

From: [REDACTED]
To: [Representation](#)
Cc: [REDACTED]
Subject: RE: Re: Planning Scheme Amendment PSA-25-3
Date: Thursday, 16 July 2026 8:11:09 PM
Attachments:

15 July 2026

Dear Hobart City Council,

Re: Planning Scheme Amendment PSA-25-3

I am writing as the owner and Director of Holiday Rental Hosting, a Hobart-based small business that has operated since 2015.

Over the past 7 years, my wife Lisa and I have built a locally owned business that professionally manages around 50 short-stay accommodation properties across Greater Hobart. Our business directly supports local homeowners while also providing employment and regular work for cleaners, maintenance contractors, tradespeople, laundry services and other local suppliers.

I have seen first-hand how important professionally managed short-stay accommodation is to Hobart's visitor economy.

When guests stay in the homes we manage, they don't simply pay for accommodation. They eat in our restaurants, buy groceries from local supermarkets, visit Salamanca, MONA and Mount Wellington, use taxis and hire cars, shop in local businesses and support tourism operators throughout Southern Tasmania.

Many of the guests we host are also more than traditional holidaymakers. We regularly accommodate families visiting loved ones, corporate travellers, people relocating to Tasmania, insurance-related stays, sporting groups and guests requiring flexible accommodation for work or personal reasons.

These visitors contribute to the local economy in ways that extend well beyond the accommodation itself.

Our business has also helped many local property owners who, for a variety of reasons, are unable or unwilling to rent their homes on a permanent basis. They rely on professional management to ensure their properties are well maintained, guests are appropriately managed and neighbours have a local contact if issues arise.

Oxford Economics estimated that short-stay accommodation contributes more than \$500 million to Tasmania's Gross State Product and supports more than 3,000 jobs, many of them in hospitality, retail, tourism and other small businesses.

As someone who works with local property owners, local contractors and visitors every day, I see that contribution firsthand.

I appreciate that Hobart is facing genuine housing challenges and I support sensible, balanced regulation where it is needed.

However, I am concerned that broad restrictions on professionally managed short-stay accommodation may have unintended consequences for the many local businesses that rely on visitors, as well as for the homeowners who depend on responsible property managers to operate their accommodation.

I respectfully ask Council to carefully consider the broader economic and community impacts of any planning changes before making decisions that may reduce the availability of professionally managed visitor accommodation.

Thank you for considering my submission and for the opportunity to contribute to this important discussion.

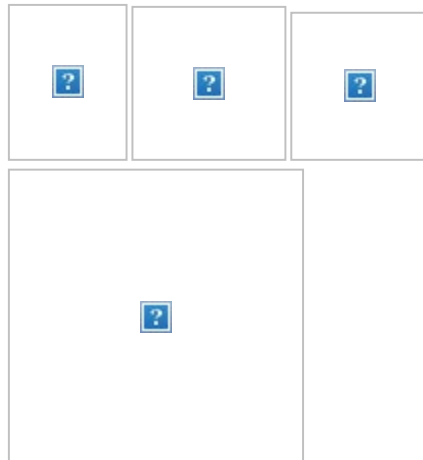
Yours sincerely,

Andrew Duffy



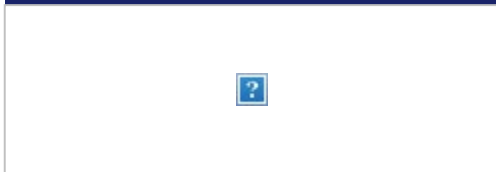
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