

Shelter WA

Death by 10,000 cuts

A report on the impact
of short-term rental
accommodation in
Western Australia

May 2026



shelterwa

About Shelter WA

Shelter WA is the peak body in Western Australia for the community housing and homelessness sectors. Bringing together a strong coalition of organisations and individuals, we advocate for social and affordable housing and ending homelessness across the state. We are committed to facilitating an effective housing system for everybody living in Western Australia so that everyone has a home that enables them to thrive.



Acknowledgement of Country

Shelter WA acknowledges the Traditional Custodians of Country and their ongoing connection to land, waters and community. We pay our respects to all First Nations peoples and to the Elders past and present. We support the Uluru Statement from the Heart and our recognition and acceptance of your invitation to walk with you towards a movement of the Australian people for a better future.

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Overview

“ *The global short term rental accommodation phenomenon is pushing the towns we love to breaking point.*

- Karl Fitzgerald.¹

The severe shortage of affordable and available rental homes in WA has reached catastrophic levels. The role of short term accommodation must be addressed.

The explosion in short-term rental accommodation (STRA) and online booking platforms such as Airbnb and Stayz has corresponded with a severe reduction of housing supply and affordability in local rental markets across the world. ²

Here in WA, the unchecked growth of short-term rentals has occurred in almost every community across the state – yet its impact on WA’s rental crisis has not been examined publicly.

The role short-term rentals play in WA’s housing emergency can no longer be ignored.

Over 10,000 homes in WA have been diverted from the long term rental or home purchase market into short term lets – Airbnbs in particular ³.

Described as a “super profit outcome” from a public interest loss, these numbers are astronomical when compared with the record low number of rentals currently on the market.

Over the last two years, we have seen public scrutiny of the impact of STRA growth. The WA Government has introduced a STRA register and incentive schemes to bring STRAs back to the market, and improvements in the way STRA is monitored and regulated across the state.

However, there is still work to be done.

The current size and continued growth of the short term rental market simply cannot be sustained. Stronger intervention is needed and all levers should be on the table until the rental emergency is over.

We offer examples of local, national and international interventions, and recommendations for further reforms here in WA.

1 Grounded (2024) [Airbnb: from a housing problem to solution](#)

2 Crommelin et al, *Technological disruption in private housing markets: the case of Airbnb* (Australian Housing and Urban Research Institute, November 2018)

3 Grounded (2024) [Airbnb: from a housing problem to solution](#) found investor returns in Victoria were 81% above long term rental returns, with \$584 million in net profit enjoyed by STRA owners across 13 locales studied. The same report found 74% of new housing supply was consumed by STRAs, with 83 of the 112 new homes delivered annually going into STRA, according to census figures. The author described the huge difference in rental earnings between long-term rental and short-term markets as an example of a “super profit outcome” from a public interest loss.

Key findings

The overall size of the Airbnb market in WA continues to grow, and vastly outnumbers available long term rentals in almost every community

- In the past two years over 900 new unhosted properties were listed on Airbnb – an increase of 10% during the worst housing crisis on record.
- Entire home listings – called ‘Unhosted’ listings – dominate Airbnb and account for 85% of listings
- Across WA there were 10,445 unhosted Airbnb listings compared with just 3,753 private rental listings, meaning there are almost 3 unhosted Airbnbs for every long term rental listed (as at September 2025).
- In the Regions, unhosted Airbnbs outnumbered private rentals at a ratio of **15 to 1**.
- Worse, there were 15 different local governments with **zero** private rentals listed but hundreds of unhosted Airbnbs available at the same time.

Airbnbs have cannibalised 1-and 2- bedroom rentals and erased traditionally affordable suburbs

- More than half of unhosted homes listed on Airbnb are 1 and 2 bedroom apartments (52%).
- 5,445 unhosted one-and two- bedroom apartments were listed on Airbnb compared with just 840 private rentals.
- Of the 3,753 private rentals listed across WA in 2025, just 151 were under \$400 per week, spread across 21 suburbs, yet there were between three to 291 Airbnbs listed for each rental in these suburbs.

Multiple listings by single hosts are now the rule rather than the exception

- The *majority* of Airbnb hosts (56%) had two or more unhosted properties listed.
- 26% of hosts had between 2-10 unhosted properties listed and over one in ten (12%) hosts have between 51-155 unhosted homes listed.
- Just 12 individuals or entities owned or managed 10% of all unhosted Airbnb listings.

These findings make the strong case for further reforms and restrictions on the use of residential homes for unhosted STRA.

If just 35% or one in three of all unhosted Airbnbs were brought back into the rental market this would double our current rental supply.

We have seven recommendations that could help to achieve this and restore the balance:

- 1. Resource and proactively enforce the existing reforms, and improve the data published on the STRA register.**
- 2. Support efforts by local governments to limit unhosted STRA in their communities.**
- 3. Introduce a moratorium on any new unhosted STRA listings in areas with a vacancy rates under 3%.**
- 4. Introduce a phased reduction of total STRA listings via a 'Sustainable Licensing Scheme'.**
- 5. Consider introducing a levy and significantly higher registration fees for unhosted STRA, with funds raised for affordable social and affordable housing supply and homelessness services.**
- 6. Explore higher tax rates for STRA properties.**
- 7. Given the impact on availability of affordable rentals and a historic low in rental supply, we reiterate our call to save the remaining National Rental Affordability Scheme (NRAS) homes and establish a WA affordable rental housing scheme.**



Photo: Protest in Dublin (Take Back the City rally in Dublin, 2018. Copyright Miguel Ruiz)

Background

In 2023, in response to the deepening rental crisis, Shelter WA and Make Renting Fair researched the prevalence and impact of STRA – particularly Airbnbs – across Western Australia. We found:

- There were 9,506 unhosted Airbnbs across WA, but just 2,733 private rentals.
- In holiday hotspots such as Kalbarri, Exmouth, and Busselton, for every one rental listed there were between 43 to 179 unhosted Airbnbs.
- This coincided with a severe shortage of affordable rentals with just 8% of rental properties under \$400.

Soon after our findings were released, the WA Government introduced initiatives to regulate and manage the growth of STRA which included introducing a mandatory STRA Register, requirements for Development Approval for metropolitan unhosted STRA listed for over 90-days and two schemes offering incentives to bring unhosted STRAs or empty homes back into the rental market.

We welcomed these measures at the time and recognise that the incentive schemes brought back 826 homes into the rental market over two years, however, in the same period another 939 new Airbnbs were listed.⁴

This report looked at every local government area in WA and included all areas with over 10 STRA in each locality. In total, 88 localities were analysed using Inside Airbnb, AirDNA and [Realestate.com.au](https://www.realestate.com.au) data.



Photo: Tenants' Union campaign in Edinburgh, Scotland in 2024. ([Living Rent tenants' union](https://www.livingrenttenantsunion.org.uk/))

⁴ O Lane, The West "A third of metropolitan councils still to get onboard with short-term rental planning scheme despite deadline", 1 January 2026.

Short Term Rental Accommodation

This report addresses the issue of unhosted STRA in general but focuses on Airbnbs due to readily available data and the prevalence of cross-advertising on different platforms.

Only unhosted properties listed on Airbnb were included, defined as those properties where hosts live offsite and give guests exclusive use of the property.

Airbnb data used in this report was accessed from [Inside Airbnb](#), an open-source data hub providing detailed data on Airbnb listings, including total numbers, types of listings, and information about the hosts. It is sourced from publicly available information from the Airbnb site but provides disaggregated data across each locality.⁵

Data used was for the March–June 2025 quarter, published in September 2025. These were the most recent figures available at the time of preparing this report.

Data from Inside Airbnb is published ‘by Neighbourhood’, which roughly corresponds with WA local government areas. We have provided examples of suburbs in these neighbourhoods for additional clarity.

In addition, data from [AirDNA](#) was used, from September 2025. AirDNA is a subscription based program providing real time data on Airbnb listings on suburbs with more than 20 listings.

Private rental listings

To best understand the impact of Airbnbs on the availability of long-term rentals, this report looks at unhosted Airbnb listings relative to data for private rental listings. Data on private rental listings was obtained from [realestate.com.au](#) over September 2025.

Limitations and caveats

- **This report is intended as a snapshot in time** – for a period from March to September 2025.
- **It is intended as a report card or status update** for the middle half of 2025 to illustrate the size and impact of Airbnbs on local communities across the state, for the first time at this level of detail.
- This report does not compare ‘apples with apples’ due to the range of data sources and time periods used. It is meant to provide indicative figures that were the most closely comparable.
- **It is likely that findings and figures have changed in the last two quarters.** For example the total number of Airbnbs is likely to be an undercount in this report given the data was collected over the winter period instead of the busier summer months;
- Given the majority of STRA are Airbnb listings, in some instances in this report the terms are used interchangeably.

5 [Inside Airbnb](#)

Section 1: Findings

This report is the first of its kind that has investigated the impact of Airbnbs across six key sections:

1. The overall size of the Airbnb market in WA
2. Areas with the highest number of Airbnbs across Metropolitan and Regional WA
3. The proportion of Airbnbs to rentals in WA - introducing 'Pain Zones'
4. The impact of Airbnb on affordable rental supply and traditionally affordable suburbs
5. The impact of Airbnb on affordability: the theft of 1 and 2 bedroom apartments
6. Ownership trends – the mum and dad myth?

A full dataset for all WA suburbs is available on request.

1 The overall size of the Airbnb market in WA

Despite recent interventions, the number of Airbnb listings continues to grow.

In 2025, there were 10,445 unhosted Airbnbs listed, compared with 9,506 in 2023.

Since 2023, another 939 new unhosted homes were listed on Airbnb – that's an increase of 10%.

This growth has occurred during the worst housing crisis on record, and despite the State Government regulations and incentives to bring back long term rentals into the market. While the incentive schemes brought back 826 homes into the rental market over the last 2 years⁶, in the same period 939 new Airbnbs were listed.

Overall number

10,445

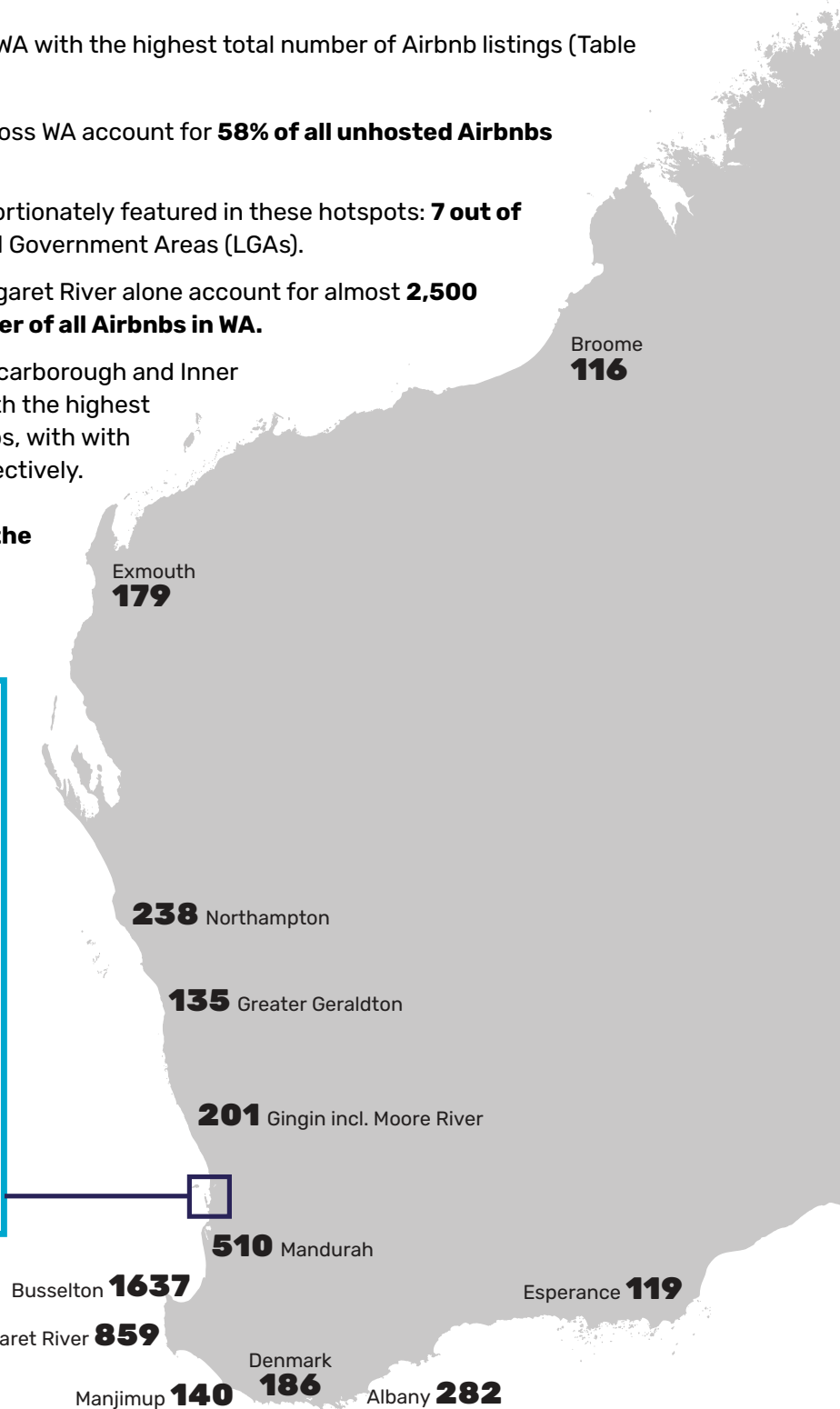
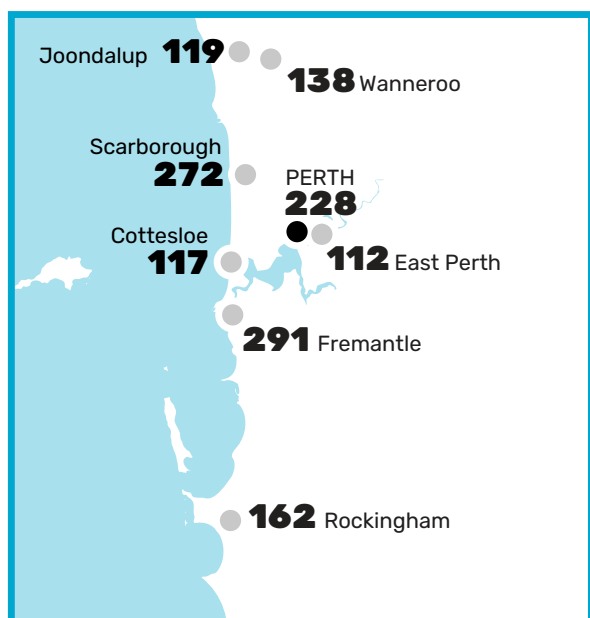


6 O Lane, The West "A third of metropolitan councils still to get onboard with short-term rental planning scheme despite deadline", 1 January 2026.

2 Areas or 'Hotspots' with the highest number of Airbnbs across WA

We looked at the communities across WA with the highest total number of Airbnb listings (Table 1) and found:

- Just 20 neighbourhoods across WA account for **58% of all unhosted Airbnbs (6,041 listings)**
- Regional locales are disproportionately featured in these hotspots: **7 out of the top 10** are regional Local Government Areas (LGAs).
- Busselton and Augusta-Margaret River alone account for almost **2,500 listings, or close to a quarter of all Airbnbs in WA.**
- In Perth metro, Fremantle, Scarborough and Inner Perth are the three areas with the highest numbers of unhosted Airbnbs, with with 291, 272 and 228 each, respectively. This means just three Perth suburbs represented **8% of the total Airbnb market.**



Map 1: Hotspots across WA

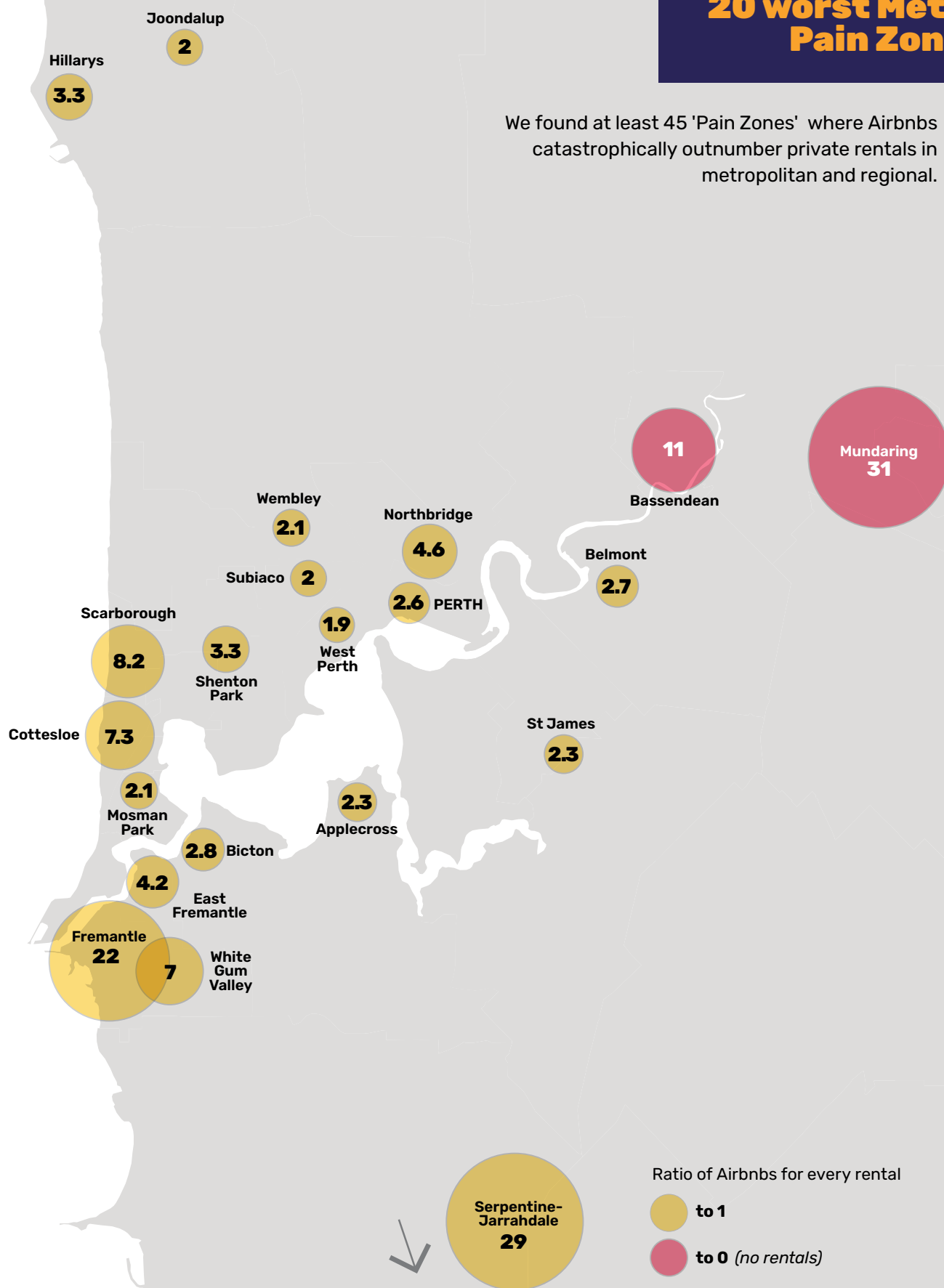
Table 1: Top 20 hotspots with the highest number of Airbnb listings in WA from March-September 2025

	Local Government /Locale	Number of Airbnb listings
1.	Busselton (incl Dunsborough & Yallingup)	1637
2.	Augusta-Margaret River	859
3.	Mandurah	510
4.	Fremantle	291
5.	Albany Greater Region	282
6.	Scarborough	272
7.	Northampton incl. Kalbarri	238
8.	Perth incl. East Perth and Northbridge	228
9.	Gingin incl. Moore River	201
10.	Denmark	186
11.	Exmouth	179
12.	Rockingham incl. Baldivis and Golden Bay	162
13.	Manjimup	140
14.	Wanneroo incl. Clarkson and Butler	138
15.	Greater Geraldton	135
16.	Esperance	119
17.	Joondalup	119
18.	Cottesloe	117
19.	Broome Greater Region	116
20.	East Perth	112
	Total	6,041
	(Total for WA)	(10,445)

*NOTE a full list of every neighbourhood ranked in order of highest to lowest Airbnb listings is available on request.

20 worst Metro Pain Zones

We found at least 45 'Pain Zones' where Airbnbs catastrophically outnumber private rentals in metropolitan and regional.



Map 2: Pain Zones across Perth

Metropolitan findings

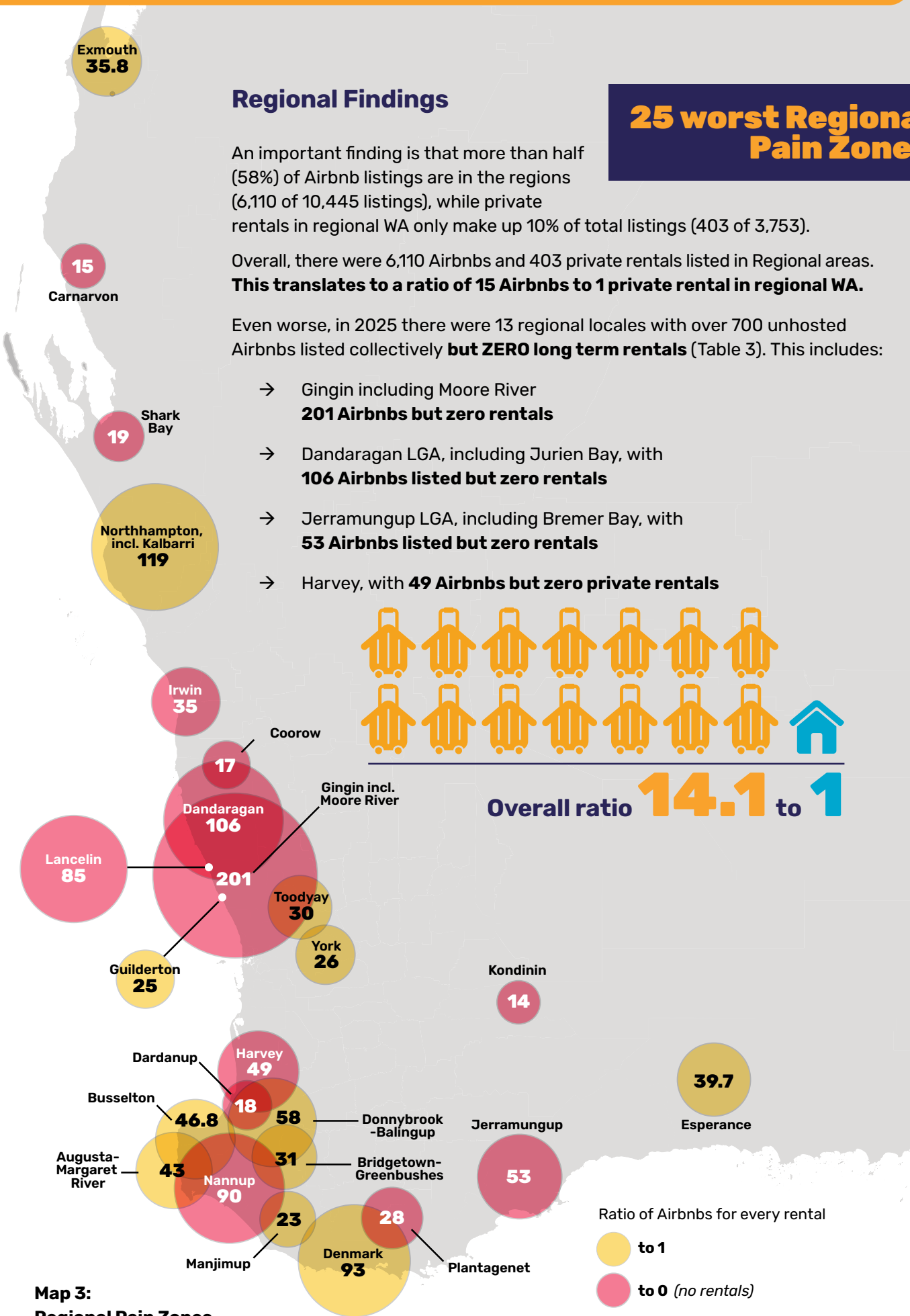
There were 4,215 unhosted Airbnbs and 2,497 private rentals in Metropolitan Perth - translating to a ratio of almost 2 Airbnbs to every 1 private rental listed.

The range of ratios varies greatly across neighbourhoods, with Mundaring the highest ratio of Airbnbs to rentals the highest in Mundaring (31:1) to Kwinana (0.1:1) the lowest.

The 20 worst 'Metro Pain Zones' are below (Table 2 and Map 2)

Table 2: Top 20 Perth Metro 'Pain Zones' where Airbnbs outnumber rentals

	Locale	Unhosted Airbnbs listed	Private rentals listed	How many Airbnbs for every rental?
1.	Mundaring	31	0	31 to zero
2.	Bassendean	11	0	11 to zero
3.	Serpentine-Jarrahdale	29	1	29 to 1
4.	Fremantle	291	13	22.4 to 1
5.	Scarborough	272	33	8.2 to 1
6.	Cottesloe	117	16	7.3 to 1
7.	White Gum Valley	14	2	7 to 1
8.	Northbridge	55	12	4.6 to 1
9.	East Fremantle	21	5	4.2 to 1
10.	Hillarys	23	7	3.3 to 1
11.	Shenton Park	23	7	3.3 to 1
12.	Bicton	14	5	2.8 to 1
13.	Belmont	38	14	2.7 to 1
14.	Perth	228	88	2.6 to 1
15.	St James	14	6	2.3 to 1
16.	Applecross	37	16	2.3 to 1
17.	Wembley	27	13	2.1 to 1
18.	Mosman Park	34	16	2.1 to 1
19.	Joondalup	119	59	2 to 1
20.	Subiaco	69	34	2 to 1
Total 20 Metro Pain Zones total		1471	347	4 to 1



Map 3:
Regional Pain Zones

Table 3: Top 25 Regional 'Pain Zones' where unhosted Airbnbs outnumber long term rentals

	Locales	Unhosted Airbnbs listed	Total Rentals listed	How Many Airbnbs for Every Rental?
1.	Gingin incl. Moore River	201	0	201 to 0
2.	Dandaragan incl Jurien Bay	106	0	106 to 0
3.	Nannup	90	0	90 to 0
4.	Lancelin	85	0	85 to 0
5.	Jerramungup incl Bremer Bay	53	0	53 to 0
6.	Harvey	49	0	49 to 0
7.	Irwin	35	0	35 to 0
8.	Plantagenet	28	0	28 to 0
9.	Shark Bay	19	0	19 to 0
10.	Dardanup	18	0	18 to 0
11.	Coorow	17	0	17 to 0
12.	Carnarvon	15	0	15 to 0
13.	Kondinin	14	0	14 to 0
14.	Northampton incl Kalbarri	238	2	119 to 1
15.	Denmark	186	2	93 to 1
16.	Donnybrook-Balingup	58	1	58 to 1
17.	Busselton Greater Region incl. Dunsborough, Yallingup, Eagle Bay	1,637	35	46.8 to 1
18.	Augusta-Margaret River	859	20	43 to 1
19.	Esperance	119	3	40 to 1
20.	Exmouth	179	5	36 to 1
21.	Bridgetown-Greenbushes	62	2	31 to 1
22.	Toodyay	30	1	30 to 1
23.	York	26	1	26 to 1
24.	Guilderton	50	2	25 to 1
25.	Manjimup	140	6	23 to 1
Top 25 Regional Pain Zones total		4,231	80	52.9 to 1

4 The impact of Airbnb on affordable rentals and traditionally affordable suburbs

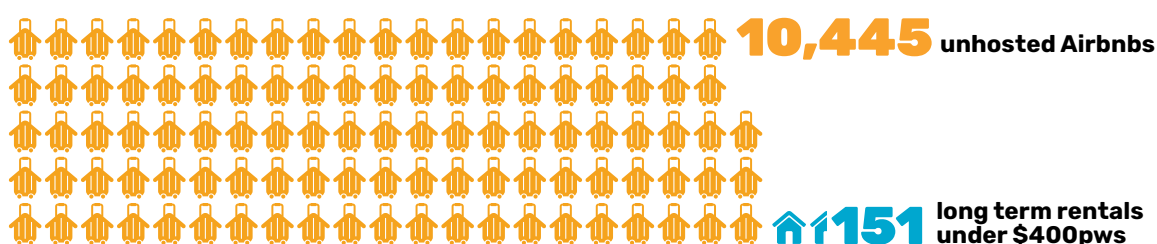
Airbnbs have cannibalised our last remaining affordable suburbs.

In this section we were interested to look at the impact of Airbnbs on the availability of affordable rentals, and on traditionally affordable suburbs overall. (Figure 2 and Table 5).

Alarming, of the 3,753 private rentals listed across WA in 2025,

- Just 151 were under \$400 per week (4%)
- Just 381 were under \$500 per week (10%)

Airbnbs vs Rentals under \$400 per week



We also found across the entire state there are only 21 suburbs out of 88 with *any* rental listings under \$400 and \$500 per week. For each, we compared these with the number of unhosted Airbnbs in each area.

One of the most shocking findings of this report: **For every one rental under \$400 per week in these suburbs there were between 2.5 to 291 Airbnbs.**

And worse, almost all rentals listed under \$400 per week were single rooms. This is the subject of an upcoming Shelter WA report.

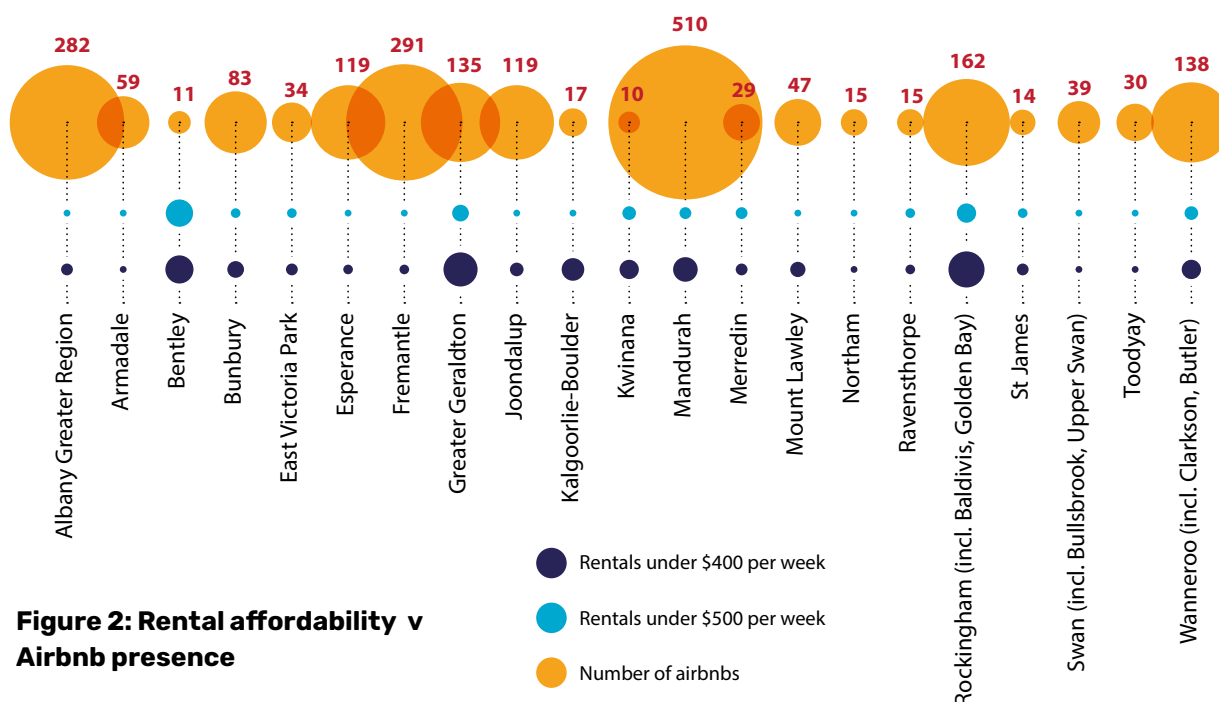


Figure 2: Rental affordability v Airbnb presence

Table 5: Number of Rentals listed in 21 suburbs with any rentals under \$400 and \$500 per week compared with unhosted Airbnbs

		Total rentals listed	Total Unhosted Airbnbs	Rentals Under \$400 pw	Ratio of Airbnbs to rentals under \$400 pw	Rentals under \$500 pw	Ratio of Airbnbs to rentals under \$500 pw
1.	Mandurah	55	510	3	170 : 1	13	39 : 1
2.	Fremantle	13	291	1	291 : 1	2	97 : 1
3.	Albany Greater Region	18	282	1	282 : 1	3	77 : 1
4.	Rockingham incl Baldivis, and Golden Bay	270	162	8	20 : 1	28	5 : 1
5.	Wanneroo incl. Clarkson, and Butler	149	138	4	34 : 1	8	17 : 1
6.	Greater Geraldton	58	135	6	22 : 1	25	5 : 1
7.	Esperance	3	119	1	119 : 1	2	59 : 1
8.	Joondalup	59	119	1	119 : 1	4	29 : 1
9.	Bunbury	38	83	2	41 : 1	6	13 : 1
10.	Armadale	32	59	1	59 : 1	1	59 : 1
11.	Mount Lawley	29	47	1	7 : 1	5	9 : 1
12.	Swan incl. Bullsbrook, and Upper Swan	26	39	1	39 : 1	1	39 : 1
13.	East Victoria Park	20	34	2	17 : 1	3	11 : 1
14.	Toodyay	1	30	1	30 : 1	1	30 : 1
15.	Merredin	3	29	3	9 : 1	3	9 : 1
16.	Kalgoorlie-Boulder	67	17	1	17 : 1	11	1 : 1
17.	Ravensthorpe	2	15	2	7 : 1	2	7 : 1
18.	Northam	2	15	1	15 : 1	1	15 : 1
19.	St James	6	14	2	7 : 1	3	4 : 1
20.	Bentley	33	11	16	0.7 : 1	17	0.6 : 1
21.	Kwinana	96	10	4	2 : 1	8	1 : 1

*Note this table is ordered by total number of unhosted Airbnbs.

5 The impact of Airbnb on affordability: the theft of 1 and 2 bedroom homes

Given both the importance of having a healthy level of one and two bedroom dwellings in the rental market, and the general perception that Airbnbs are mostly family or holiday homes - we were surprised to find one- and two-bedroom homes account for 52% of all Airbnb listings.

One- and two- bedroom homes play a crucial role in providing affordable and diverse rental options. Almost half of Australia's private renters (42%) lived in one and two bedroom dwellings in 2018.⁷ Single person households are the fastest growing demographic - growing by 62% between the 2001-2021 Census, and accounting for 25% of all households at the last census. Single women over 55 years old are the demographic now most at risk of homelessness, largely due to the lack of affordable rentals.⁸

We found:

In 2025, there were **5,445 one- and two-bedroom apartments listed on Airbnb** - but only 840 private rentals of this size. (Figure 3)

This means for every one- and two- bedroom private rental there were almost 7 unhosted Airbnbs of the same size.

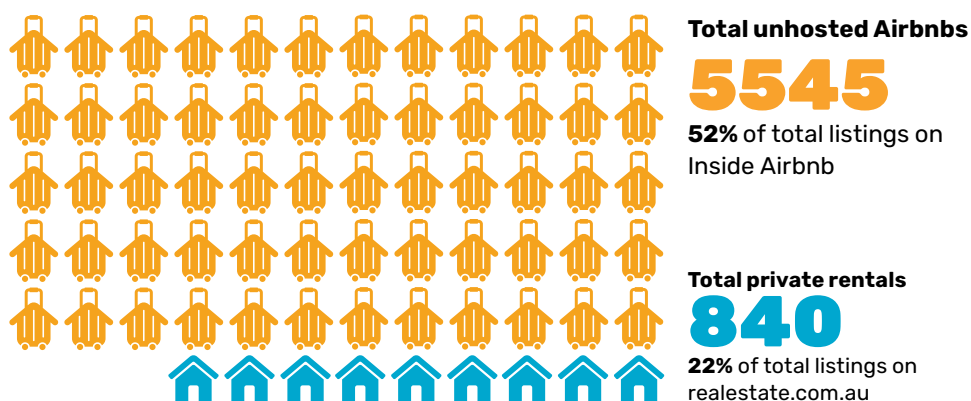
We also found one and two bedroom Airbnbs account for over half (52%) of all unhosted Airbnbs listed:

- One bedroom apartments accounted for over a quarter of all Airbnb listings (26%). There were 2,735 unhosted one-bedroom apartments listed on Airbnb but only 346 one bedroom rentals
- Two bedroom apartments also accounted for over a quarter of all Airbnb listings (26%). There were 2,720 two-bedroom apartments listed on airbnb but only 494 rentals.

7 Bankwest Curtin Economics Centre, Report no 18/18. The Private rental Sector in Australia. October 2018.

8 Uniting WA, Empowering women over 55 facing homelessness, August 2022.

Figure 3: One and Two bedroom apartments listed by Airbnb vs. private rentals



6 Ownership trends – the mum and dad myth?

Multiple listings by single owners or entities are the rule rather than the exception.

A common claim in defense of the Airbnb market is that they are owned by locals, or mums and dads who are just trying to get a little extra income from their holiday home. This report tests that theory for the first time, looking at the listing profile and concentration of WA's 10,000+ unhosted Airbnbs.

Anecdotally we understand investors are motivated to divert long term rental homes into STRA due to higher profits that can be made. There is no research on this in WA yet, however, a report by Grounded (2024) found short term rental investor returns in Victoria were 81% above long term rental returns, with \$584 million in net profit enjoyed by STRA owners across just 13 locales studied.⁹ Shockingly, the same report found 74% of new housing supply was consumed by STRAs, with 83 of the 112 new homes delivered annually going into STRA. We think this is worthy of investigating whether similar trends are happening here in WA.

Properties that could be family homes are being directly marketed to investors to provide as lucrative short term rental accommodation. What would normally be first home owner purchases or investment properties provided as long term rentals are being funnelled into the short term rental market as a business model. This is particularly vulgar during the biggest housing emergency on record. (Real examples overleaf).

9 Grounded (2024) [Airbnb: from a housing problem to solution](#).

Fremantle 1x1

“Maximise your investment potential by utilising this superb property as a long-term or **short-term rental**.. Whether you're looking to enjoy the space yourself or **share it with a steady stream of grateful guests**, the choice is yours.”



Perth 2x1

“Incredible city and riverside short-stay Apartment with 2 car bays!”



Busselton 4x1

“presents an exceptional opportunity for investors seeking a short stay investment”



**Scarborough
2x2**



“...continue
earning from
short-term
rentals”



**Albany
3x1**



“Perfect
for a
potential
holiday
let”

**Fremantle
1x1**

“savvy investors
take advantage
of this strategic
Airbnb
possibilities
(sic).”

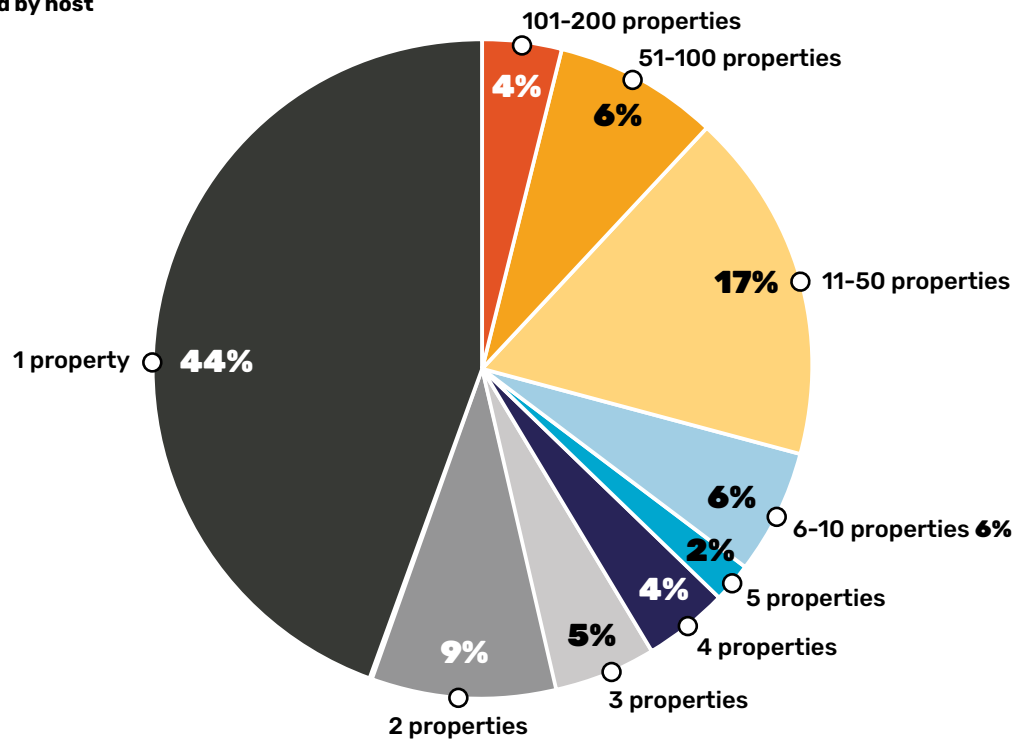


Ownership trends cont.

We manually counted the unhosted Airbnbs listed by every host, and found:

- The **majority (56%) of all Airbnb hosts have 2 or more properties listed.** Just 44% of hosts list only one property
- 26% of hosts have between 2-10 unhosted properties listed
- 12% of hosts have between 51-155 unhosted properties listed (Figure 4)

Figure 4: Total unhosted Airbnbs by number of properties listed by host



We also found a surprising concentration of ownership, with a very small number of individuals or entities listing multiple properties (Table 6).

10% of all unhosted Airbnbs are listed by just 12 individuals or entities (1,085 listings out of 10,445), with most in Regional WA (72%)

Table 6: Top 20 Individual Hosts with the highest number of unhosted listings

	Host name (Individual or Entity)	Number of Unhosted Listings	Location
1.	William Paul Hardacre	155	Regional WA, mostly Augusta Margaret River & Busselton
2.	Geographe Holiday Homes	136	Regional WA, mostly Busselton
3.	Kalbarri Escapes	112	Northampton -Kalbarri
4.	First Name provided	99	Busselton
5.	First Name provided	95	Perth Metro and Mandurah
6.	PrivateProperties	82	South West, mostly Busselton
7.	Let's Go	81	Across Perth Metro, mostly Joondalup and Stirling
8.	First name provided	77	Augusta Margaret River and Busselton
9.	First name provided	75	Across Perth Metro -Cottesloe, Perth, Belmont, Subiaco, Vincent
10.	First name provided	60	Across Perth Metro - mostly Perth, Subiaco, Stirling, Vincent
11.	SmartStayWA	57	Across Perth Metro, mostly Fremantle
12.	Country Values	56	Gingin
13.	DownSouth	54	Mostly Busselton
14.	First name provided	51	Busselton
15.	First name provided	47	Busselton
16.	First name provided	45	Albany
17.	First name provided	44	Across Perth Metro - Cockburn, Canning, Joondalup
18.	First name provided	44	Augusta Margaret River
19.	Exmouth Holidays	40	Exmouth
20.	First name provided	39	Busselton
Top 20 Total		1,449	

Section 2: The case for stronger intervention

The findings are not unique to WA. Communities around Australia and the world are grappling with the rise of short term rental accommodation, and governments at every level are introducing reforms to reverse the impact of STRA on local communities and the availability and affordability of long-term rentals.¹⁰

There are many kinds of policy responses available to regulate STRA, ranging from:

- limits on the number of guests or bookings
- limiting STRA to specific types of dwellings
- confining STRA to specific zones or restricted from specific areas
- licensing and permitting requirements
- financial incentives and disincentives such as taxes, rates, levies and charges.

How has the WA Government responded so far?

Following a Parliamentary inquiry into STRA regulations in 2019 the WA Government implemented long awaited reforms in 2024 including:

- Introducing the mandatory STRA Register and requiring all residential premises used for both hosted and unhosted STRA to be registered (under the *Short-Term Rental Accommodation Act 2024 (STRA Act)*, from 1 January 2025,
- Requiring unhosted property owners in Metropolitan Perth to obtain local council development approval if the property is rented out for more than 90 days each year, or face \$10,000- \$50,000 fines, from 1 January 2026,¹¹
- Introducing the *STRA Incentive Scheme*, offering owners of unhosted STRAs \$10,000 to bring their homes back into the rental market¹², and
- Introducing the *Vacant Properties Incentive Scheme*¹³ which offers \$5000 to owners of vacant properties to incentivise bringing them back to the rental market.

By February 2026 both incentive schemes closed early due to funding being exhausted.

While the incentive schemes brought back 826 homes into the rental market over two years, in the same period another 939 new Airbnbs were listed.¹⁴

10 Burke et al (2023), *Short-term rental accommodation: new directions, new debates* (April 2023), Zou et al (2025), *Does a 180-day cap on short-term rentals affect housing markets? Evidence from regional New South Wales*, Cox and Haar (2020), *Platform failures: how short-term rental platforms like Airbnb fail to cooperate with cities and the need for strong regulations to protect housing*

11 Department of Planning, Lands and Heritage and Western Australian Planning Commission (2026), *Short-Term Rental Accommodation Planning Regulations*

12 Department of Local Government, Industry Regulation and Safety (2026), *Short-Term Rental Accommodation Incentive Scheme*

13 Department of Local Government, Industry Regulation and Safety (2026), *Vacant Property Rental Incentive Scheme*

14 O Lane, The West "A third of metropolitan councils still to get onboard with short-term rental planning scheme despite deadline", 1 January 2026.

How have Local Governments responded?

The WA government has published information for local governments to assist with required amendments to local planning schemes in line with the STRA legislation and guidance on options for regulating STRA at the local government level.¹⁵ The WA Local Government Association (WALGA) has also released guidance¹⁶ and Shelter WA includes some information about STRA alongside its information on how Local Governments can help boost social and affordable housing¹⁷. However, aside from the legislated requirement for metro local governments to set development approval requirements for unhosted properties, ultimately, it is left to each individual local government to consider, develop, consult on, and implement their approach to STRA.

Some regional and metropolitan local governments have been proactive in introducing place based restrictions. Some have even faced legal challenges supported by the Short Term Accommodation Association Australia - which fortunately were unsuccessful at the State Administrative Tribunal (SAT) level. Examples include:

Shire of Augusta - Margaret River. Introduced a Local Planning Policy in 2018 to provide guidance on the appropriate location, scale, use and management of short stay accommodation in the Shire - essentially restricting development approvals for unhosted STRAs to a central town centre tourist zone.¹⁸ The Shire's published view is that short stay accommodation is appropriate to and expected within the coastal communities or in close proximity to major tourist attractions, but not appropriate within the residential districts of inland settlements¹⁹. From 2024 single bedroom dwellings and ancillary dwellings were also banned from being used as unhosted listings.

City of Belmont. Citing the need to protect housing availability and neighbourhood amenity, the City of Belmont introduced a local planning policy that prevents STRA in residential areas other than the Great Eastern Highway corridor to the Airport or near existing tourist accommodation (hotels and motels)²⁰. When Airbnb challenged this in the SAT the Tribunal confirmed that STRA is a commercial use not suitable for all residential areas and upheld that the City's policy.²¹

City of Busselton. As WA's local government with the highest number of Airbnbs, the City of Busselton introduced policy in June 2025 to manage and restrict unhosted STRAs to certain locations in the region. The *Unhosted Short Term Rental Accommodation Policy* introduced a clear map (Figure 5) showing residential zones where unhosted STRAs are no longer permitted in the residential areas of Dunsborough, Vasse, Abbey and Broadwater, Busselton and West

15 For example, DPLH [Planning Bulletin 115/2024 Short-Term Rental Accommodation \(STRA\) – Guidance for local government: “Guidelines for Tourism and Short-term Rental Accommodation”](#) and [“Position Statement”: Planning for Tourism and Short-term Rental Accommodation](#)” both November 2024.

16 WALGA, [Local Planning Policy Guideline: Unhosted Short-Term Rental Accommodation](#), September 2024.

17 Shelter WA Local Government Homelessness Knowledge Hub [“Local Government and Social and Affordable Housing”](#) 2026.

18 Shire of Augusta Margaret River (2018), [Local Planning Policy 7: Short Stay Accommodation](#).

19 Shire of Augusta Margaret River, [Holiday House and Short Stay Accommodation](#), accessed February 2026.

20 “Within 400m of a high frequency public transport stop located on Great Eastern Highway and an existing tourist accommodation use (ie, hotel)”: [Maciejewski v City of Belmont \[2025\] WASAT 47](#)

21 State Administrative Tribunal handed down a decision ([Maciejewski v City of Belmont \[2025\] WASAT 47](#))

Busselton, Bovell and Yalyalup and Geographe,²² and once current approvals lapse owners will have to cease operation in these areas.²³

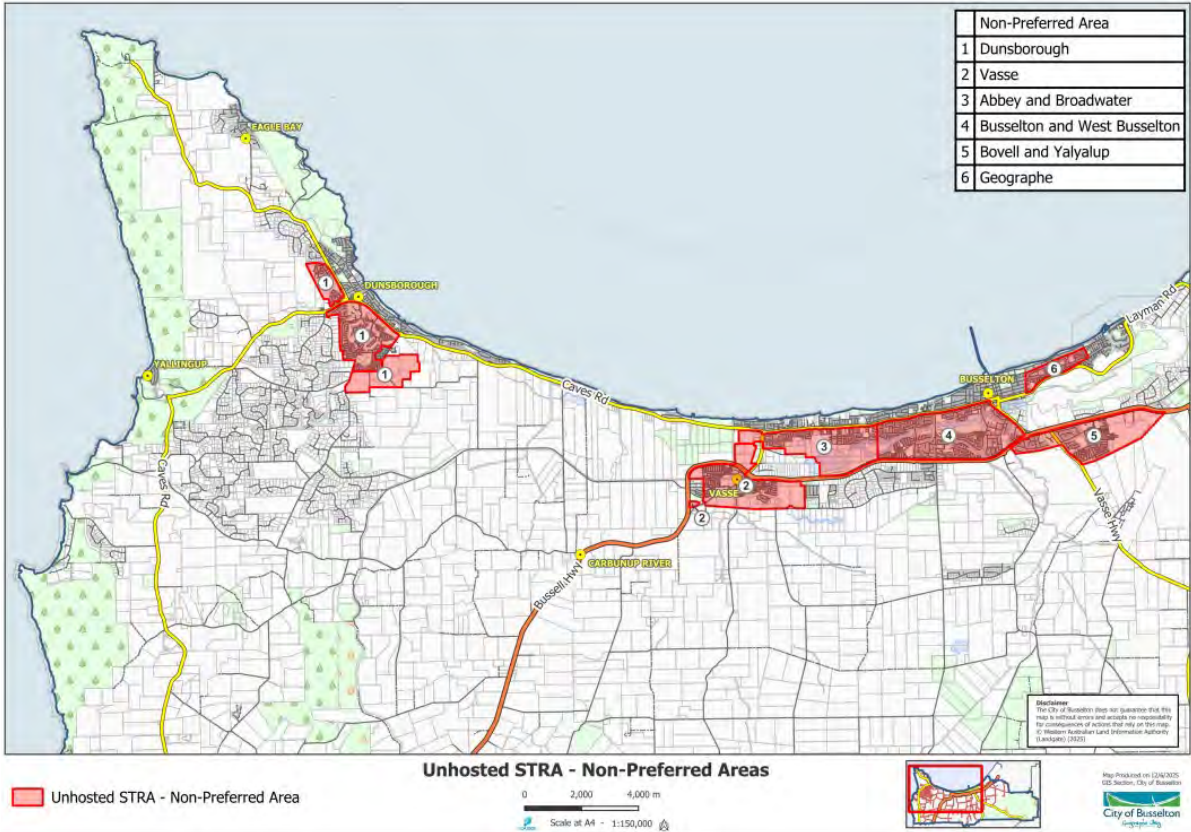


Figure 5: Map of where unhosted STRAs are not permitted in the City of Busselton²⁴

22 City of Busselton (2025), [Unhosted-STRAs-Non-Preferred-Areas-Map](#)

23 Inside Local Government, “New City of Busselton policy to manage unhosted short term accommodation - Inside Local Government” 12 June 2025.

24 City of Busselton (2025), [Unhosted-STRAs-Non-Preferred-Areas-Map](#)



Photo: [Local communities were impacted so significantly in Barcelona that they held sustained campaigns leading to an outright ban announced in 2024 and phasing out entirely by 2028.](#)

National responses

Below is a summary of different interventions governments have made in an effort to reduce the impact of STRA on the availability of affordable long-term rentals.¹⁸

Australian examples

Northern Territory

Intervention

There is currently no legislation in the Northern Territory prohibiting or managing the short term accommodation sector¹⁰.

WA

Intervention

Mandatory STRA Register, requirements for local council development approval if the property is rented out for more than 90 days each year and is in Metro area

STRA Incentive Scheme offering owners of un-hosted STRAs \$10,000 to bring their homes back into the rental market, and Vacant Properties Incentive Scheme which offers \$5000 to owners of vacant properties to incentivise bringing them back to the rental market.

Impact

The reforms and incentive schemes brought back 826 homes into the rental market over two years, but over the same period another 939 new Airbnbs were listed.¹

South Australia

Intervention

Currently SA has no statewide regulation. Adelaide City Council increased council rates by 20% through changing its classification of STRA properties from residential to non-residential, applying to properties available for 90 days or more¹¹.

Impact

The Parliament of South Australia found that the lack of regulation on STRAs is having an overwhelmingly negative impact on the provision of affordable housing.¹²



Brisbane, Queensland

Intervention

Since 2023, a 65% surcharge on council rates for unhosted STRA properties⁵.

From July 2026, STRA properties in low or low-medium-density zoned areas will require development approval with an annual fee of \$1,300, or face a fine of more than \$140,000.

In addition, owners are required to provide a 24-hour contact to respond to complaints, get public liability insurance, and provide house rules. A three-strikes policy will be introduced, with three strikes over a three-year period resulting in termination of the owner's permit.

Impact

An estimated 500 properties will be removed from Airbnb in response to the new zoning rules⁴

Byron Bay, NSW

Intervention

Unhosted STRA properties are limited to **60 days annually⁵**. (There are two areas within the shire which are exempt from this policy).

Impact

New restrictions introduced with the aim to deliver 4,500 new homes by 2041⁶. There was a 15% drop in the number of STRAs in the Byron Shire in the last 2 years⁷.

Greater Sydney and NSW

Intervention

Greater Sydney and self-nominated LGAs in NSW have introduced modest reforms, limiting non-hosted STRAs to a maximum of 180 days annually. Properties must be listed on the STRA Register, must meet fire safety standards, cannot be in boarding houses, co-living housing, group homes, hostels, rural workers dwellings, senior housing, or build-to-rent housing⁸.

Impact

Active listings across NSW have reduced by 11%, mostly due to the regulatory changes in Byron Shire⁹

But limited impact on housing affordability or reducing the number of STRA properties since the introduction of the day cap in 2018.

ACT

Intervention

The ACT introduced a 5% levy on bookings under 28 days in July 2024².

Impact

The levy was projected to raise \$3.8 million in its first year. It has been criticised for having a small impact on the number of properties returning to the long term rental market.

Victoria

Intervention

The Victorian Government introduced a 7.5% Short Stay Levy in 2025, requiring payment of 7.5% of the total booking cost for any unhosted stays under 28 days.¹⁵

Impact

The revenue from the levy goes to Homes Victoria, and 25% is invested directly in regional Victoria for affordable housing.¹⁶ STRA listings continue to rise in Victoria, increasing by 6.6% year on year to April 2025.¹⁷

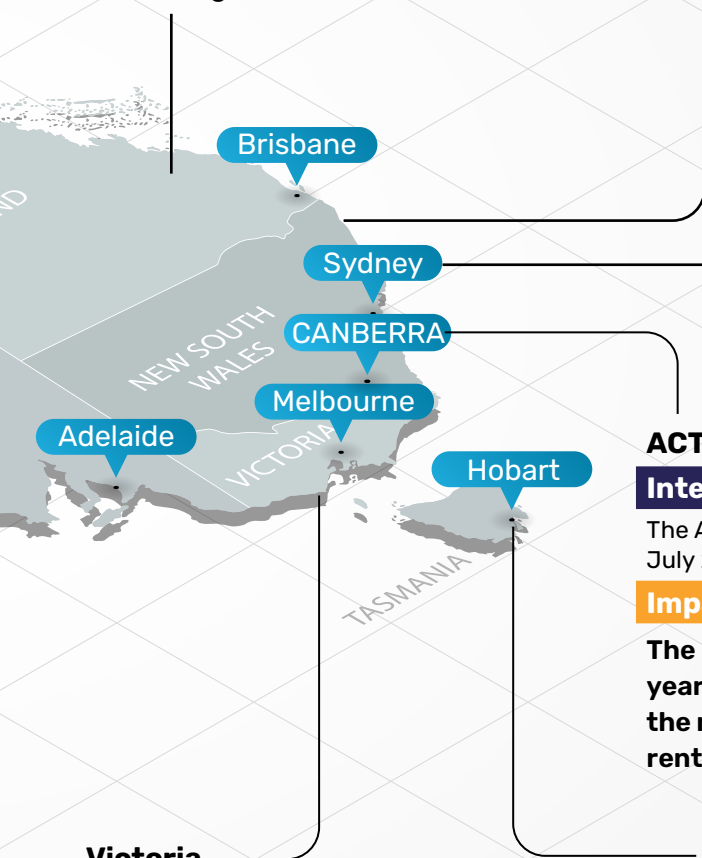
Tasmania

Intervention

As an election promise, the Tasmanian government proposed a 5% Short Stay Levy on unhosted properties, with revenue going to assist first home buyers, and currently out for consultation and expected by July 2026¹³. Unhosted properties in Tasmania require a planning permit and meet other requirements. Booking sites such as Airbnb must collect information on permits¹⁴.

Impact

Current regulation hasn't had an impact, with 1000 Tasmanian homes lost to Airbnbs in the last five years, and STRA listings increased by 4.6% in 2025.



International examples

Cities and regions around the world are also introducing restrictions and in some cases outright bans on short term rentals like Airbnb, due to the impacts on local communities.

Canada

Intervention

Short term rentals are restricted in Canada's largest cities. Montreal has banned short term rentals in several neighbourhoods and permits often take several months to obtain. Vancouver and Toronto hosts require business licenses, limiting rentals strictly to principal residences, and limited to 90 days annually.²⁷ In Vancouver only the primary residence could be rented short-term with no investor-owned units allowed. Violations carried fines up to \$1,000 per day.²⁸ In 2023 the Canadian government announced it is taking action on non-compliant short-term rentals which are keeping homes for Canadians off the market, and the Federal Government provided \$50m for municipalities to regulate and enforce the rules on short term rentals.²⁹

Impact

Initial results showed promise, for example Airbnb listings in Vancouver dropped substantially within the first year, however with enforcement limited by resources and operators finding loopholes to the restrictions, thousands of short term rental licenses continue to be issued.³⁰

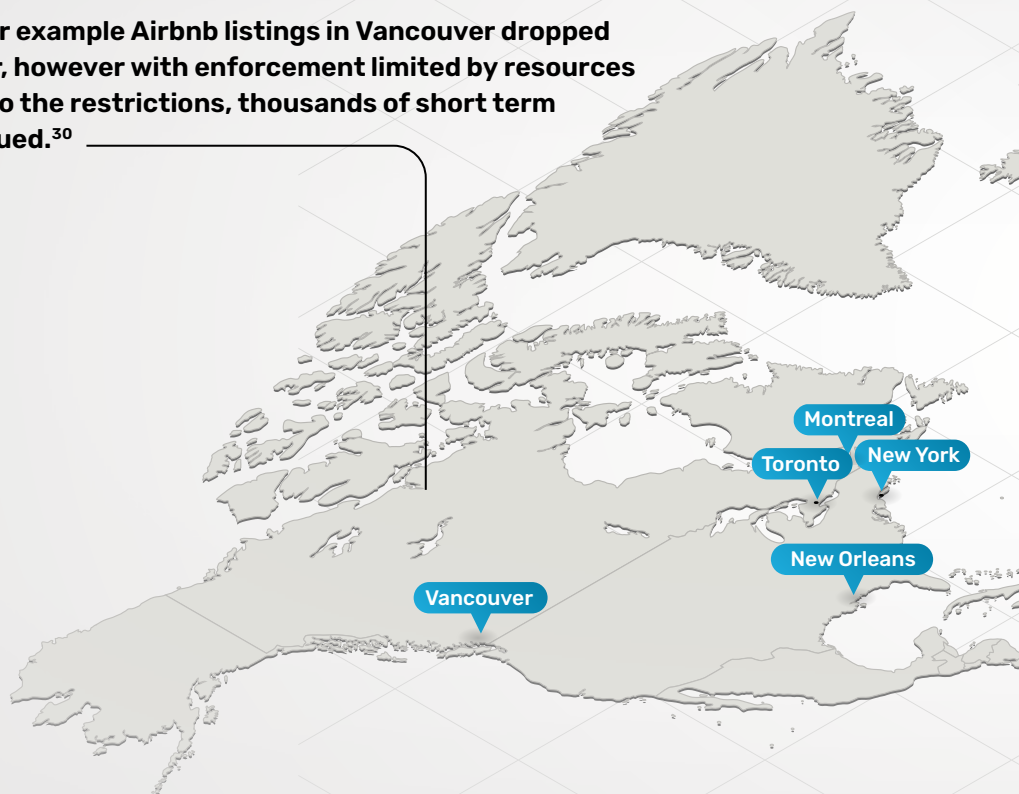
New Orleans, USA

Intervention

From July 2023, the New Orleans City Council implemented strict registration and license requirements for STRA owners. **There is a limit of one STRA per block, in cases where multiply owners apply for a permit in the same block, permission is chosen according to a lottery system³⁴.** Owners must also have an issued permit, complete STR training, and provide floor plan, evacuation plan, noise abatement plan and a sanitation plan. Violation of any rules can have fines of up to \$1,000 per day and per violation, with a 4-year ban for persistent offenders³⁵. **In addition there is a 6.75% STR tax applied and a state tax of 4.45% on STR fees.**

Impact

In August 2025, over 1,000 properties were removed from Airbnb, dropping up to 40% in popular areas.³⁶



New York, USA

From 2023 it's been illegal to rent out a private home for short-term accommodation. A host must be present throughout the stay for the dwelling to be legally leased as an STRA, there can be no more than 2 guests and the property must be in an approved building. Alternatively the property must be leased for minimum 30-day periods.

Impact

Within a month listings dropped by 68% from 22,000 to 7,000 and within a year there was an 83% drop in short term rentals in New York.^{24 25}

Republic of Ireland

Intervention

In 2018 Ireland's parliament declared a national emergency relating to housing, with Airbnb's role highlighted in a series of "Take Back the City" protests. In June 2025 the entire country was declared a "rent pressure zone" (RPZ) and short term rental hosts were required to register their property and apply for planning approval, with 90 day caps apply in most areas^{31,32} Platforms hosting unregistered properties will be fined up to 2% of annual turnover, and Fáilte Ireland (the national tourism authority) funded for 10 dedicated staff to set up and maintain the register, with an allocation of €5 million to police the new rules.

Impact

The measures were aimed to bring 12,000 of the 30,000 properties listed as short-term lets back into the long-term rental market.³³

Amsterdam

Intervention

From April 2026, Amsterdam will ban Airbnb in its historic city center and has placed tight restrictions elsewhere. Since 2024 hosts were limited to renting entire homes for a maximum of 30 days per year, limits guests to no more than four at a time, and requires mandatory registration with city authorities. The city enforces these rules through inspections and fines that can reach up to €21,750 for illegal listings.¹⁹ Undercover "rental hunters" were also deployed.

Impact

The 2024 regulations led to a 62% reduction in short-term rentals - a loss of 11,000 listings. Occupancy rates in hotels significantly increased., and first-time buyers also reported more affordable apartments.²⁰

France

Intervention

Since 2023, applying across 24 municipalities along the Basque Coast, landlords with an STRA must rent a long-term property of similar size in the same town. Landlords also receive less favourable tax treatment and compulsory environmental assessment.

Additionally, Paris and Marseille have banned key boxes being attached to public street architecture to prevent illegal letting of STRAs²⁶.

Authorities actively monitor listings and violations can bring fines of up to €12,500 and legal action against noncompliant hosts.

Impact

This affected 11,000 properties between 2023 and 2025.

Barcelona, Spain

Intervention

A ban on Airbnbs was announced in 2024, with **all STRAs to be phased out by 2028**, with no licenses to be issued or renewed from November 2028.²¹

This follows reforms that in Spain since 2014, when the Mayor of Barcelona announced they would stop issuing tourist licenses for STRA, and in 2022, the Catalan government issued new powers to local councils to control STRA.

Impact

AirBnb appealed the ban but this was dismissed by the top court in Spain in March 2025 - leaving in order the block almost 66,000 Airbnb properties and immediately take down 5,800.²²

Lisbon, Portugal

Intervention

From August 2018, Portuguese parliament allowed municipalities to implement zoning rules, following which Lisbon introduced a complete ban on new licenses for STR in November 2018.²³

Impact

Resulted in a 9% decrease in house prices, for two-bedroom dwellings the price dropped by 20%.

Section 3 Recommendations

This report clearly shows stronger intervention to rebalance the availability of affordable long-term rentals is now crucial.

The impact of STRA on the availability and affordability of long-term rentals requires an emergency response until the crisis is over. All efforts need to be made to bring homes used for STRA back to the long-term rental market to address the housing emergency.

If just one in three of all unhosted Airbnbs were brought back into the market this would double our available rental supply.

We make seven recommendations to the WA Government which will improve WA's existing regulations, stem the flow of homes into STRA and bring the numbers to more sustainable levels, and increase affordable rental supply overall.

These are:

1. **Resource and proactively enforce the existing reforms, and improve the data published on the STRA register**
2. **Support efforts by local governments to limit STRAs in their communities**
3. **Stem the flow. Introduce a moratorium on any new STRA listings in areas with a vacancy rates under 3%**
4. **Rebalance the numbers. Introduce a phased reduction of total STRA listings via a 'Sustainable Licensing Scheme'**
5. **Consider introducing a levy and significantly higher registration fees for unhosted STRA with funds raised for affordable rental supply and homelessness services.**
6. **Explore higher tax rates for STRA properties**
7. **Given the impact on availability of affordable rentals and the historic low in rental supply we reiterate our call to save the NRAS program and establish a WA affordable rental housing scheme**

We outline each of these recommendations in further detail as follows:

1 Resource and proactively enforce the existing reforms and improve data published on the STRA register

Enforcement of existing reforms is crucial. Shelter WA urges the WA Government to implement a clear compliance and enforcement framework to support the existing regulatory requirements applying to the use of residential premises for STRA.

The recommendation is supported by research on Barcelona's effective approach which found:

*"The most significant policy developments were associated with an increased enforcement of existing regulations. Short Term Rental (STR) regulations requiring licensing and registration did not impede the market's rapid expansion on their own. To achieve the desired policy outcomes, the city council had to implement control and verification mechanisms. Moreover, access to data and collaboration with STR platforms were crucial for enhancing efficiency."*²⁶

We recommend additional resources so that the Department of Local Government, Industry Regulation and Safety (LGIRS) can achieve the following:

Stronger compliance:

- Develop, publish and implement a clear enforcement and compliance framework to support the effectiveness of existing regulatory requirements applying to the use of residential premises for STRA.
- Proactively cancel the registration of premises that are not compliant with laws applying to STRA under section 24 of the STRA Act, specifically, STRAs that are:
 - operating in Perth metropolitan LGAs that exceed bookings of 90 nights within a registration year that have not secured the development approval from the LGA as required under Local Planning Schemes Regulations
 - operating in regional areas without the required development approval from the LGA
 - operating in contravention of by-laws prohibiting the use of homes for STRA in strata title or community title schemes
 - using a home to provide STRA without the approval of the lessor.

26 Gyódi, K, Mazur, J., and Cocola-Gant, A. (2025) [Barcelona as a case study for the effectiveness of short-term rental market regulations](#).

Improve the Register:

- Improve and publish anonymised additional data from the STRA Register,²⁷ consistent with the general objectives of the STRA Act which is to make available to policymakers, advocates and the community accurate information about the residential premises used for STRA in WA.²⁸ In 2019, Tasmania introduced the *Short Stay Accommodation Act 2019*, which established data-sharing with STR platforms, and quarterly publication. This data tracks addresses, planning permit status, number of rooms, whether the property is hosted or unhosted, and the financial quarter properties are listed for.²⁹
- In addition, the STRA register should also show the:
 - number of registered premises to date by local government (the information shown on the LGIRS website is only by region)
 - proportion of registered premises to date that are unhosted in each of the local governments or regions of the State
 - data on accommodation not complying with laws, including provisions in local planning schemes, applying to the use of residential premises for STRA
 - number of residential premises whose registration has been suspended or cancelled on the grounds in section 24 of the STRA Act since registration became mandatory 1 January 2025.

Additional Resources:

- Provide additional resources for LGIRS to complete the above.
- This recommendation will also further support efforts by local governments to limit unhosted STRAs in their communities

27 Department of Local Government, Industry Regulation and Safety, [Short-Term Rental Accommodation registration data and heatmap](#), accessed January 2026.

28 See Part 5 of the [STRA Act \(2024\)](#) on Functions of the Commissioner.

29 Consumer, Building and Occupational Services (2024) [Short Stay Accommodation Report – Quarter 3 2024](#)

2 Support efforts by local governments to limit unhosted STRAs in their communities

We recommend the state government explore whether local governments have adequate resources to assess, prepare and enforce their local development approval requirements.

We also recommend exploring whether local communities have ample opportunity to provide feedback on homes proposed as new STRAs. This could include the requirement that all applications be advertised publicly for community input.

As discussed above, the key lever for setting limits upon STRA across WA is through local government planning. While information and guidance is available for local governments to access, ultimately, it is up to each individual local government to develop, consult and implement their approach to STRA. There is no doubt this takes a significant amount of resourcing, and to date only a handful of local governments have implemented substantial planning controls for STRA in their area, when our research shows the devastating impact unchecked STRA are having in areas all across WA.

When the Canadian government introduced STRA regulation, the federal government provided \$50m for municipalities (equivalent to our local governments) to regulate and enforce the rules on short term rentals.³⁰ We recommend that the WA Government consult with local governments and determine if further support is needed to assist with development of effective local STRA approaches.

3 Stem the flow. Introduce a moratorium on additional unhosted STRA listings in WA areas with rental vacancy rates under 3%.

A moratorium on STRA listings could be treated as an “emergency” measure to stem the flow of homes being lost to the short-term rental market. The evidence, and anecdotal support in the wider community for such a measure, would only need to be in place until a balanced housing market is secured.

30 Australian Hotels Association (2024) [Short Term Rental Accommodation Policy Statement](#)

4 Rebalance the numbers. Introduce a phased reduction of total STRA listings via a ‘Sustainable Licensing Scheme’

We propose that the WA Government needs to decide what is a healthy balance, in collaboration with local governments, to set an appropriate “target” number for STRAs in each area, and introduce a scheme – we propose a Sustainable Licensing Scheme – that provides a pathway to reduce the number of STRA in each community to a sustainable level.

An Airbnb “Cap and Trade” scheme has been put forward by Victorian non-profit organisation Grounded³¹. They propose placing a cap on the number of STRA properties per municipality (based on local communities determining what an appropriate concentration of STRA in their region would be), reducing the number of STRA zoning rights every two years, and auctioning these off. The revenue from development rights could be used to perpetually fund affordable housing.

Under this system only unhosted STRAs must be licensed, those renting out a spare room would not require a license (and would be encouraged). Some short term letting would be acceptable without a license (eg, letting out a holiday home while it is not in use, for a short period of time).

A ‘Sustainable Licencing Scheme’ would help deliver a direct pathway back to a healthy and balanced rental market and would be targeted and measurable.

5 Consider introducing a levy and significantly higher registration fees for bookings of unhosted STRA, with funds raised for affordable rental supply and homelessness services

Recognising STRA is undermining affordable rental supply, we recommend a levy paid by owners for all unhosted STRA bookings, to generate revenue to be used to actively invest in more social and affordable housing supply and homelessness services.

Using a conservative estimate of 10,000 unhosted listings earning \$30,000 in annual booking fees across a 7.5% levy would generate over \$22.5 million in revenue which could be directly invested into social and affordable housing and homelessness services.

Our jurisdictional comparison shows that a levy alone is not sufficient to address the impact STRA is having on rental supply, but is a useful tool and revenue stream to help counteract the problems it is causing.

31 Grounded (2024) [Airbnb: from a housing problem to solution](#)

6 Explore higher tax rates for STRA properties

We recommend that the state government explores state tax reforms such as higher land tax rates for unhosted STRA properties, and any other ways our tax system could send a price signal which:

- incentivises owners to move their STRAs to long-term rentals;
- disincentivises owning and listing multiple unhosted rentals, and
- generates revenue to fund homelessness services, and social and affordable housing supply.

7 Establish a WA affordable rental housing scheme to guarantee longer term supply

As our research has shown the unchecked growth of STRA across Australia has demonstrably impacted the availability of affordable rental homes across WA.

This shortage has been further exacerbated by the exit of homes from the Australian Government's now defunct National Rental Affordability Scheme (NRAS).³² The final 1,538 affordable homes in WA under the NRAS will exit the scheme by June 2026.³³ Most of these are expected to return to the private rental market (or worse, they could be converted to STRA).

Our final recommendation - and one Shetler WA has called for over successive years - is for the WA Government to save the last remaining subsidised affordable rental homes under the NRAS program, and establish its own NRAS-style affordable rental housing scheme, with funding for at least 1,000 homes each year. Our previous estimates show 1,000 affordable rental homes could be delivered for around \$10 million each year using a similar NRAS subsidy, and the scheme could easily be expanded.³⁴ (See Box overleaf).

32 The National Rental Affordability Scheme (NRAS) was introduced by the Rudd Labor federal Government in 2008. Financial incentive for 10 years, to approved participants who rent dwellings to eligible people at a rate at least 20% below market rent: Australian Government, Department of Social Services [National Rental Affordability Scheme](#), accessed February 2026.

33 From 1 Jan through to June 2026 the last 1,538 dwellings will exit the scheme in WA: Australian Government, [December 2025 - NRAS Quarterly Performance Report](#), 2026.

34 NRAS style subsidy of \$8,500 paid each year for 10 years, to participants in the scheme. For further details including different implementation options and costings, please see our [Pre-Budget Submission 2024-25](#) at p. 16 - 17.

Worth Investigating: Conversion of STRA to affordable housing?

As part of our research we explored the potential for an incentive scheme to provide an attractive alternative to STRA owners to convert their STRA premises into long term affordable housing managed by community housing providers.

A number of Australian jurisdictions have schemes in place to enable private home investors to rent their properties to Community Housing Organisations or government, which then subleases the home to low income tenants ("headleasing schemes").³⁵ A key benefit of these schemes is that they allow a quick increase in the supply of social and affordable homes without needing to rely on any new builds. For property investors, these models provide certainty and convenience, for a social benefit.

The Australian Housing and Urban Research Institute (AHURI) has highlighted a number of benefits of these types of headleasing schemes,³⁶ including that they can be particularly attractive for small scale investors, potentially 'luring' short term rental accommodation into the affordable housing market. Anecdotally the Tasmanian scheme has been a successful example of this.

There are examples of these types of headleasing arrangements in Western Australia, most notably when Community Housing Organisations have taken on management of a large number of National Rental Affordability Scheme (NRAS) homes.

Orana House is also currently operating a similar scheme, where they partner with real estate agents to facilitate rental homes for woman who have experienced family and domestic violence.³⁷

There are hurdles to implementing this type of scheme in Western Australia. It can be administratively burdensome to manage properties with a number of different owners, without the necessary scale to make it viable (it appears in other jurisdictions that Community Housing Organisations generally manage around 200 or more such tenancies). There are also additional regulatory burdens in Western Australia to consider (eg, requirement to operate under a real estate licence).

However, this option is put forward for discussion and Shelter WA will continue to investigate its potential.

35 NSW - Community Housing Leasing Program, for example see [Argyle Housing](#); Qld - [Helping Hand Headlease](#), and see also [Access Community Housing Company](#); Tas - [Private Rentals Incentive Program delivered by Loreto Community Housing](#); Vic - [Homelessness Leasing](#).

36 Vij, A., Sharam, A., Baako, K., Ardeschiri, A., Faulkner, D., Washington, L., Reddy, W. and Lowies, B. (2024), [Incentivising small-scale investors to supply affordable private rental housing](#), AHURI Final Report No. 432, Australian Housing and Urban Research Institute Limited, Melbourne,

37 Orana House, [Housing Families](#), accessed February 2026.

Listings by suburb, ratio & short term rentals

	Unhosted Short Term Rentals (Airbnbs) ¹			Private Rentals Listed ²					
Suburb	Total	1 Bed	2 Bed	Total	Under \$400	Under \$500	1 Bedroom	2 Bedroom	Airbnbs per Private Rental
Albany Greater Region	282	68	96	18	1	3	0	3	15.7
Applecross	37	16	10	16	0	1	4	5	2.3
Armadale	59	21	10	32	1	1	0	0	1.8
Augusta-Margaret River	859	292	198	20	0	0	0	2	43
Bassendean	11	5	3	0	0	0	0	0	11
Bayswater	19	9	3	22	0	1	1	1	0.9
Belmont	38	17	12	14	0	1	0	3	2.7
Bentley	11	7	0	33	16	17	5	1	0.3
Bicton	14	2	6	5	0	1	0	3	2.8
Booragoon	10	6	3	6	0	0	0	2	1.7
Bridgetown-Greenbushes	62	17	15	2	0	0	0	2	31
Broome Greater Region	116	53	20	44	0	2	4	9	1.6
Bunbury incl. South and East Bunbury	83	21	31	38	2	6	3	13	2.2
Busselton Greater Region ³	1637	311	213	35	0	0	0	2	46.8
Cannington	22	11	4	26	0	0	7	12	0.8
Carlisle	11.2	5	3	7	0	0	0	0	1.6
Carnarvon	15	3	1	0	0	0	0	0	15
Chittering ⁴	13	8	4	1	0	0	0	0	13
Claremont	20	8	6	19	0	2	4	7	1
Cockburn ⁵	63	31	7	62	0	2	7	15	1
Collie	15	4	3	6	0	0	0	0	2.5
Coorow	17	1	3	0	0	0	0	0	17
Cottesloe	117	36	43	16	0	0	2	5	7.3
Dandaragan ⁶	106	7	16	0	0	0	0	0	106
Dardanup	18	4	6	0	0	0	0	0	18
Denmark	186	48	56	2	0	0	0	0	93
Dianella	19	11	3	23	0	1	1	5	0.8
Donnybrook-Balingup	58	26	16	1	0	0	0	0	58
Doubleview	19	9	2	11	0	0	1	2	1.7
East Fremantle	21	12	5	5	0	2	3	1	4.2
East Perth	112	47	51	88	0	14	29	44	1.3
East Victoria Park	34	18	5	20	2	3	2	5	1.7
Esperance	119	31	24	3	1	2	0	0	39.7
Exmouth	179	43	18	5	0	0	0	2	35.8
Fremantle	291	148	102	13	1	2	6	3	22.4
Gingin	201	9	36	0	0	0	0	0	201
Greater Geraldton	135	39	38	58	6	25	2	9	2.3
Guilderton	50	3	2	2	0	0	0	0	25
Harvey	49	7	8	0	0	0	0	0	49
Highgate	11	7	3	9	0	1	2	5	1.2
Hillarys	23	7	6	7	0	0	0	1	3.3
Innaloo	15	7	3	19	0	0	1	9	0.8
Irwin	35	5	19	0	0	0	0	0	35
Jerramungup incl. Bremer Bay	53	14	13	0	0	0	0	0	53
Joondalup	119	50	19	59	1	4	5	1	2

	Unhosted Short Term Rentals (Airbnbs) ¹			Private Rentals Listed ¹					
Suburb	Total	1 Bed	2 Bed	Total	Under \$400	Under \$500	1 Bedroom	2 Bedroom	Airbnbs per Private Rental
Kalamunda	10	3	3	6	0	0	0	0	1.7
Kalgoorlie-Boulder	17	7	4	67	1	11	10	8	0.3
Karratha	11	2	1	34	0	1	5	2	0.3
Kondinin	14	0	11	0	0	0	0	0	14
Kwinana ⁷	10	5	1	96	4	8	4	3	0.1
Lancelin	85	7	18	0	0	0	0	0	85
Leederville	13	6	5	14	0	0	0	7	0.9
Mandurah	510	71	102	55	3	13	5	14	9.3
Manjimup	140	31	52	6	0	5	0	2	23.3
Merredin	29	1	9	3	3	3	0	0	9.7
Mosman Park	34	14	9	16	0	4	5	7	2.1
Mount Lawley	47	25	9	29	1	5	8	9	1.6
Mundaring	31	15	7	0	0	0	0	0	31
Murray ⁸	41	12	5	7	0	4	0	1	5.9
Nannup	90	40	23	0	0	0	0	0	90
Nedlands	15	8	4	15	0	2	2	4	1
Northam	15	7	2	2	1	1	1	0	7.5
Northampton incl. Kalbarri	238	26	122	2	0	2	0	0	119
Northbridge	55	24	27	12	0	0	3	7	4.6
Perth	228	146	68	88	0	2	29	44	2.6
Plantagenet	28	14	10	0	0	0	0	0	28
Port Hedland	26	8	6	22	0	0	2	4	1.2
Ravensthorpe	15	2	3	2	2	2	0	1	7.5
Rockingham ⁹	162	52	42	270	8	28	6	30	0.6
Scarborough	272	71	128	33	0	0	1	17	8.2
Serpentine-Jarrahdale	29	10	5	1	0	0	0	0	29
Shark Bay	19	4	9	0	0	0	0	0	19
Shenton Park	23	15	4	7	0	1	2	2	3.3
South Perth	44	17	17	48	0	1	12	11	0.9
St James	14	9	0	6	2	3	3	0	2.3
Subiaco	69	28	23	34	0	0	9	14	2
Swan ¹⁰	39	9	6	26	1	1	2	0	1.5
Toodyay	30	11	7	1	1	1	0	1	30
Victoria Park	39	14	10	36	0	4	9	2	1.1
Wanneroo ¹¹	138	53	25	149	4	8	5	9	0.9
Waroona	38	6	15	2	0	1	0	0	19
Wembley	27	13	10	13	0	4	7	5	2.1
West Leederville	11	5	2	10	0	1	3	2	1.1
West Perth	74	52	18	39	0	1	10	27	1.9
White Gum Valley	14	6	2	2	0	1	1	0	7
Willetton	12	6	2	32	0	0	0	3	0.4
Wyndham-East Kimberley ¹²	14	8	2	1	0	0	0	1	14
York	26	7	11	1	0	0	0	0	26
Total Perth	2855	1399	742	2201	48	145	259	494	
TOTAL WA	10,445	2735	2720	3753	151	381	346	684	

1 Source: insideairbnb.com as of 05/06/2025, and AirDNA.com | 2 Source: realestate.com.au as of 24/09/2025 | 3 incl. Dunsborough, Yallingup, and Eagle Bay | 4 incl. Lower Chittering, Bindoon, Moiliabeenee, Muchea, and Wannamal | 5 incl. Spearwood, Beeliar, Jandakot, Aubin Grove, Hammond Park, and North Coogee | 6 incl. Jurien Bay | 7 incl. Parmelia, Orelia, Hope Valley, Leda, Wellard, Bertram, Mandogalup, Anketell, Wandl, and Casurina | 8 incl. Coolup, Dwellingup, Holyoake, North Dandalup, Pinjarra, West Coolup, and West Pinjarra | 9 incl. Baldivis, Cooloongup, Golden Bay, Karnup, Port Kennedy, Safety Bay, Shoalwater, Waikiki, and Secret Harbour | 10 incl. Aveley, Belhus, Brigadoon, Bullsbrook, Gidgeannup, The Vines, and Upper Swan | 11 incl. Clarkson, Alkimos, Two-Rocks, Butler, Mindarie, Ridgewood, Hocking, Ngangara, Tapping, Banksia Grove, Mariginiup, and Pearsall | 12 incl. Kununnara

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