



STANDING COMMITTEE ON PUBLIC ACCOUNTS

Elizabeth Kikkert MLA (Chair), Michael Pettersson MLA (Deputy Chair),
Andrew Braddock MLA

Inquiry into Annual and Financial Reports 2020-21
ANSWER TO QUESTION TAKEN ON NOTICE
1 March 2022

Asked by ANDREW BRADDOCK MLA on 1 MARCH 2022: ANDREW BARR MLA took on notice the following question(s):

Ref: Hansard Transcript 1 MARCH 2022, PAGE 62-63

In relation to: Short-term rentals data

MR BRADDOCK: I am interested in the short-term rental market. Does the ACT government track the size of that market and the impact it is having in being able to provide homes or long-term secure housing for people.

Mr Barr: As in that which is rented out through certain high-profile applications?

MR BRADDOCK: Yes.

Mr Barr: Yes. I am not sure that there is absolute, finite data on that, other than is published by some of the entities themselves. Short-term rentals are more predominant in seasonal tourist locations; that might be the neatest way to summarise it. There clearly is a degree of that in Canberra, but compared to more seasonal tourist destinations, less so.

We have data on properties that are not the principle place of residence of an owner-occupier because they are subject to tax arrangements. The revenue commissioner may be able to give some insight into the total number of properties that are not claimed as a principle place of residence within the ACT, which would give some sense of the proportionality of rental properties versus owner-occupier.

As to whether we have any further data on short-term versus long-term rental, we collect land tax on a quarterly basis, so it may not distinguish. I will throw to officials in the room to see if there is any light that can be shed on this. If there is not, we will take on notice what we might possibly be able to find.

MR BRADDOCK: Thank you.

ANDREW BARR MLA: The answer to the Member's question is as follows:—

The number of properties subject to land tax fluctuates throughout the year. In 2020-21, there were 52,389 properties subject to land tax in at least one quarter. The average number of properties subject to land tax per quarter in 2020-21 was 47,003.

The data does not distinguish between short or long-term rentals. 2021-22 data is not yet available.

There were 177,560 residential dwellings in the ACT as of February 2022.

Approved for circulation to the Standing Committee on Public Accounts

Signature: 

Date: 16.3.22

By the Treasurer, Andrew Barr MLA