

[Redacted]

**From:** Craig Badcock [Redacted]  
**Sent:** Saturday, 3 January 2026 4:14 PM  
**To:** Taxpolicy Advice  
**Subject:** Short Stay Levy Bill 2025 Submission

[Redacted]

Hello,

The purpose of the levy appears to be to swing the pendulum from utilisation of housing as short term accommodation towards long term rental or owner occupied.

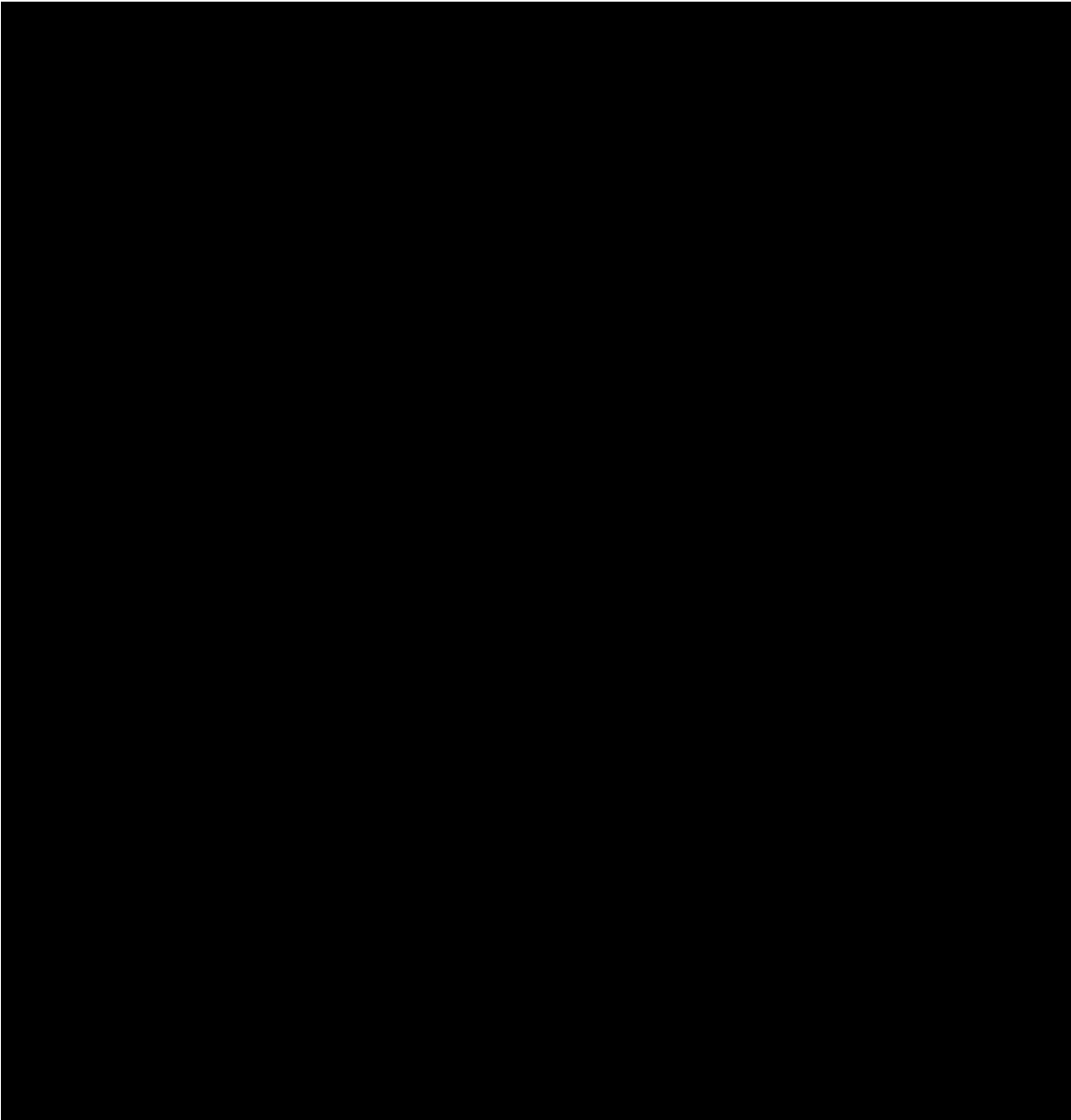
Whilst there are multiple points of contention regarding the likely effectiveness of the draft legislation in achieving this objective, I submit that one simple change is essential to enhance credibility and increase fairness, and that simple change is as follows:

**The levy should be limited only to properties that are zoned “residential” (or equivalent).**

This would be consistent with and a minor extension to the proposed carve out for hotels and motels.

The bill as drafted would impose a 5% levy on short stay income from properties that could not be used for residential purposes. The bill as drafted would also impose a 5% levy on income that is derived from the broader property and not just the house. I provide 3 personal examples:

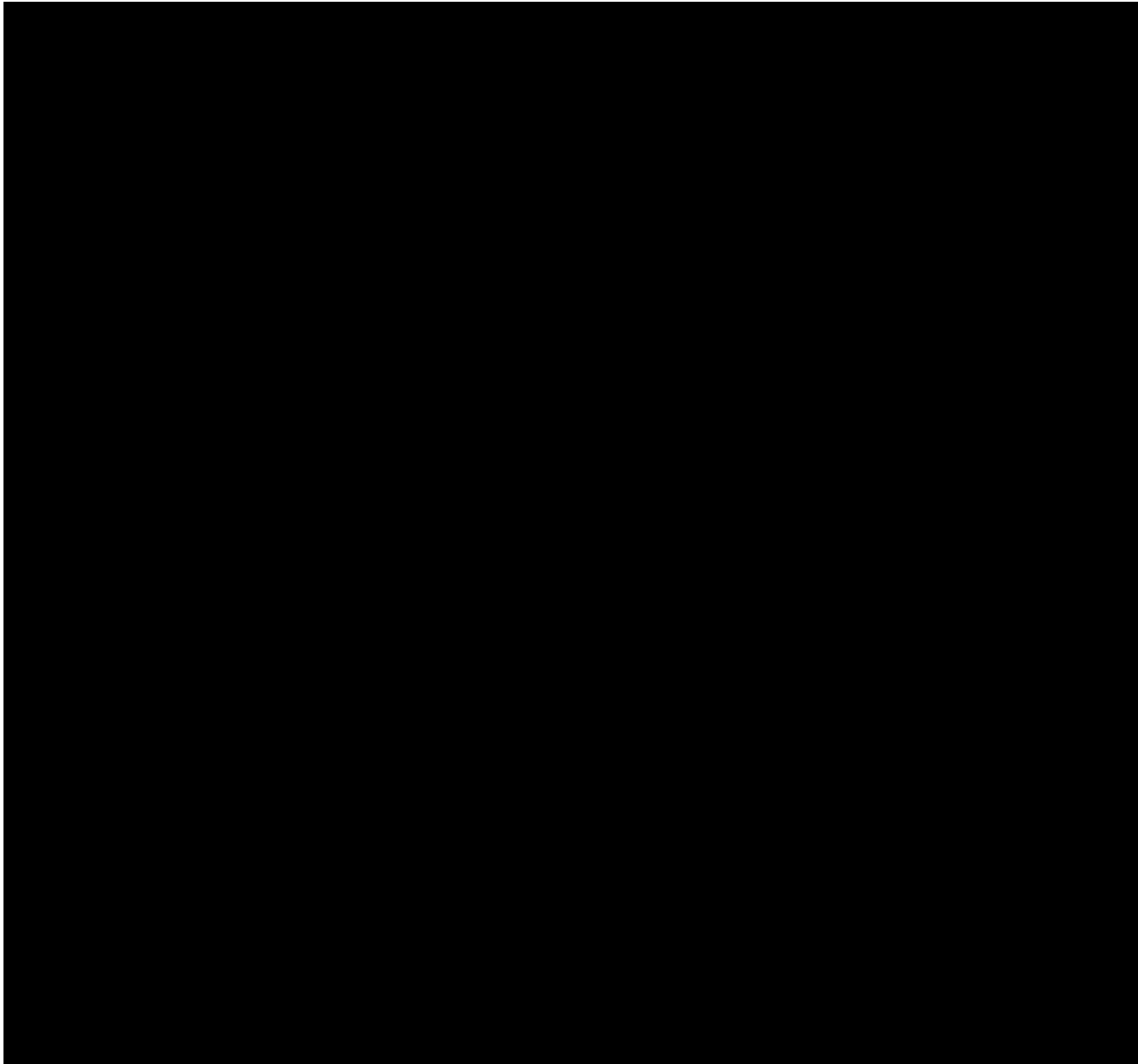
[Redacted]



We purchased and extensively renovated this former backpackers. It contains 7 rooms all with ensembles and common breakfast, lounge, and commercial kitchen facilities. Breakfast is included with the room rate, but there's no exclusion from the 5% levy as we don't live on site. In fact, we are prohibited from living on site.

The property is zoned "Commercial" and residential use is prohibited.

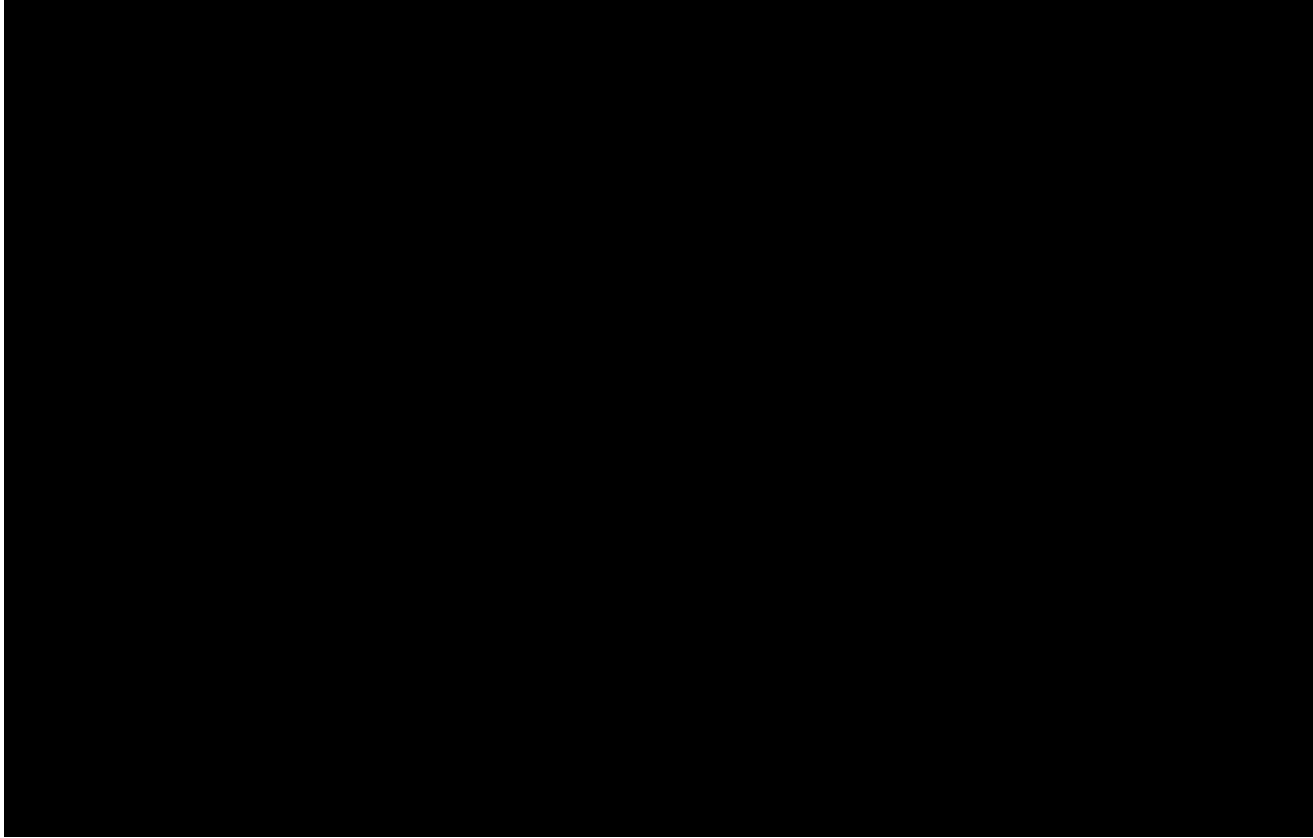




We purchased and extensively renovated this former doctors surgery. The property was vacant for most of the preceding 10 years. It contains 5 rooms, a pool room and a hot tub.

The property is zoned “Local Business” and residential use is prohibited.





This property comprises 460ha and is zoned “Rural”. We purchased the property in 2023 and have extensively renovated the house. The house had no operational electricity and water when we purchased it and had never been used as a permanent residence.

The value of the land, extensive native forest surrounding the house and 20km of walking track we have constructed, contributes significantly to the value we provide our guests.

I submit that it is inequitable and contrary to the intention of the legislation that properties that either can not be used for residential purposes or properties that are commercial rather than residential in nature should be excluded from the levy. The easiest and most effective way to do this would be to exclude short term accommodation properties that are not zoned “Residential”.

We have invested millions into these properties employing many local contractors and assisting local tourism operators. All three properties were vacant when we purchased them, and none had ever been used as a permanent residence (other than 16 Formby Road approximately 25 years ago). We employ cleaners and continue to utilise local trade businesses for maintenance. We have all necessary approvals and insurance cover.

It is not an option for any of these properties to be used as permanent residences.

Regards,

**Craig Badcock** | Director



# Hello, I'm Craig Badcock



- Property developer and advisor
- Author of 2 books - Einstein and the Planning Day Guy and Foundations for a Strong Building Business
- Father of 5 children and conqueror of the Paris Roubaix cobblestones
- Innovative thinker who lives his life in the future
- Understands that the right questions are more important than the right answers
- Built 2 Chartered Accounting businesses from scratch with the first exceeding 10,000 clients
- Conducted more than 200 Strategic Planning Days for small business owners
- Member of a very small group of over 100kg over 50's that have done 10,000 push-ups in 25 days and held a plank for more than 25 minutes
- Sold over \$11M of business consulting fees and now an advisor to the advisors
- Understands that if you have competition you are doing something wrong
- Has recalled Pi to 508 digits and a random 256 digit binary number in 2 minutes 20 seconds

