

Admin, LACO

Subject: FW: Short Stay Accommodation- sub no. 49

From:

Sent: Tuesday, 15 January 2019 1:34 PM

To: Committee, Economics & Industry Standing

Subject: Short Stay Accommodation

Dear Sir/Madam

View point on Short Stay Accommodation

My husband and I currently run a 5 star, Boutique luxury villa accommodation set on 66 acres off
We have owned the property since February 2017. The property consists of 6 luxury villas, with hot spas on the deck and can accommodate up to 16 people in total.

We currently employ 3 local ladies from Margaret River for cleaning purposes, we used to have a Gardener but that became too expensive for us. The local companies that we are involved with and depend upon for our supplies, and who in turn are dependant on our business include Atlas Linen Service, Synergy/Western Power, Telstra, Down South Wholesalers, Bunnings, Home Timber and Hardware, the supermarkets - IGA, Coles and Woolworths, Landmark, VJ Auto Repairs and the Post Office. Currently we are sub contracting some landscaping to Civil Kerbing Concreting. In 2017, we also used the services of Naturaliste Tree Care, but have not used them since, as the funds are not there currently, sadly as we would have liked to have them do some more arborist work.

We have recently noted a rise in the number of properties with in the South West Region, operating off various platforms such as Airbnb. The latest data of 2018 shows that across our region there are over 2000 Airbnb listings, whereas in 2016, there were roughly 400. 88% of the listings are for entire homes. As a result we do feel that our occupancy has been impacted. For the months of June 2018 up to and including November 2018, we have noted a reduction of 10-12% in our occupancy. December broke even, but January 2019 is currently showing a reduction of 35% (and yes, we are only half way through the month, but it shows a seriously worrying decline).

To be compliant with the necessary regulations, as a result we are carrying the financial strain of Payrolls, Local Government rates, GST, ATO declared tax, Landgate tax and valuation which is resultant in the Shires astronomical rates. Not only that, but inclusive of business rates for electricity, with no kickback for feeding into the national grid off our solar power.

We would like to see the following issues implemented by giving support to RAPMRR and helping to address the unregulated short stay accommodation, resulting in all properties being registered with suitable identification, and fees paid to the fund for compliance monitoring, meeting all fire and safety regulations and having the appropriate insurances, whilst protecting the residential zones and long term rentals.

I would also like to ask that the advertising re WA Tourism be upgraded and more funds be ploughed back into this area so that this very beautiful part of the world and the whole of WA be a region that is on the forefront of potential tourists minds so that once again we are allowed to do what we do best - run amazing accommodation to showcase WA and Australia as a whole.

Kind regards