

# Councillor Giles - MoN - Airbnb and short-term rental market

Tuesday, 12 December 2023  
Council

**Council Member**  
Councillor Janet Giles

Public

**Contact Officer:**  
Michael Sedgman - Chief  
Operating Officer

## MOTION ON NOTICE

**Councillor Janet Giles will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:**

THAT COUNCIL:

1. In line with the aim of council's housing policy to increase the supply and affordability of rental properties in the city and North Adelaide, requests administration research and provide information to Council about the short-term rental market in Adelaide and North Adelaide and its impact on housing supply and rental affordability.

This research to include:

- the number and vacancy rates of these properties
- current council rating policy for these properties,
- the average nightly rate and annual income of these properties,
- the average number of properties per owner,
- the impact of the short-term rental market on the hotel sector and visitor economy
- examples of how other capital cities in Australia and elsewhere manage/ regulate this market

This research be provided in time for consideration as part of the 24/25 council budget.

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## ADMINISTRATION COMMENT

1. A CEO Briefing - Rating Review Discussion (12 December 2023), which forms part of the 2024/25 Annual Business Plan and Budget (ABP&B) roadmap, provided available rating-related options to explore for incorporation into the 2024/25 ABP&B.
2. One of these options was to consider Council's approach to rating short-stay accommodation. Some of the initial research and work already undertaken addresses, at a high level, most of the points raised by the motion. This includes identifying potential providers of the information required.
3. It should be noted that some of the information required may not be available (for example, private information identifying owners) and this will be addressed through the ABP&B process.
4. Administration has been exploring the various mechanisms available through the *Local Government Act 1999* (SA) to facilitate optimally rating such properties to achieve desired outcomes in relation to housing, balanced with economic development.

Should the motion be carried, the following implications of this motion should be considered. Note any costs provided are estimates only – no quotes or prices have been obtained:	
Public consultation	Not applicable
External consultant advice	Not applicable
Legal advice / litigation (eg contract breach)	Not applicable
Impacts on existing projects	Not applicable
Budget reallocation	Not applicable
Capital investment	Not applicable
Staff time in preparing the workshop / report requested in the motion	Not applicable
Other	Not applicable
Staff time in receiving and preparing this administration comment	To prepare this administration comment in response to the motion on notice took approximately 5.5 hours.

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