

## Admin, LACO

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**Subject:** FW: Have your say on Airbnb- sub no. 82

**From:** Tree Top Walk Motel

**Sent:** Tuesday, 22 January 2019 1:47 PM

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

**Subject:** Have your say on Airbnb

Dear AHI

Hereunder our response to add substance to the WA Government enquiry into the impact of unregulated short stay accommodation in WA.

But first, can we say, that we would have found it much easier for a link to be provided to an online form where all the topics you listed in your letter could be ticked or crossed and/or rated by scale, and a space provided to add individual comments, rather than having to do this submission from scratch. Due to time constraints in our busy tourist peak season, our response will be somewhat condensed.

1. Type of Accommodation business we own and manage :
  - Official 4 star rating, single storey motel and restaurant (seats 80) complex established in 1995. 35 rooms, pool, liquor license.
  - No. of staff employed 12
  - At the moment we do not have any apprentices, trainees or interns.
  - Currently we would have around 30 suppliers and contractors
2. Growth of unregulated short stay accommodation
  - An increase in Airbnb properties has increased in our area in recent times, although figures are unknown.
  - It seems that residential home owners, who have their property on the market, choose to let it out under Airbnb while waiting for a sale, due to the decline in real estate activity.
3. Unregulated short stay accommodation impact on our business
  - We have not noticed an impact on occupancy as we believe guests for both markets are different.
  - Airbnb put virtually nothing back into the community
4. Compliance costs, regulatory burdens and licensing responsibilities
  - Health, safety, OHS, food, noise, liquor, employment are all real burdens we are compelled to abide by – as opposed to the somewhat casual approach by Airbnb hosts who have no such level of requirement.
  - We have a Payroll bill in excess of \$175,000 pa, Shire rates \$15,000pa; GST \$85,000 pa.
  - Commercial property expenses include Water Corp \$48,000; Electricity \$20,000pa.
5. We would like to see –
  - Home sharing properties must be registered, with a fee payable to fund compliance monitoring.
  - Only a host's primary residence may be listed for sharing. Short stay accommodation must meet fire, safety, building and insurance requirement appropriate to short term rentals.
  - Require Peer to Peer platforms to stop listing illegal and non-compliant rentals and share relevant data with authorities.
  - Neighbours, co-tenants and landlords must be empowered and allowed to have a say.

Good luck.

Kind regards,  
Jenny

**Jennifer Willcox**

*Administration Support*



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