

From: [REDACTED]
To: [Representation](#)
Subject: Representation -short stay accommodation support
Date: Tuesday, 14 July 2026 9:54:36 AM

Support of short stay accommodation in Hobart

Dear HCC,

I am writing to express my concerns regarding proposals that would further restrict short-stay accommodation in Hobart. While I recognise that housing affordability is an issue, I do not believe that penalising responsible short-stay accommodation providers will address the underlying causes of the housing crisis.

Short-stay accommodation plays an important role in Hobart's local economy. Unlike many traditional hotel operators, a significant proportion of short-stay properties are owned and managed by local residents. The income generated from these properties remains within Tasmania, supporting local families, tradespeople, cleaners, gardeners, maintenance businesses, accountants, and many other small businesses.

I can personally attest from the one short stay that I own and manage, my guests who choose short-stay accommodation also tend to engage more deeply with the local community. They often stay longer than hotel guests, giving them more time to explore neighbourhoods beyond the CBD. During these longer stays they shop at local supermarkets, dine at neighbourhood cafés and restaurants, visit local attractions, use local transport, and support independent retailers. This disperses tourism spending across Hobart rather than concentrating it within large hotel precincts. I am planning for my future and to not rely on government pensions when I am older but to be able to be a self funded retiree – such benefits aren't being considered by council. Many short stay owners are indeed being financially responsible by not replying on the public purse to support them!

Restricting short-stay accommodation means shifting more visitors toward large hotel chains, many of which are owned by international corporations. A greater share of tourism revenue is therefore likely to leave the Tasmanian economy rather than circulating through locally owned businesses. If Hobart's objective is to maximise the economic benefit of tourism for local communities, supporting locally owned accommodation should be part of that strategy.

Rather than targeting one part of the tourism sector, I encourage Council to focus on policies that genuinely increase housing supply while continuing to support the economic benefits that tourism brings to Hobart. These objectives are not mutually exclusive. Hobart can support both a healthy tourism industry and improved housing outcomes through

thoughtful planning, investment in new housing, and collaboration between local, state, and federal governments.

I respectfully ask Council to consider the broader economic contribution of locally owned short-stay accommodation and to ensure that future policy decisions are based on evidence of what will genuinely improve housing outcomes, rather than measures that may have limited impact while negatively affecting local businesses and the wider visitor economy.

Thank you for considering this submission.

Antonia O'Brien