

From: [Claudio Ruminot](#)
To: [Shaw, Jessica](#)
Subject: Inquiry into Short-Stay Accommodation: I support the right to home share in WA
Date: Monday, 17 December 2018 3:26:31 PM

Dear Economics and Industry Standing Committee,

I strongly believe in the right of people to share their houses and apartments across Western Australia in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Inquiry into Short-Stay Accommodation.

Why do I host with Airbnb? Please read me carefully:

I own a small apartment in Highgate which I love. I lived in my apartment for 8 months before moving to my partners place. As we have a dog, we couldn't live in my place as it's only a 1 x 1 so I decided to move out and rent my place out.

I put up my place for rent and had a tenant for a 6 months lease... turn out that my wonderful tenant only paid for 2 months out of the 6 months lease and it was such a massive headache that gave me nothing but issues and unnecessary extra stress (financially and in my relationship) for 6 months and the law in WA protects the tenant instead of the Land Lord so I never got the money I lost in rent and basically that tenant I had lived for free for 4 months in my apartment at my expenses...!!!

Once I managed to get the tenant out I decided to give Airbnb a go and I have had nothing but wonderful experiences and have found massive satisfaction as a host, assisting business travelers and guests on holidays from all around the world... it has been a wonderful experience I have had so far and once that I wish to keep working on for a long time.

It is important to highlight that with this I am not making myself a billionaire... not at all, I do get money for having my place as an Airbnb share home but this isn't giving me money to do as I please... helps me to pay my mortgage but that's it... it requires a lot of my time and effort to be able to provide a good and comfortable place to my guests and it requires me investing money to keep my place up to high standards so I have to spend good money as well... sometimes more than what I am earning... but it is worth it, specially after having a tenant that didn't pay for rent in my place and put me in such a financial stress.... something I can't afford anymore. Also, with the current market the way it is in WA, if I rent my place out I would get just a minimal rent income and would hate to rent my place out to someone that wouldn't pay rent on time or not pay at all!

I'm writing to the Premier of WA, Tourism and Planning Minister to encourage the WA Government to follow the lead of South Australia, New South Wales and Tasmania and to support responsible and respectful home sharing with simple and easy rules and processes.

As the WA government considers options on how best to regulate home sharing, the message of hosts across WA remains the same - we want to work with you and have a say on developing fair, innovative rules that reflect how people travel and use their homes today, not last century. I don't want severe home sharing rules, with restrictive caps, expensive or complex registration systems, or the removal of the right to home share.

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so

small businesses get a boost from local tourism.

Addressing the terms of reference:

- The forms and regulatory status of short-stay accommodation providers in regional and metropolitan Western Australia, including existing powers available to local government authorities.

Currently there is a confusing patchwork of regulations across Western Australian local governments. Some Councils have clear, progressive laws that embrace home sharing, whilst others have complex and costly approvals processes and others have no policy framework at all. As a local host, this is generally confusing and it's concerning that some councils have threatened large fines against hosts who simply want to share their homes responsibly and respectfully. Just like there are already in South Australia, Tasmania and New South Wales, Western Australia also needs progressive rules and a clear, statewide regulatory framework to provide clarity and certainty for hosts to share their homes responsibly.

- The changing market and social dynamics in the short-stay accommodation sector.

Home sharing is helping to grow the visitor economy - creating economic opportunity for hosts, especially in times of financial need, and supporting jobs and small businesses in communities. The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I recommend my favourite cafes, restaurants and shops so small businesses outside the traditional tourist hot-spots get a boost from local tourism. According to a recent Deloitte Access Economics Report, Airbnb guests are now a significant driver of the tourism economy, with a total contribution to Western Australia's GSP of \$99.7 million in 2015-16, supporting over 780 jobs in addition to the activities of hosts. In one year, guests using Airbnb spent \$155.1 million in Western Australia.

- Issues in the short-stay accommodation sector, particularly associated with emerging business models utilising online booking platforms.

Online booking platforms such as Airbnb provide me with a trusted and secure online marketplace to list my spare space and help future-proof the Western Australia visitor economy. Online booking platforms allow ordinary Western Australians to share their homes with travellers from around the world, providing more choice in more locations for travellers. This is especially important for major events, with Airbnb hosts providing extra accommodation capacity for visitors during peak times, and for areas where there is little or no traditional accommodation available.

- Approaches within Australian and international jurisdictions to ensure the appropriate regulation of short-stay accommodation.

The planning frameworks in South Australia, Tasmania, and New South Wales are good model frameworks for the Committee to consider. A planning framework including restrictive and lower caps would have a negative impact on home sharing. A costly and cumbersome registration or licensing system, or a requirement to pay fees just to share your own home would have a negative impact. In South Australia there are no fees and no registration or licensing system, allowing the home sharing economy to thrive. Currently, in Tasmania, there is a simple, quick and cost effective self-assessment form, which is only required in limited circumstances - usually for holiday homes or weekenders only. To maximise participation in the sharing economy, any regulations should be clear and easy to

understand and comply with, and also cost effective for hosts. To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the Economics and Industry Standing Committee to follow the lead of South Australia, Tasmania, and New South Wales as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

CC

Economics and Industry Standing Committee members

Premier

Minister for Tourism

Minister for Planning

Opposition Leader

Shadow Minister for Tourism

Shadow Minister for Planning

Regards,

Claudio Ruminot

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