

Admin, LACO

Subject: FW: Submission regarding Short Term Stay Accommodation in West Australia- sub 100

From: Alan

Sent: Wednesday, 23 January 2019 12:28 PM

To: Committee, Economics & Industry Standing

Subject: Submission regarding Short Term Stay Accommodation in West Australia

Dear Sir,

We hereby tender our submission for the forthcoming enquiry into Short Term Stay Accommodation in West Australia.

Firstly we would like to point out that we are owners of a property in the **Tourist Zone** in Dunsborough, South West. Our property is deemed , by current bye-laws, to be Short Term stay **ONLY**.

In other words we personally can only reside in our property for a maximum of **3 months** in any one year. A now questionable rule. One that neither Local government or State Government will take responsibility for and only wish to create further costs and paperwork telling us to go to SAT to change their implemented rules.

This is despite the fact we fully own the land and house in question.

When building this house, we fully understood the terms and conditions of the bye-laws and have adhered to those since 2003.

We now however with the opening up of residential areas by the Shire of Busselton have large tracts for the use of Short Term Stay.

The owners of such properties have the option of either,

1. Live in the property full time
2. Letting the property for long term renters
3. Letting the property for short term stay on such platforms as **AIRBNB**.

We as owners are now considerably behind the eight ball with the new influx of Short Term Stay Accommodation and a two tier system now exists to our detriment.

It appears to be an ad hoc approach by the Shire of Busselton with little or no thought given to the impact and discrepancies now incurred by long standing bona fide accommoadtion providers.

Not only us, and yes we have a vested interest which we have worked long and hard for, but also all the Bed and Breakfasts, Motels, Hotels, Caravan Parks, Guest Hoses etc.etc. which are now severely struggling to stay in business with the plethora of available accommodation now making a quick dollar on sites such as AIRBNB with little or scant regard for rules and regulations.

We ourselves are subject to:

Commercial Shire Rates

Extra water rates for more than 2 toilets

Fees to employ a full time onsite Manager / Caretaker who oversees all properties and keeps a firm but fair control should there be any disruptive or noisy behaviour by guests.

Fully hard wired fire detectors throughout home to comply plus fire exinquishers and fire blankets.

Correct Landlord insurance

Importantly the inclusion of ALL income declared to the ATO.

Limited to number of guests applied to the amount of bedrooms.

Limited number of cars allowed to be parked.

We were told on completion of construction that we couldn't even inhabit the house until all shower screens were inspected for safety reason.

We have to seriously wonder if any new short term stay in now residential areas are conforming to all if any of the above.

When asked a series of questions to the Shire or Busselton on noise and bad behaviour issues their first response was TO CALL THE POLICE. Another strain on Police resources.

When asked if adjacent neighbours have any say on a short term stay next door to them the answers was an emphatic NO. An appalling disregard by council towards their ratepayers living a quiet existence or harmonious lifestyle.

When asked about declaring income to ATO, the answer was that's not the councils problem. The same with lenders mortgages for commercial gain.

When asked about commercial rates, these apparently will be phased in over 2 years. What's wrong with straight away once they register with council.

When asked if properties were inspected prior to registration for suitability the answer was NO they go off existing building plan. !!!

There are many more issues that we are sure will become apparent in the near future that have been overlooked by Council, They neither have the time, personnel or resources to monitor and manage the situation they have created.

RESIDENTIAL ZONES ARE EXACTLY WHAT THE TERM INDICATES. HOMES FOR PERMANENT RESIDENCES. SHORT TERM STAY SHOULD NEVER BEEN ALLOWED IN SUCH ZONES IN WA.

Now getting onto **AIRBNB** and other such online booking sites

You are no doubt aware of the backlash occurring in many, many places around the world against AIRBNB in particular and how it is affecting the long standing neighbourhood communities.

A severe shortage of long term rentals for residents.

A higher than would be normal rental rates for those long term rentals available.

A shortage or reduction in available properties to buy for full time residents as investors move in. Also adding to the cost of buying.

A major impact on all existing traditional Accommodation providers such as hotels, motels etc. with the add on affect of a reduction of the number of employed staff due to the downturn in room occupancies.

What started out by AIRBNB as shared accommodation has now escalated to whole houses / apartments being let by absentee investors with little or no onsite management or control of such properties for noise control, overcrowding or nefarious activities occurring.

The lack of compliance on safety issues.

The often complete lack of a local government regulatory system.

So, we have a company, **AIRBNB**, whose offices are in San Fransisco and domiciled in Ireland for tax purposes and pay absolutely, as we understand it, no tax within Australia.

It just seems they take the money and run and are thumbing their corporate nose at the Australian Government.

This is an overseas corporation meddling in Australian politics trying to get their own way.

All and more of these things are happening in abundance in the South West of WA and Perth and in WA in general to the great detriment to ALL tradition accommodation providers.

So we ask the question, exactly what does the West Australian State Government intend to do to maintain the viability and continueing support of all traditional, long standing and bona fide accommodation providers within WA so that the existence and livelehood of all those operators and employees can continue to serve the Tourist industry as they have done so well in the past.

West Australia needs Tourism but a balanced and well thought out approach needs to occur and lets get rid of the fly by night operators only in it for a quick buck and keep Residential Zones for full time residents.

We thank the WA State Government for finally making time for an official enquiry into Short Term Stay in WA and we look forward to a favourable outcome.

Yours Sincerely

Alan & Diane Alldis