

Admin, LACO

Subject: FW: INQUIRY INTO SHORT-STAY ACCOMMODATION- sub no. 140

From: Jennie Church
Sent: Friday, 25 January 2019 9:48 AM
To: Committee, Economics & Industry Standing
Subject: INQUIRY INTO SHORT-STAY ACCOMMODATION

This submission to your inquiry, is from the point of view of a resident, representing residents and future occupants of HIGH-RISE APARTMENTS.

- 1)
1) I live in Mandurah, historically known as a holiday town. For years W.A. families have visited the city and now, increasingly overseas tourists. The W.A. Government actively encourages tourism as does Mandurah City Council. Their existing powers do not allow for selection of the type of accommodation that is appropriate for short stay. Nor do they have mandatory registration for such accommodation.
- 2)
2) Councillors at M.C.C. are currently looking to address invasive tourism as the vacation market changes. This increase in tourism is being driven by on-line marketing of available accommodation.
- 3)
3) Airbnb, Stayz and other on-line booking platforms are open to abuse and patrons are not abiding by the rules. Penalties are not commensurate with damage to properties and the anguish and disruption neighbouring residents have to endure.
- 4)
4) Globally, this form of marketing is increasing and is a difficult problem to address and control. Australia is catching up with the rest of the world and hopefully learning from other countries experiences.

I would like to point out that there is a serious health and safety issue in allowing short-stay accommodation in APARTMENTS. Not only are the staying guests at risk but they can jeopardise the residential occupiers in their ignorance of the environment and the bylaws. There is a significant personal safety and security risk to owners from guests who have no respect or regard for others or property.

Permanent residents are aware of protocol, emergency plans, and are familiar with the intricacies of living in a high-rise environment. It is a very different living

experience from conventional housing. Visitors are not familiar with any of these factors and it does take some time to acclimatise.

I have proof from a recent one night tenancy that apartment residents have been subjected to an intolerable situation and the fallout will have to be endured for several more weeks. Some may temporarily evacuate their homes. This goes alongside a potential damage bill running into thousands of dollars.

Short stay disruptions in a street or streets can affect many residents but an incident in a HIGHRISE can have a multiple impact on the people and homes affected. This unprecedented incident affected 77 residential homes.

Mandatory registration would NOT have changed the outcome for these apartment dwellers.

With the rise of entire dwellings being available for short-term rental (without the owner being present) is another significant impact on apartment dwellers as opposed to a house in a street.

More and more apartments are being planned for construction in Western Australia. Government and Councils alongside the Planners are giving people the option of living in HIGHRISE. These 3 entities must take some responsibility for not only the safety but harmony of their citizens and rate payers. A duty of care must be part of your inquiry.

Kind Regards,

Jennifer Church.

If you would like to contact me regarding any part of the above, please do so: JENNIFER CHURCH @