

Sunshine Coast Council Response - Regarding consideration of regulation of short-term accommodation and party houses

From [Michael Whittaker](#) ⁺
Sender [Sharyn Eyles](#) ⁺
To secretary@oscar.org.au ⁺
Date 2019-10-24 12:09

Attachments

- [Extract from Revenue Statement 201920 - rating table.pdf \(~35 KB\)](#) [Show options](#)

Message Body

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Dear Ms Hobson

Thank you for your email correspondence dated 20 October 2019 (included below). In response to your enquiries, I can advise as follows:

Regarding consideration of regulation of short-term accommodation and party houses

Council has a Short-term Letting Reference Group (with participants from the relevant operational areas and Cr representatives) which considers and pursues options for addressing issues arising from the increasing popularity of short-term holiday letting platform, which does include the consideration of how to address “party houses”.

This reference group is currently focusing on advocating for Council’s position that there needs to be a state wide approach to addressing aspects of short-term letting, which includes the Queensland Government pursuing and finalising a memorandum of understanding with the short-term accommodation industry. In addition to this advocacy work we are also monitoring responses proposed by other Local Governments.

Sunshine Coast Council is also of the view that a state wide policy approach to the online short-term letting industry would greatly assist both the Queensland Government and Local Government in managing this component of the tourism sector. In this regard, the LGAQ is also doing work on behalf of all Councils to secure a better approach to managing the impacts of short-term accommodation. Previous media statements from the State Minister for Innovation and Tourism Industry Development Kate Jones indicated they are working on “a code of conduct for hosts and guests along with a limited number of strikes and you’re out policy which will be central to Queensland’s response to short-term letting”. We are currently awaiting advice from Queensland Government on their intentions in this regard.

Regarding how council rate properties used as short term holiday letting

As one of Australia’s leading tourist destinations, there is high demand in the Sunshine Coast for accommodation properties that are let on a short-term basis. To ensure that all property owners that benefit directly from the visitor economy contribute towards destination marketing and major events, the Sunshine Coast Council introduced new rating categories from 1 July 2018 for Transitory Accommodation, which attract a higher rates charge than a principal place of residence and a non-principal place that is let on a long-term basis. All property owners offering accommodation for periods of 28 days or less at any one time, irrespective of the platform they use to market the property, are subject to these rating categories. The process of identifying and updating rating categories is an ongoing process that Council is committed to.

Council amended the rating scheme in 2018/19. Council created an additional 12 rating categories for Transitory Accommodation, as publicized extensively at the time and as advised in the information supplied to ratepayers with their rates notices in July 2018. These categories apply where a whole property is offered for holiday letting. Prior to 2018/19 properties that were offered for holiday letting paid the Tourism and Major Events Levy. Transitory Accommodation has been defined as where a property is offered or available for rental in a manner generally associated with holiday rental letting, typically for 28 days or less at any one time.

The Transitory Accommodation rating categories were again adopted by Council during the construction of the 2019/20 Revenue Statement.

A copy of an extract from the 2019/2020 Revenue Statement is attached for your information, noting the Transitory Accommodation rating categories are 16RT, 16UT, 17RT, 17UT, 18RT, 18UT, 18UT, 19RT, 27RT, 27UT, 29UT and 29RT. For the July 2019 rate issue, approximately 7,000 properties fell within the Transitory Accommodation rating categories.

The full Revenue Statement is available on council' website at the following link - <https://www.sunshinecoast.qld.gov.au/Pay-and-Apply/Rates/Rates-Information>

I trust this adequately addresses your enquiry and invite you to contact Damien Frey (via email address in cc line above) in the first instance if you have any further questions council can assist with.

Yours sincerely

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