



Minister for Housing, Local Government and Planning Minister for Public Works

Our Ref: MN00067-2024
Your Ref: A289194

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Mr Neil Laurie
The Clerk of the Parliament
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Dear Mr Laurie

I refer to Petition No. 3952-23 regarding limiting access to holiday rentals to a part of an existing home, and only if the property owner is in residence, received by the Queensland Legislative Assembly on 28 November 2023. I note the views of the petitioners and appreciate the interest in the matter.

In late 2022, the Honourable Steven Miles MP, as the then Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning and Minister Assisting the Premier on Olympic and Paralympic Games Infrastructure, announced the Queensland Government is investigating the impact short-term rental accommodation (STRA) is having in Queensland. This review was in response to concerns about the number of properties placed on short-term rental sites such as AirBnB and Stayz and the effect it is having on the current stressed rental housing market.

The University of Queensland, as an independent body, was engaged to assess the impacts of STRA on housing affordability and availability across different communities. This review is now complete, and the report has been published on the former Department of State Development, Infrastructure, Local Government and Planning's website at <https://planning.statedevelopment.qld.gov.au/planning-issues-and-interests/short-term-rental-accommodation-review>.

The review found that in the first quarter of 2023, there were roughly 19,773 active short-term rentals across Queensland. Of those, 11,193 were estimated to be used on a permanent basis, which is around 0.5 per cent of Queensland's total number of residential dwellings.

The review found no clear and direct alignment between the suburbs with the highest rent increases and the percentage of dwellings devoted to short-term rental. Given this, the results found short-term rentals have a limited impact on rental affordability and availability. Instead, the review found overall dwelling stocks are a significant contributor in explaining rental price increases.

The review revealed short-term rentals are most prevalent in high tourism coastal local government areas like the Gold Coast, Sunshine Coast, Brisbane, Noosa, Douglas, Whitsunday, Cairns, Moreton Bay and Townsville. On this basis, a key finding was that statewide restrictions would fail to account for the diverse nature of STRA dynamics across Queensland and that local governments can regulate short-term rentals in a way that meets their community's needs.

The Queensland Government has committed to looking into the implementation of a state-wide registration system, which is a key recommendation of the review. The registration system could serve as a tool to support local governments in monitoring short-term rental activity and could provide invaluable insights into its impact on the housing market over time, to inform evidence-based regulation.

This recommendation includes that it be in line with those in other states, and that a code of conduct and reporting system for non-compliance be considered as part of the registration system.

The Local Government Association of Queensland and other key stakeholders have provided comments on the findings and recommendations.

The Queensland Government is currently considering next steps on the outcomes of the review.

I would like to thank the petitioners for raising this matter with me and I trust this information is of assistance.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Mark Ryan', with a long horizontal flourish extending to the right.

Mark Ryan MP
Acting Minister for Housing, Local Government and Planning
Minister for Public Works