

## References

### Stimulus 3

Data from Reserve Bank of Australia 2023, 'Renters, Rent Inflation and Renter Stress', *Bulletin*, March 2023, ISSN 1837–7211. <https://www.rba.gov.au/publications/bulletin/2023/mar/renters-rent-inflation-and-renter-stress.html> CC BY 4.0

### Stimulus 6

Data from Reserve Bank of Australia 2023, 'Renters, Rent Inflation and Renter Stress', *Bulletin*, March 2023, ISSN 1837–7211. <https://www.rba.gov.au/publications/bulletin/2023/mar/renters-rent-inflation-and-renter-stress.html>. CC BY 4.0

### Stimulus 8

Reference: Gurrán, N & Phibbs, P 2023, 'Australia has taken a "light touch" with Airbnb. Could stronger regulations ease the housing crisis?', *The Conversation*, 8 March 2023, <https://theconversation.com/australia-has-taken-a-light-touch-with-airbnb-could-stronger-regulations-ease-the-housing-crisis-200347>

External assessment 2025

Stimulus book

# Economics

### General instruction

- Work in this book will not be marked.

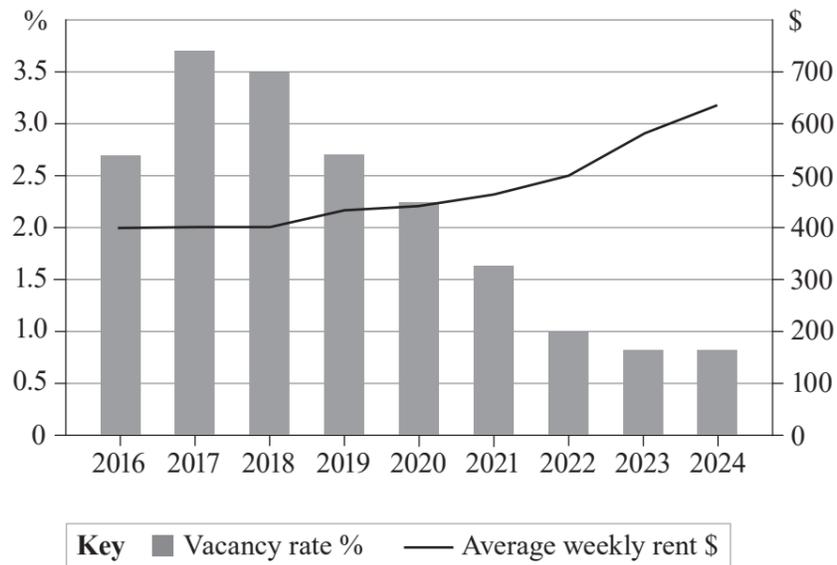
Data and information provided in this paper may have been developed or adjusted for exam purposes and should not be taken as factual.



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**Source 1: Brisbane housing rental market**

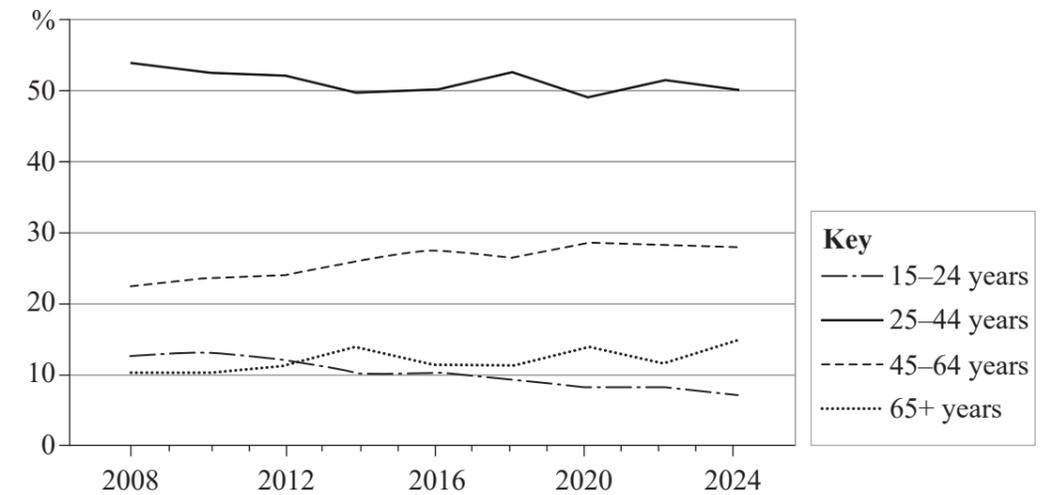


**Source 2: Economic commentary, 2025**

The supply of public housing\* has been trending downwards for decades. The government's current initiatives to help renters involve the private sector.

\*Government owned and managed rentals.

**Source 3: Renter households by age**



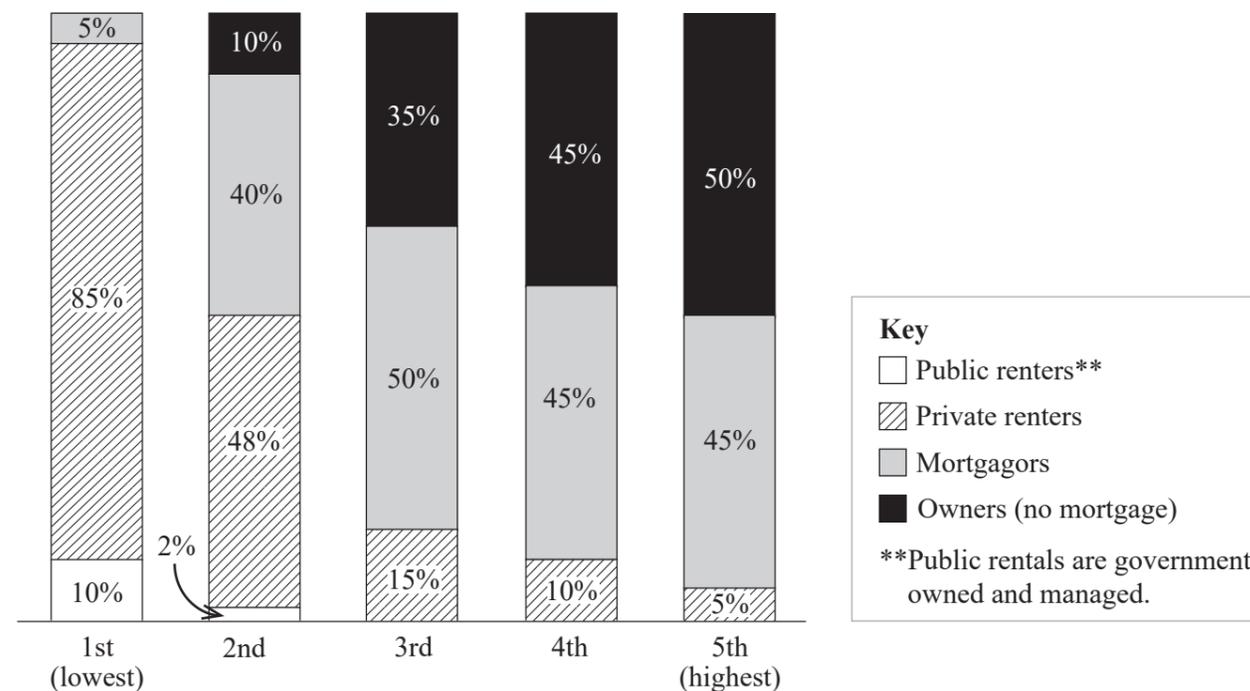
**Source 4: Economic commentary, 2024**

Holiday accommodation supply has risen significantly over the last decade, with owners choosing short-term holiday accommodation instead of long-term housing rentals. Holiday accommodation in Australia is estimated to be 3% of the nation's existing 11 million homes. Holiday lettings earn an average annual premium of 40% above annual residential housing rents.

**Source 5: Market analysis, 2024**

While Australia has not applied housing rent controls, other similar countries have used various forms of price restrictions over a long time to limit rent increases and improve housing affordability. These experiences have exposed a range of viewpoints on their success. For example, unchangeable rents keep housing cheaper but have consequences on the quantity and quality of housing available in the market.

**Source 6: Distribution of housing occupancy in Australia by wealth quintile\*, 2024**



\*A quintile is one fifth (20%) of the total population group.

**Source 7: Research findings, 2023**

The *Journal* reviewed a country's housing market. In 2015, laws were introduced in that country to encourage maintenance and improvements in rent-controlled housing\*. Within four years of the new laws, 30% of rent-controlled housing was withdrawn. Houses were then renovated to reappear in the market as holiday accommodation that had no rent control.

\*Rent control is a policy that limits how much rental prices can be raised.

**Source 8: Newspaper commentary, 2024**

Major cities in some countries have set limits of 30-90 nights per year that an entire home can be booked as holiday accommodation. Local authorities enforce these regulations vigorously, acting on complaints from neighbours about noise and traffic. In Australia, by comparison, most major cities do not have any limits on holiday accommodation nights.