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From: michael townsend [REDACTED]
Sent: Tuesday, 17 February 2026 12:24 PM
To: Taxpolicy Advice
Subject: re proposed 5% short stay levy

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To whom it may concern, my wife and I are retired and rely on short stay income to provide for our retirement and also to fund our charity Hanan Life Australia.

The numbers that have been thrown around suggesting x amount of whole house airbnbs is completely false.

The reason is that as soon as you list on airbnb and you have more than just a room and you lock off that section of your'e home it becomes a whole house listing..

Our personal example is as follows. We live in one third of our home in Howrah and have listed one bedroom and a living area as a separate accommodation listing and another part of the house as two bedroom separate from our personal area. On airbnb this is listed as two whole homes. Thats how they do it. The third area we listed is a shed in port arthur that we personally renovated into holiday accommodation in our retirement with demolition material as well as new material. This listing is also a whole home even though its just an open area with a separate bathroom.

These three examples were never whole home rentals before that were removed off the rental market.

the proposed levy is based on falsehood information implying that private holiday accommodation is mostly responsible for a shortage of rentals in Tasmania and the homelessness when the real cause is far deeper than that.

Kind regards MT