

Admin, LACO

Subject: FW: Submission to the Short Stay Accommodation inquiry- sub no. 73

From: Helen

Sent: Monday, 21 January 2019 10:28 AM

To: Committee, Economics & Industry Standing

Subject: Submission to the Short Stay Accommodation inquiry

I have operated a small licensed and fully insured Bed and Breakfast here in Como for over 10 years.

I am now in the process of closing my business down owing to the increasing competition from Airbnb which is giving enquiring guests an unrealistic expectation on nightly rates. The Airbnb platform does not allow for the quality of the accommodation to be competitive. They advertise room rates without any type of rating for superior accommodation, so searching guests are now expecting all room rates to be under the \$100 per night rate.

Offering a suite style accommodation and including a substantial breakfast and WIFI does not hold any value to Airbnb or set this quality accommodation apart above the 'kid's spare bedroom down the hall, bathroom on the left' style that is offered for \$50 per night.

Those of us who have followed all the correct procedures such as having full Insurance, fire protection, food compliance with the local council, obligatory expensive change to the property use of our home to conduct a business, putting noise and parking strategies in place and all the other necessary compliances taken to run what was once a successful small business, are being severely penalised by the Airbnb juggernaut.

I am hoping that some solution that is fair to all concerned is an outcome of this inquiry. Too late for me now, but hopefully will assist those that are continuing on with quality Bed and Breakfast accommodation that Western Australia has been proud of for so many years. These committed operators are in such a wonderful and privileged position to be sharing the wonders of our State and freely giving tourist advice and information that makes their guest's Western Australia experience all the richer.

Helen Barrett

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