



University of
South Australia



THE IMPACT OF AIRBNB ON HOUSING MARKETS

ALGA 2019

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KEY STAKEHOLDERS

Neighborhood
& Community

Government

Airbnb

Consumers
Airbnb Guests

Investors
Airbnb Hosts

Real Estate
Agents

Conventional
Accommodation
Providers

Tourism
Industry
Advocates

NEW STATE SPACES & COMPETING GOVERNMENT INTERESTS

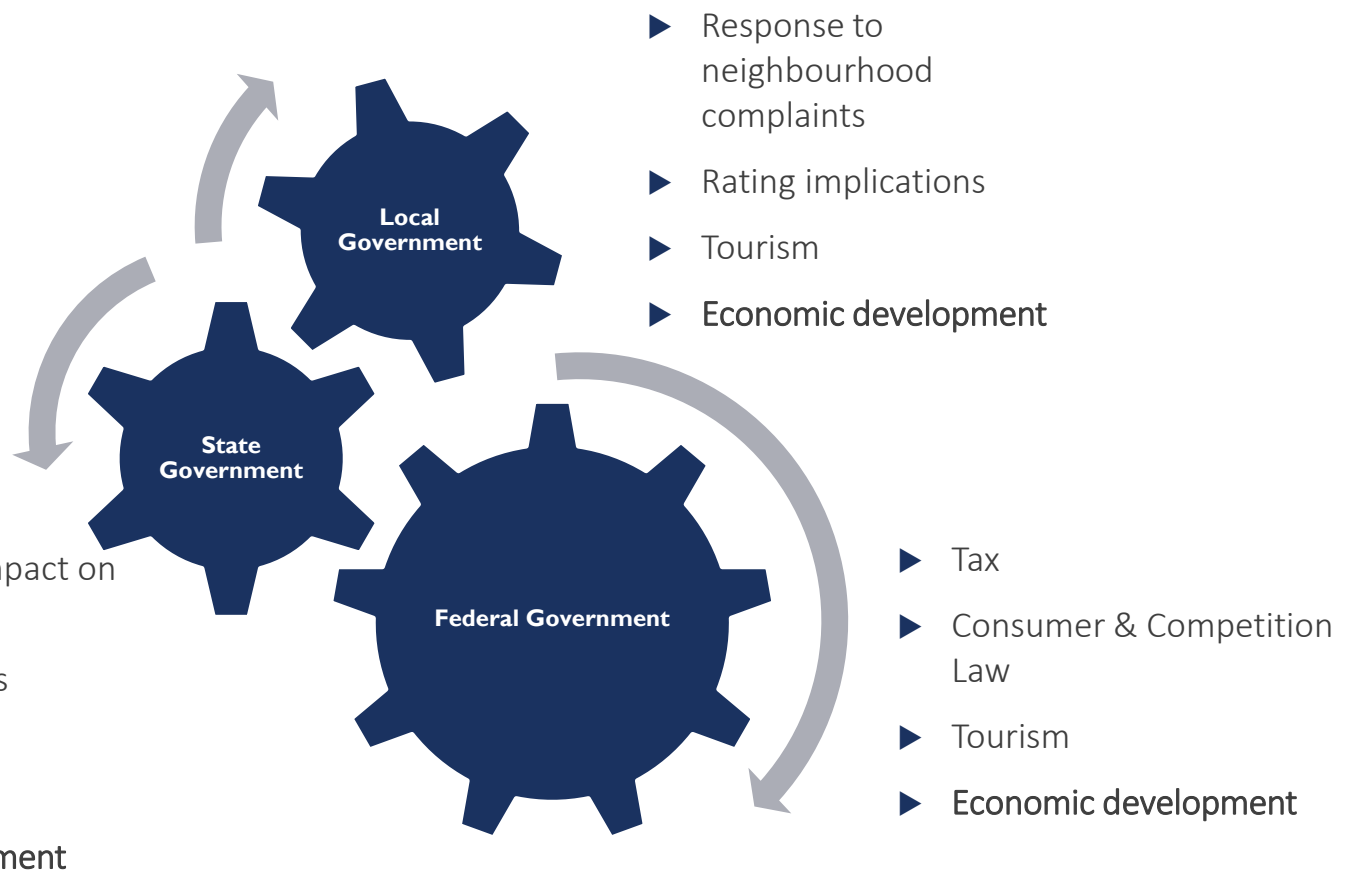


FIGURE 72. DOES YOUR COUNCIL VIEW AIRBNB AS AN ASSET FOR ECONOMIC GROWTH?

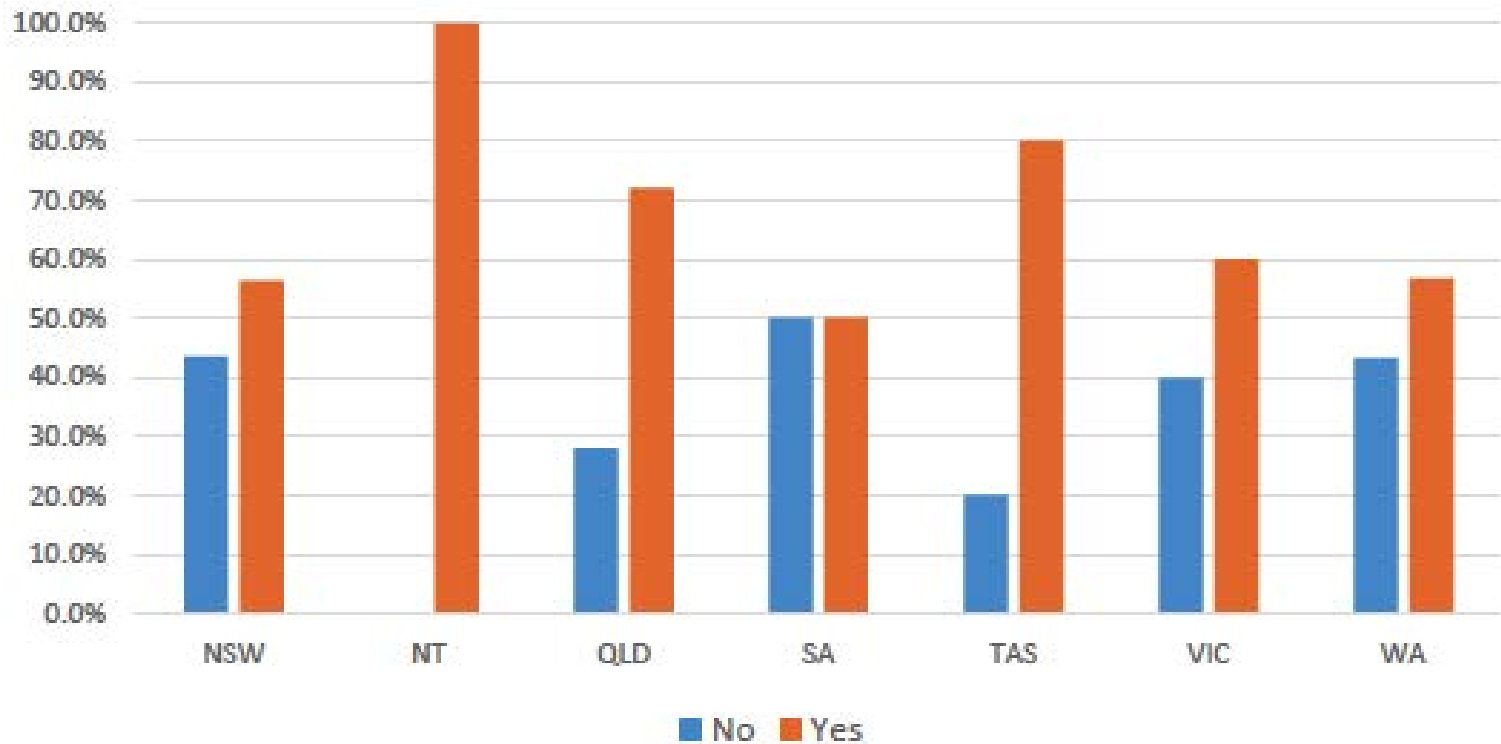
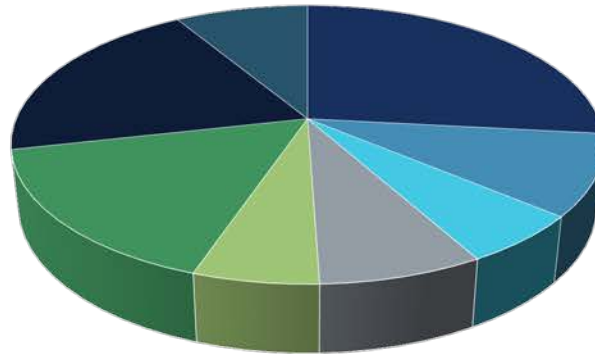


FIGURE 68: WHAT ARE THE MAIN IMPACTS OF HOLIDAY HOMES AND OTHER SHORT-TERM LETTING IN YOUR COUNCIL AREA?



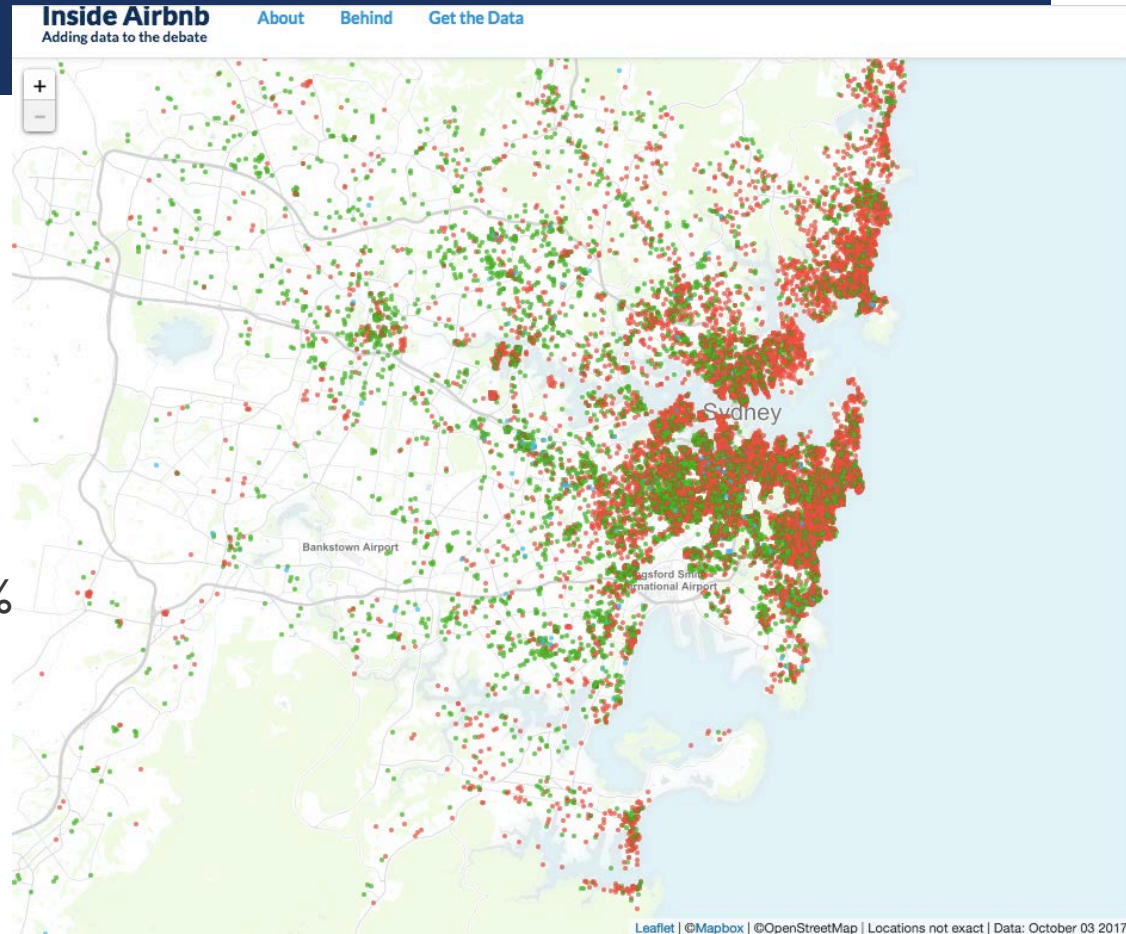
- Valuable source of accommodation for visitors and seasonal workers
- Push up house and land prices beyond the reach of local people
- Excessive seasonal variation in demand for Council services
- Impose costs but no Grants Commission funding for non-resident ratepayers
- Many properties empty for long 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?*”



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THANK YOU

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