



STANDING COMMITTEE ON PUBLIC ACCOUNTS

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

Inquiry into ACT Budget 2021–22
ANSWER TO QUESTION TAKEN ON NOTICE
20 October 2021

Asked by ANDREW BRADDOCK MLA on 20 October 2021: ANDREW BARR MLA took on notice the following question(s):

[Ref: Hansard Transcript 20 October 2021, Page 40]

In relation to:

MR BRADDOCK: All right. Let us go for it.

I was just interested in terms of the impact on Airbnb on the local rental market and whether you have seen any changes from COVID? And also, what proportion of Canberra houses are listed on Airbnb, if you happen to have those figures?

Mr Barr: Not off the top of my head. Certainly COVID has impacted—I mean it is pretty clear, the short-term rental market, because a lot of that was derived for tourists, as opposed—and, you know, I guess, short-term, as opposed to longer term rentals.

So I think it would be reasonable to speculate that people who thought they would earn more over the course of a year by, you know, several hundred short term rentals as opposed to one long-term rental might have seen the economics of that decisions somewhat impacted by the lack of business and leisure travellers to the ACT over the last period.

I guess we can look at some data in relation to the total number of properties that are subject to land tax that are not declared principal places of residence.

Airbnb though often does allow you to even just rent out a bedroom within your principal place of residence. So it is—I would not necessarily just use one company too, because they are not the only platform for short-term rental.

But I suspect that we will be able to give you a little bit of data, but not a lot on this.

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

Land tax is the best data source available to the ACT Government to estimate the number of properties that are either owner-occupied or investment properties. The table below presents land tax data for 2015-16 and 2020-21 for comparison purposes.

	2015-16	2020-21
Total number of residential properties	155,681	173,376
Number subject to land tax for at least one quarter	45,366	52,389

Land tax is payable generally where the property is not the owner's principal place of residence. For land tax administration purposes, information is only collected to establish the existence of a tax liability. Specific information about the use of a property, such as whether it is rented under a residential tenancy agreement or used for short-term holiday rental through providers such as Airbnb, is not collected.

Approved for circulation to the Standing Committee on Public Accounts.

Signature: 

Date: 5.11.21

By the Treasurer, Andrew Barr MLA