

What are the main Aspects of Disadvantage that should be investigated in this inquiry?

The regulation of Short Term rental accommodation (eg Airbnb) that are depleting the Housing stock for Kiwi Renter as the Government do not know how many there are, where they are and are they managed by a company or by housing owner? These unregulated businesses also unfairly disadvantage legitimate accommodation providers as many of them do not pay tax, commercial rates, commercial insurance or are subject to the many costly rules and regulations that legitimate businesses have to pay.

Where should the Commission focus its research efforts?

Short Term Rental Accommodation Regulations to be investigated to understand how many there are (depleting housing stocks), are they paying their taxes, are they safe (look at the recent stabbing at an unhosted property in Christchurch two weeks ago). It also needs to be established as to what effect does Short Term rental properties have on the rental market for Kiwi's looking for a home - prior to COVID there were over 4,000 short term rental properties in Christchurch alone, this has to impact the housing market.

Where should government focus its effort on Finding Solutions?

It would be good to set up national regulations with a Register on Short Term Rental to ensure that they provide safe accommodation (Building WOF is necessary as with commercial accommodation providers and commercial insurance incl. liability insurance). All forward looking countries/cities overseas have made moves to limit or ban STRA providers to reduce the many negative impacts they have.

Is there anything else that you would like to see covered in this inquiry?

Look to overseas markets where they have introduced regulations such as Paris, New York, Tasmania.

Thanks,

Adelphi Motel