

Admin, LACO

Subject: FW: BNB sub no. 5

From: Robert & Donna Stain
Sent: Monday, 26 November 2018 1:10 PM
To: Committee, Economics & Industry Standing
Subject: Regulation of Short Stay Accommodation.

Hello Jessica, my name is Donna Stain, with my husband Robert we own and run a successful Short-Stay Farm Stay, located _____, in the shire of Plantagenet.

Two years ago we applied to the shire for approval, then began an absolute financial and emotional nightmare taking twelve months to finally get it.

Firstly, we had to get a tourist accommodation planning application approved. A building Permit was required for reclassification of the 80 year old existing dwelling to a proposed Farm Stay from a Clas1a to a Class1b building.. When the classification of a building is changed, that provides an opportunity for the Local Authority to require compliance with the Building Code of Australia. Changing from rural to tourism was expensive. Although the Building Certification WA site inspector wrote in his report to us, *we may be 'exempt' as we were not increasing the floor area of the house and not increasing risk*, we still had to pay him \$770.00 and get it changed.

Next the shire required a bushfire management plan and evacuation plan to be prepared by a level 3 Accredited Bushfire Planning and Design Practitioner /Engineer. As we were unable to get a WA Practitioner we had to use one in NSW a cost of \$6000. Added cost to this was knocking down of 30 trees surrounding the property at a cost of \$1500, we had to get the bull dozer in.

As the farm house has tank water we also had to install a new \$6000 tank liner and a \$800 Ultraviolet Treatment System

There was an up front shire cost of \$150, plus \$500 to advertise in the local paper our farm stay proposal. When our costing hit \$10, 000 I rang our local shire president asking 'When is this going to end'?

We had to add *extra fire* alarms in the house one costing \$1000 because the battery light comes on when the power go's off.

The shire also wanted payment of a once off contribution toward the maintenances of the (no through) gravel Ward Road of \$3,360.00. Fortunaly for us we spoke to many local counsellors who spoke up on our behalf and it got exempt. Our argument was we were not increasing the usage of the road because we were only using the existing house there was no more dwellings going up.

Jessica I am not against all the above but what I am against is people opening their house for short stay accommodation without shire approval. And I know people are doing this here in this shire. They tell me "its not the shires business what I do in my house" What angers us, they get out of the huge expense we had to put in for our approval. In actual fact its not a safe practise for their guests.

In fairness to all hotels, motels, and all approved accommodation who pay our fees and pay staff we believe there has to be a regulation of short-stay accommodation in WA and Australia, Airbnb and Stayz is an easy way to book online. We are with both.

If you wish to speak to me further on tis problem my phone number is

Our farm stay is www.thegumtrees.com.au

The farm stay is called Where the Gum Trees Are Farm Stay.

My family and friends think we should change it to ' where the gum trees were'

I do hope my above story/reasons for Regulation of Short Stay Accommodation has some bearing.

Bye for now

Donna.



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