



Enquiries: Ann Harrop  
Your Reference: A756899)

27 May 2019

Ms JJ Shaw, MLA  
Chair  
Economics and Industry Standing Committee  
4 Harvest Terrace  
WEST PERTH WA 6005

Dear Ms Shaw,

### **Short Stay Accommodation – Draft Transcript of Hearing**

Thank you for the opportunity to present to the Committee regarding the City of Mandurah's position on holiday homes. I have read through the transcript and found it to be true and correct to the best of my recollection.

With regards to the additional questions asked by the Committee, I wish to advise the following;

1. The City's list of known holiday homes has been based on a review of online platforms which occurs twice a year. It is recognised that this review is unlikely to result in a fully comprehensive list of holiday homes in operation due to the following reasons:
  - a. Each review provides only a snapshot of what is available at the time of the review. Not all properties are listed continuously throughout the year, or may be unavailable at the time of the review.
  - b. Identification of properties can be difficult with some sites only offering the exact location upon booking. Identification is often only made through local knowledge of an area and matching descriptions and photos of the listing to properties.
  - c. Holiday houses within unit complexes can be difficult to identify. Where a number of units are utilised within one apartment complex for holiday houses, these can appear as only one listing on the City's register.

It should be noted however, that in searching for Mandurah holiday houses on both the Airbnb and HomeAway platforms, properties outside of the City's municipal boundary are being brought up as being within Mandurah. This includes properties located within suburbs such as Singleton, Barragup, Furnissdale, North and South Yunderup. This would account for some of the discrepancies that may occur between number of listings found on on-line platforms and the number on the City's list of known holiday homes.

Notwithstanding this, the purpose of the City's list of known holiday homes is to ensure any complaints made in relation to a holiday home are given a high priority. If a complaint is received regarding a holiday home not on the City's list, a high priority will still be assigned to the complaint, and the property will be added to the list for future reference.

2. Mandurah Private Collection is a property management service which currently manage 25 privately owned apartments within the Mandurah Ocean Marina precinct. The properties are advertised as holiday houses and not as a hotel, and therefore, in line with Councils position, would not require a change of use application to be submitted. The Mandurah Ocean Marina Precinct, in which these apartments are located, is a mixed use tourism precinct. Within this precinct the use of residential units as holiday homes is seen as appropriate. In respect to the construction of these units, the units would have been built to the standards of a Class 2 building under the BCA.

Should you have any further queries regarding the City's position on holiday homes, I would be more than happy to assist. I can be contacted on \_\_\_\_\_ or via email

Yours sincerely

A handwritten signature in black ink, appearing to read 'A Harrop', is written on a light-colored rectangular background.

Ann Harrop  
**Senior Planner**