The Statewide bonds growth index was applied to both Hobart and Greater Hobart to provide an estimate of the size of the private long term rental market in September 2025.

The 2021 Census estimates were generated using the ABS TableBuilder Software for the LGAs used for the three "Greater" regions and the Capital City LGAs. The following landlord types were used in the estimates for the long term private rental market: Real Estate Agent, Person not in the same household – parent/other relative. Person not in the same household – other person, Employer-Government, Employment – other.

Whilst the limitations of scraped data are acknowledged, the intention of the measure is to provide comparisons between the various areas. It is noted that the Inside AirBnB data is consistent with the findings of the Tasmanian Government collection.

9. APPENDIX 2: SHORT CURRICULUM VITAE

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Peter Phibbs is a social economist, planner and geographer with over 30 years' experience undertaking housing research. Currently, he is an Emeritus Professor attached to the Henry Halloran Research Trust at the University of Sydney. He has been the AHURI Centre Director at the University of Sydney and at the University of Western Sydney, and has been an Investigator on about 29 AHURI projects and is a co-author of 68 AHURI reports. AHURI is the major research funder of housing research in Australia and is funded by the Australian Government. He is one of the Australia's leading researchers on the implications of short term rental accommodation, and his co-authored article (with Prof Nicole Gurran) 'When tourists move in; how should urban planners respond to Airbnb?' (in the Journal of the American Planning Association) has attracted over 800 academic citations. His AHURI work on the impact of the reductions Short Term Rentals on long term rents during COVID led to commissioning of a Monitoring Study on the impact of Short Term Rentals on the Tasmanian Housing Market. He also has been a consultant to Byron Council as they have grappled with their policy towards short term rentals and was recently invited to give evidence to the NSW Independent Planning Commission on the impact of short term rentals on regional housing markets. He also serves in an honorary advisory role to the independent data provider 'Inside Airbnb.com'. In particular, he provides advice on the data requirements of the academic research community. Inside AirBnB is a data provider that scrapes data from the AirBnB website. Although scraped data has limitations it is standard practice for researchers around the world to use *Inside AirBnB* data to monitor and analyse short term rental markets⁷. The service's clients have included the Local Governments of San Francisco, New York, Amsterdam, Barcelona, London, Minneapolis, New Orleans, Paris, Seattle and Berlin.

Selected Publications

- Phibbs, P.** and Ely J. (2022) Monitoring the Impact of Short Term Rentals on Tasmanian Housing Markets – Baseline Report. June 2022. Shelter Tasmania.
- Buckle C and **Phibbs P** (2021) Challenging the Discourse around the Impacts of Airbnb through Suburbs Not Cities: Lessons from Australia and COVID-19. *Critical Housing Analysis*, 8(1) 141-149.
- Buckle C, Gurran N, **Phibbs P**, Harris P, Lea T, Shrivastava R (2020) Marginal Housing during times of COVID-19, AHURI Final Report Number 348, Australian Housing and Urban Research Institute Limited, Melbourne .
- Pill, M., Gurran, N., Gilbert, C. and **Phibbs, P.** (2020) Strategic planning, 'city deals' and affordable housing, AHURI Final Report 331, Australian Housing and Urban Research Institute Limited, Melbourne.
- Gurran, N., S. Rowley, V. Milligan, B. Randolph, P. **Phibbs**, C. Gilbert, A. James, L. Troy and R. van den Nouwelant (2018). Inquiry into increasing affordable housing supply. Melbourne, AHURI.
- Gurran N, Searle G and **Phibbs P** (2018) Urban planning in the age of Airbnb: Coase, property rights, and spatial regulation. *Urban Policy and Research* 36(4), 399-416.
- Gurran, N., **Phibbs, P.** (2017). When Tourists Move In: How Should Urban Planners Respond to Airbnb? *Journal of the American Planning Association*, 83(1), 80-92

⁷ A recent literature review identified more than 100 peer reviewed academic papers who had used InsideAirBnB data