

From: [Stephen Yarwood](#)
To: [Committee, Economics & Industry Standing](#)
Subject: Inquiry into Short-Stay Accommodation: I support the right to home share in WA
Date: Friday, 25 January 2019 11:03:19 AM

Dear Economics and Industry Standing Committee,

Objectives:

To share our belief and love of the freedom in facilitating a mutually rewarding community of clients, guests and local businesses through the power of short stay rental accommodation in Western Australia. Please accept this as a formal submission to the Inquiry into Short-Stay Accommodation.

Our scenario:

We are a short-term rental accommodation property management service business. We handle all aspects of the management of properties on behalf of the owners, this includes booking management, meeting guests, consumable stocking, cleaning, recommending local businesses, amenities and attractions and much more. This is all included in our comprehensive and strict management plan which also abides by a strict code of conduct, adopted by the HRIA (Holiday Rental Industry Association).

Key points for short term accommodation:

- Significant economic contribution to the economy, tourism and local business
- Allowing landlords to fulfil their great Australian dream of home ownership and financial independence from government subsidies like the pension or Centrelink
- Openly welcoming a broad demographic of travellers to our homes with a sense of belonging and integrating in to our suburbs to “live as the locals do” with recommendations of local sights, cafes, restaurants, attractions, & activities
- Reducing the mortgage pressure currently faced by many Perth investors and a big reason for the extremely high 15,741 properties for sale in Perth metro and long subdued property market
- Airbnb is aligned with both state and federal government objectives for Tourism 2020

Client case studies:

We have a wide range of clients from all walks of life, from out of town retirees using the property as a Perth base, enjoying the versatility of using their home in vacant periods. Young couples renting out their home and enjoying some income on a three-month travelling holiday they would otherwise not be able to afford. Sophisticated investors/developers lease properties with staging furniture during the sale process. Middle aged family using the family home to cover their costs caravanning Australia for a few months.

Negative consequences for any crackdown/burdensome regulation:

- Massive drop in tourism numbers and jobs stated at \$100m in 2015/16 and 780 jobs respectively
- Anti-competitiveness in accommodation options with Airbnb and short stay platforms typically offering far cheaper alternatives for travellers
- Loss of the sense of belonging and togetherness that home sharing provides
- Many landlords being forced to sell their investment properties due to inability to service loans

Misconceptions & myths:

- Short term rental accommodation (STRA) is full of party houses and disrespectful guests - (We have hosted 808 guests from 25 countries since December 2017 and haven't received a single complaint).

- STRA is a direct threat to the hotel industry – (74% of Airbnb properties globally are outside traditional tourist districts).
- Neighbour disputes and noise are a big problem – (City of Stirling, the largest LGA in Perth by population size had only received a mere 6 noise complaints as at the council meeting a few short months ago)

Conclusion:

We kindly seek your support and consideration in hearing our voice as a collective urge from all Perth hosts to acknowledge the importance and place that short term rental accommodation has in our communities and wider Perth. We would like to see fair industry regulation implemented whereby hosts may operate without capped nightly usage, burdensome red-tape or expensive permits. The planning framework in South Australia would be a good model to follow with a simple self-assessment form. We would love to see a default approved use of dwellings in place, so long as there are professional measures in place to deal with all aspects of cooperative management as we are able to provide to our clients and guests.

CC

Economics and Industry Standing Committee members

Premier

Minister for Tourism

Minister for Planning

Opposition Leader

Shadow Minister for Tourism

Shadow Minister for Planning

Regards,

Stephen Yarwood

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