

**Admin, LACO**

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**Subject:** FW: Submission to the Short Stay Accommodation inquiry-

**From:** Clive Johnson

**Sent:** Monday, 7 January 2019 2:48 PM

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

**Subject:** Submission to the Short Stay Accommodation inquiry

Submission to the Short Stay Accommodation Inquiry

We would like to voice our concern at the massive unregulated growth in residential houses being turned into short stay holiday homes in our area. We have seen a total loss of neighbourhood with what is now an empty street during the week and different visitors on weekends that have no regard for the amenity or the ambience of the area. We have no way of creating a neighbourhood watch for security. The visitors do not care for our street, they are there only for a good time, they party when they arrive, often all night, have extra cars parked up and down the street & then leave with the rubbish bins out on the street even when it is not bin day. The holiday houses always look unloved or un-lived in, there is no time spent on the gardens or street verge, a contractor may mow the lawn but there is never any care or love put into the houses such as gardens or grounds.

We live on [redacted]. This is our home and our street, we have lived in Broadwater since 1964 and have seen the loss of neighbours and a neighbourhood due to the lack of regulation in allowing real estate agents to promote the supposedly huge profits to made from turning a residential house into a holiday home and renting it out using the on-line booking platforms such as AirBnB or Stays. We have no control of who stays in our street or the numbers in each house. We have no way of contacting the owners if there is a disturbance, who almost all live away from the area. There is also a holiday house directly on our back fence which allows dogs, often as many as 3, plus allows bucks parties, schoolies, 18<sup>th</sup> & 21<sup>st</sup> birthday parties plus large groups to 12 -16 people, often with tents in the back yard.

We would like to see some regulations brought in so the holiday homes have to comply with the same rules, compliance and fees that the licenced resorts have to face. Such as a higher Differential Shire Rate and a compliance fee to cover health & nuisance inspections, fire & electrical safety, plus be registered for GST. Parking regulations need to be smartened up to stop cars parking along the streets. Some way of limiting the number of holiday homes in an area would be really nice so the neighbourhood can be retained. At least if the house next door turns into a long term rental you have a chance of getting to know your neighbour.

There are now over 2000 holiday homes in the Busselton, Dunsborough, Margaret River area. It has got out of hand and needs some controls or regulation.

Yours faithfully

Clive & Margaret Johnson