



THE IMPACT OF AIRBNB ON HOUSING MARKETS

ALGA 2019

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NEW STATE SPACES & COMPETING GOVERNMENT INTERESTS

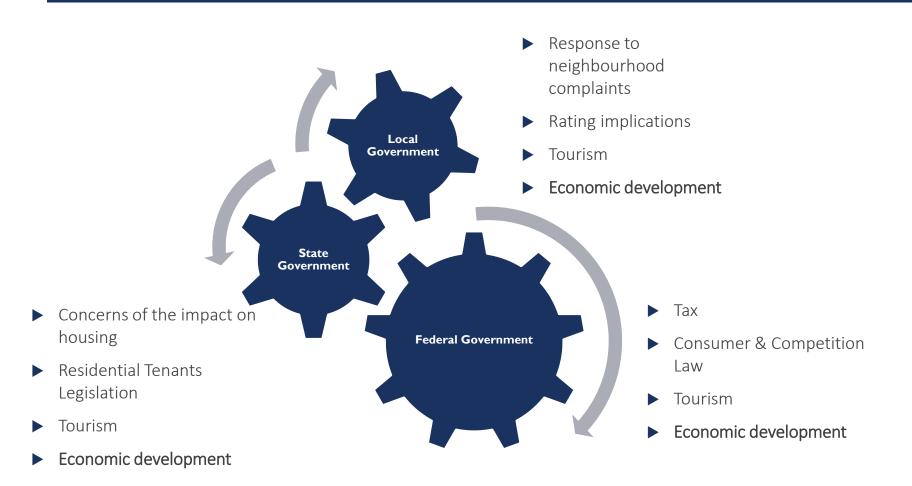


FIGURE 72. DOES YOUR COUNCIL VIEW AIRBNB AS AN ASSET FOR ECONOMIC GROWTH?

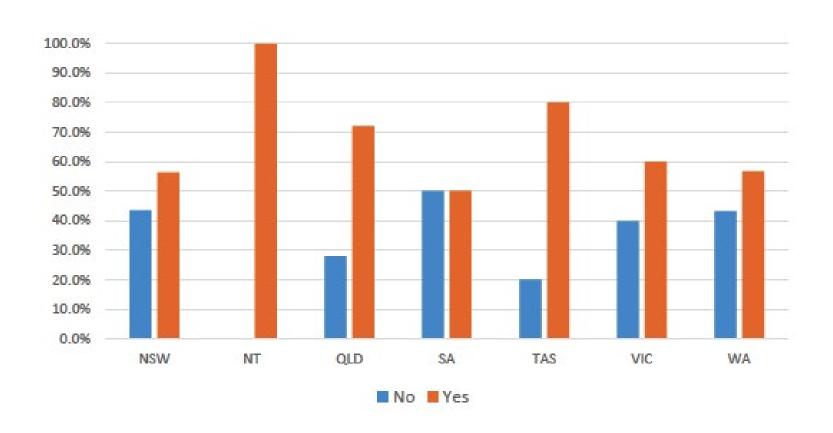
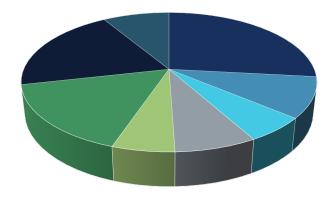


FIGURE 68: WHAT ARE THE MAIN IMPACTS OF HOLIDAY HOMES AND OTHER SHORT-TERM LETTING IN YOUR COUNCIL AREA?



- Valuable source of accommodation for visitors and seasonal workers
- Push up house and land prices beyond the reach of local people
- Excessive seasonal variation in demand for Council services
- Impose costs but no Grants Commission funding for non-resident ratepayers
- Many properties empty for long period of time 'ghost town' effect
- Impacts on traditional suppliers (motels, B&Bs, hotels, caravan parks)
- Complaints from permanent residents about short-term visitors
- Other impacts

METHODS: CASE STUDY AREAS



SYDNEY

Data: 03 October 2017

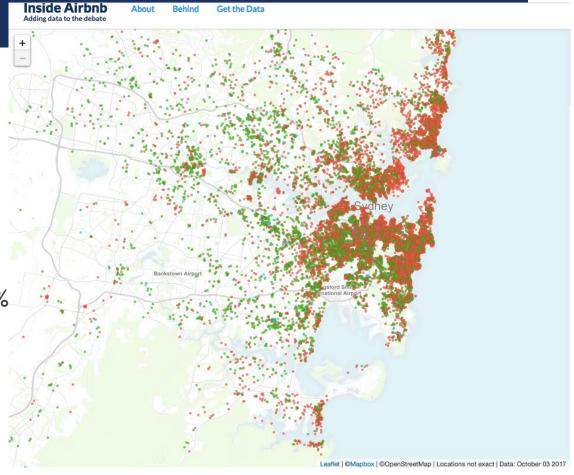
Listings: 27,360

Red = entire homes 61.2%

Green = private rooms 37.2%

Blue = shared rooms 1.5%

Multiple Listings: 31.8%



EARLY FINDINGS

- The impacts are felt very differently between the Sydney LG areas and the Northern Rivers LG areas and even among suburbs with LG areas.
 - Housing Type
 - Tourism Type
 - Approach to development
- 180 days and compliance?
- Confusion as to why NSW response was proposed to be so relaxed and out of kilter with other cities around the world.
- When asked about the code of conduct "Yep. Which is?"





THANK YOU

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