

Admin, LACO

Subject: FW: Inquiry into Short-Stay Accommodation: I support the right to home share in WA- sub no. 95

From: John Quartermaine

Sent: Wednesday, 23 January 2019 10:56 AM

To: Committee, Economics & Industry Standing

Subject: Inquiry into Short-Stay Accommodation: I support the right to home share in WA

Dear Economics and Industry Standing Committee,

I strongly believe in the right of people to share their houses and apartments across Western Australia in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Inquiry into Short-Stay Accommodation.

My partner and I currently offer an entire family home in Busselton for short term rental via Airbnb. Apparently some concerns have been raised about the use of Airbnb and whether all parties are operating on an even platform.

Registration, Licensing and Taxation

1. We meet all government regulations and licensing requirements. These include Land Tax (\$291), an Application for Short term Rental Accommodation permit (\$364) and the Annual renewal of short term holiday accommodation permit (\$242.50).
2. We have comprehensive building insurance in addition to Airbnb's host protection insurance which covers personal injury and/or property damage.
3. We have a comprehensive first aid kit, evacuation plan, and list of emergency contacts, fire extinguisher, and smoke alarms/CO2 monitor at our home.
4. We declare any profit as assessable income and pay appropriate taxation.

Impact on Neighborhood

1. We understand that we are responsible for our guests' behaviour and for any impact on our neighbours. These neighbors are fully aware that we have short term visitors staying and we have encouraged them to call us immediately if there are any problems and we will deal with any issues immediately. We have had no complaints thus far.
2. We offer our whole home for these short term stays. It has ample lockable parking and a large fenced backyard which is very popular with our guests' children.
3. The minimum requirement of 3 nights stay limits the number of people staying in the property and further limits the possibility of disruption in the neighborhood.
4. Our house rules specify that there are to be no parties and no pets.
5. We have an approved limit to the maximum number of guests (as specified on Busselton Shire short term holiday accommodation permit).
6. Our home has 3 bedrooms, a lounge, family room, large kitchen, large laundry/toilet and bathroom so easily accommodates a family.

Benefits to Tourism

1. We believe we offer the choice of an alternative type of accommodation which satisfies some visitors and is not necessarily available at caravan parks, hotels, motels.
2. We provide an alternative experience which is tailored to families e.g. Lockable fenced back yard with sporting equipment and toys, all facilities such as washing machine, dryer, dishwasher, large fridge, separate freezer, 2 TVs.
3. We develop a personal relationship with our guests, providing them with maps, brochures and local information. We inform guests of our experiences in the area and recommend experiences depending on their personal tastes.
4. We attract international, interstate and local tourists who inject additional dollars into our economy.

Benefits to Local Area

1. We support the generation of local jobs and income for local tradespeople to maintain the property to the highest standard.
2. We provide a range of locally purchased items such as condiments, toiletries, tea, coffee, milk, breakfast cereal, a welcome basket of chocolates and champagne, towels, bedding, children toys and much more.
3. We use a local cleaner for the property.

We believe that there is plenty of room for both on-line short stay accommodation as well as the more traditional variety.

Surely the choice should be up to the International and local guests.

We have travelled to Europe and stayed in both hotels and Airbnb accommodation .What we experienced in the range of Airbnb accommodation was a sense of the local area and a flexibility which is not always available in hotels.

We are retirees and being able to Airbnb our home facilitates our transition to retirement and allows us to ease our way into the local community.

Revenue means we do not claim the old age pension.

I encourage the Economics and Industry Standing Committee to follow the lead of South Australia, Tasmania, and New South Wales as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

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Economics and Industry Standing Committee members

Premier

Minister for Tourism

Minister for Planning

Opposition Leader

Shadow Minister for Tourism

Shadow Minister for Planning

Regards,

John Quartermaine

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