

From: [REDACTED]
To: [Representation](#)
Subject: Representation Regarding Proposed Short-Stay Accommodation Restrictions in Hobart
Date: Tuesday, 14 July 2026 9:52:41 AM

Dear Hobart City Council,

I am writing to oppose the proposed restrictions on new whole-home short-stay accommodation permits within the Hobart Local Government Area.

My circumstances are somewhat different from the typical short-stay host, and I ask that Council consider the unintended consequences of a blanket policy.

Several years ago, I invested significant personal funds into developing a home specifically designed to meet Specialist Disability Accommodation (SDA) standards under the National Disability Insurance Scheme (NDIS). The intention was always to provide high-quality housing for people with significant disabilities.

Unfortunately, the reality has been very different from the expectations that existed when the investment was made. The NDIS and SDA environments have experienced ongoing uncertainty, policy changes, and a shortage of suitable participants. Despite the property being fully completed and available, there have been few, if any, suitable participants to occupy the home. Like many SDA providers across Australia, I have been left carrying substantial ongoing costs while waiting for participants who simply have not materialised.

Without the ability to operate the property as short-stay accommodation during these periods of vacancy, the financial burden would become extremely difficult to sustain. Short-stay accommodation is not replacing long-term housing in my case—it is allowing a purpose-built disability home to remain financially viable until the intended residents become available.

Although we have invested in furnishing and equipping the property to provide a high-quality short-stay experience while it remains vacant, it has not lost its original purpose. It remains fully capable of accommodating Specialist Disability Accommodation participants and is equally well suited to people with disabilities, those requiring accessible accommodation, and older Australians with additional mobility or care needs.

In fact, we have already welcomed several guest groups who specifically sought accommodation with these accessibility features. For some, the availability of a home that met both their physical requirements and their desire for a comfortable, private holiday setting was the deciding factor in their decision to visit Tasmania. Without accommodation like ours, they may have been reluctant—or simply unable—to visit the state.

This demonstrates that accessible short-stay accommodation serves an important purpose beyond tourism alone. It enables people with disabilities, their families and carers, and older Australians to travel with dignity and confidence while ensuring these specialised properties remain financially sustainable until permanent SDA participants become available.

The flexibility provided by short-stay accommodation has enabled me to continue meeting mortgage and holding costs on a highly specialised property, keep it maintained to a high standard rather than leaving it vacant, preserve a valuable disability housing asset that

remains available for future SDA participants, and avoid being forced to sell the property, which would ultimately reduce the supply of specialist disability accommodation.

I am concerned that broad restrictions on whole-home short-stay accommodation fail to recognise situations like mine. A one-size-fits-all approach may have unintended consequences for owners who have invested in specialist housing or have legitimate reasons to require flexibility in how their properties are used.

Short-stay accommodation also contributes to the broader Tasmanian visitor economy. Our guests support local cafés, restaurants, supermarkets, retailers, tradespeople, tour operators and other small businesses throughout their stay. This spending flows directly into the local economy and supports employment across many sectors.

I respectfully ask Council to carefully consider whether a blanket restriction is the appropriate response. If changes are considered necessary, I encourage Council to provide exemptions or alternative pathways for exceptional circumstances, such as purpose-built SDA housing and other specialised accommodation used only for short-stay purposes due to circumstances outside the owner's control.

Finally, I encourage Council to ensure that any decisions are based on robust evidence and that the broader impacts of these proposals are fully considered. In circumstances such as mine, short-stay accommodation does not remove housing from the community—it helps preserve a specialised housing asset until it can fulfil its intended purpose.

Thank you for taking the time to consider my submission.

Yours faithfully,

Ian Tolond