

[REDACTED]

From: Steven Fone [REDACTED]
Sent: Thursday, 26 February 2026 1:32 PM
To: Secretary
Subject: Airbnb Levy

[REDACTED]

Dear Treasurer,

Thank you for the opportunity to lodge a submission.

I am 59 years old. I began my working life at 17 at Stanley Tools and worked additional jobs to save for a home. At 25 I purchased my first property and rented spare bedrooms to help meet the mortgage. I continued working multiple jobs and saving so I could buy an investment property.

From age 28 until 50 I provided long-term rentals. This was my superannuation, as I have generally earned lower wages and relied on property to support my retirement. Over the years I had a mix of experiences with tenants—many were excellent and some remain friends today. However, as tenant rights expanded it became increasingly difficult to manage properties fairly and sustainably. I always tried to work with tenants when rent was difficult to pay, but over time I experienced more cases of unpaid rent and significant property damage.

After more than 30 years, and finding myself repeatedly in court with tenants owing money and properties not being respected, I shifted from long-term rentals to short-term accommodation. Guests pay on time, pets do not damage my properties, and most guests are respectful. Short-term rental is now my full-time work and provides a more reliable return for my self-funded retirement.

If the government were proposing to take an additional 5% of your income or penalise your superannuation, would that be fair? Introducing more and more conditions on long-term rental owners is not helping the rental market. I know many owners who are leaving long-term rentals because of increasing regulation.

I do not believe a 5% levy is the answer. Instead, consider a model similar to the UK where developers receive concessions but are required to include 22% (maybe start at 5% in Tasmania) of housing stock for rentals at their own cost. Concessions could include additional height allowances or density variations. Developers benefit and rental supply increases. This requires legislation, and your support could make a real difference.

Please do not tax my income and superannuation with the proposed 5% levy.

Kind regards, Steven Fone

Sent from [Outlook](#)