

**Admin, LACO**

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**Subject:** FW: have your stay airbnb- sub no. 85

**From:**

**Sent:** Tuesday, 22 January 2019 3:22 PM

**To:** Committee, Economics & Industry Standing

**Subject:** FW: have your stay airbnb

Attn: BRADLEY WOODS – CEO, AUSTRALIAN HOTELS ASSOCIATION (WA)

**THE IMPACT OF UNREGULATED SHORT STAY ACCOMMODATION IN WA**

1. We own and operate an 11 room/apartment short stay complex in the heart of Margaret River. We are a 4 star rating family business. We employ 7 casual staff, one is a trainee. We also support over 10 local businesses.
2. There have been over 500 new Airbnb in Margaret River in the last 2 years, not all registered.
3. The impact it has had on our business has been over a 10% drop in occupancy and also another 10% in sales, as we have had to drop our rates.
4. We have to comply with health, safety noise restrictions. We pay GST, workers comp., superannuation, rates, payroll tax, water & power rates, business loan rates, business land tax rates, parking for visitors of guests.
5. We would like to support the AHA's Five Point Plan to address unregulated short stay accommodation;
  1. Home sharing properties must be registered, with a fee payable to fund compliance monitoring.
  2. Only a host's primary residence maybe listed for sharing.
  3. Short stay accommodation must meet fire, safety, building and insurance requirements appropriate to short term rentals.
  4. Neighbours, co-tenants and landlords must be empowered and allowed to have a say
- 6 From where we stand it looks like we have a glut of accommodation in Margaret River. Everyone will be fighting to survive so sales and income will be shared over a greater number of accommodations. People who have invested on projected figures will all struggle. The outcome will be quick housing sales and a big drop in real estate value, so it will effect every house holder in the Margaret River area

Regards

***Sandy & David Noske***

Proprietor

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