

From: [REDACTED]
To: [Representation](#)
Subject: Submission re HCC proposed amendment to Directive 6 of the Statewide Planning Scheme
Date: Thursday, 9 July 2026 1:04:00 PM

To Whom it May Concern

MY STORY

11 years ago I needed to retire from full time work due to illness. As I learnt to manage my illness I felt the need to be productive and as we had a small self contained apartment downstairs in our home, I decided to try listing it on Airbnb. I have been hosting that in-home apartment, in my Principal Place of Residence now for more than 10 yrs. Hosting gave me back self esteem and money to replace some of my lost income. It was a real lifeline and I thank heavens it was available to us at the time or we could have been in trouble.

I AM A SUPERHOST

I have had 40 consecutive quarters as a Superhost. What that means is that every quarter Airbnb reviews my behaviour as a host, and through the peer review system, gives me a value which adds up to my being declared a Superhost. The criteria includes:

The number of stays in that quarter. 39 this quarter - must be min 10+

The number of cancellations (none) that I have made. 0 %

The average rating that guests have given me. Averaged at 4.94 over 10yrs

My response rate to my guests. 100%

To retain Superhost for 40 consecutive quarters is amazing and this means I am an asset to Tasmanian Tourism, I host responsibly and care for my guests like family. My favourite quote is 'Strangers are friends we haven't met yet' (WB Yeats). I go out of my way to help visitors to Tasmania, enjoy our island even more than normal visitors. I give them local tips and allow them to understand Tasmania like a local. This is something my guests constantly say they love.

REGULATION ENFORCEMENT

Although I host an apartment in my Principal Place of Residence, and therefore am exempt from this amendment, I still believe that whole home hosts should also have the right to host. Short Term Rental hosts face more stringent guest scrutiny and reporting than any hotel. There is evidence however that many existing listings are operating in an illegal manner by claiming exemption where this is none. **I believe council should enforce existing regulations rather than banning new listings!**

NON HOLIDAY STAYS - filling the gap

Over my 10+ yrs of hosting I have hosted hundreds of guests from all over the world and many still contact me, I think this applies to many STR Hosts and it differentiates us from hotels. There are also many types of stay other than holiday stays and they include:

- Family reunions (families can't accommodate enough people so they turn to STRs in their neighbourhood.
- Medical stays (many guests are staying due to the inability to have particular procedures done in their own area etc)
- Work stays (many employers book STR for their employees when they need them to relocate for a particular work program) they prefer STRs
- Study stays (some students need to attend Hobart for mandatory study)
- Insurance stays (when accidents occur and people need to move out

of their home during repairs - a hotel doesn't cut it.)

- Bereavement stays (guests attending for mourning and funerals want to be near family)

This type of non holiday stay is so important and STRs can fill the gap between a guest's home and a hotel. So many of my guests tell me they couldn't stand the thought of staying in a hotel during the above stays because they want to feel at home, not possible in most hotels. They want to be able to cook small meals and have visitors. STRs can accommodate the needs of these guests so much better than a hotel.

NEIGHBOURHOOD AMENITIES

Most STRs, especially whole home listings offer off street parking which decreases the impact on neighbourhood amenities, they also have required quiet hours which decreases the noise impact, and many listings use Minut devices which monitor and record noise, smoke, and heat plus more which makes STRs more responsible than most neighbours. My listing offers all of the above and in fact my neighbours only know I host because they have seen me on the news as a host representative, not because my guests impact their amenities. A point of interest is that in my street during business hours there is limited parking because the Roy Fagan Centre does not provide parking for staff and they crowd our street so much that there have been times when the garbage removal trucks can't get through and have had to call the centre to get the bad parker to move. I believe that centre is damaging neighbourhood parking amenity more than anyone or anything else.

In my opinion Short Term Rentals are a vital part of Tasmania's accommodation requirements. They fill gaps that hotels can't, they give visitors a home like stay, and good hosts are worth their weight in gold.

HCC BANS v RESPONSIBLE HOSTING

This constant pushing back on the STR community is very bad and I feel there is another way of ensuring we can co-exist within neighbourhoods without the need for a ban. I believe council should have a sit down with STR Hosts and find out their thoughts. I listen to them every day because I run the Airbnb Host Club for Tasmania and have done for 10 yrs as a volunteer. I listen to host concerns and help them follow responsible hosting guidelines. I believe more could be done in this area - Responsible Hosting Guidelines.

We could formalise guidelines that protect hosts, guests and neighbours. It just takes communication and working together. My other favourite quote 'if you want to go fast, go alone - if you want to go far, go together'

Please take the time to listen to all of the community and maybe we can come to an agreement that is a win/win situation.

Kind regards
Merrydith Callegari



Please feel free to contact me if you would like to talk about my submission.