

Admin, LACO

Subject: FW: Enquiry into short stay accommodation - sub no 181**From:** Peter Natrass**Sent:** Friday, 25 January 2019 3:25 PM**To:** Worth, David**Subject:** Fwd: Enquiry into short stay accomodation

Sent from my iPhone

Begin forwarded message:

Subject: Enquiry into short stay accomodation

Dear Doctor Worth

I write to you in support of short stay accomodation platforms such as Airbnb, Homestay (Stayz) and Bookings .com .

While it may be simplistic to look at and possibly follow , regulatory initiatives being adopted in some other cities around the world , I would urge your enquiry to focus in particular into what is best for Perth and Western Australia that being , to encourage tourism .

While cities such as Venice , Barcelona and Amsterdam are overburdened with tourists , here in Western Australia we should be doing all we can to accomodate the needs of people wanting to visit us .

In support of short stay accomodation I would like to make a number of points ;-

1. Public demand the growth in short stay accomodation in recent years , reveals very clearly that the public wants it . When families travel as a group they need more economical alternatives , than having to book into two or more hotel rooms, at considerable expense to accomodate their family .

2. Competition is a good thing

I find it difficult to understand how Mr.Bradley Woods , the CEO of the Australian Hotel Association ,can “ wear two hats “ in opposing short stay accomodation on behalf of the AHA , while at the same time , serving on and ostensibly supporting the tourism industry , by being a member of the Australian Tourism Council .

3. The hotel industry should be working together with the short stay accomodation providers , to boost tourism numbers in any way possible . In that regard it is interesting to note that the large world-wide hotel provider The Marriott Group have recently teamed up with Airbnb to achieve benefits for both hotels and short stay , for the ultimate benefit of visitors . A positive joint initiative that I believe is likely to expand to involve other groups .

4. Change is inevitable , particularly in the era we are living now , and productive change , like the offering of short stay home accomodation , will survive and thrive because it is what people want (as with Uber and Amazon). Simple opposition and “death by over regulation” , is not what people want . They want cooperation and joint initiatives like the Marriott /Airbnb , for the benefit of all .

5. From both personal experience and talking to other short stay accomodation providers , bad “ party” behaviour of guests is an extreme rarity ; despite media “ hype” wanting to suggest otherwise . One only has to read the host and the guest reviews on Airbnb to realise that , and also to appreciate how grateful the vast majority of guests are . A bad

guest is a rare exception indeed .

6. Families travelling as a group have a special need to be able to rent a full home for a short stay . They do not want to rent just one or two rooms in an occupied house .

By placing a “ cap “ of a number of days a home can be rented out for short stays , will not just regulate the demand , it will inevitably put a complete stop it. After all , what would a host be able to do with the property for the remainder of the year

I do hope these comments will help your committee in its deliberation in further boosting tourism in Western Australia

Sincerely

Peter Natrass

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