

Admin, LACO

Subject: FW: Submission to the Short Stay Accommodation inquiry- No. 24

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From: Rick Jones

Sent: Friday, 28 December 2018 7:54 AM

To: Committee, Economics & Industry Standing

Subject: Submission to the Short Stay Accommodation inquiry

To Whom It May Concern

I wish to present a submission that supports RAPMRR in addressing unregulated short stay accommodation.

I manage a 4 star resort in Dunsborough that comprises of 18 houses, capable of accommodating 159 guests, for short stay accommodation and as such are required to comply with health and safety regulations, fire regulations, public liability insurance and pay commercial rates for public and local government utilities.

In running the business, I provide regular employment to 8 local casual staff, utilise numerous licensed local contractors and support numerous local businesses, which in turn provides tourists with a facility that meets an industry standard requirement and stimulates our local economy.

My concern is the increase number of unlicensed and unregulated operators in the accommodation industry that will undermine both the Western Australian Tourism Industry and the fabric of the residential area of Dunsborough and surrounding towns.

I am not against free enterprise or competition or the Online Travel Agents that are vital in giving us exposure but all accommodation providers must abide by the same rules and regulations that we are held accountable for and that all Online Travel Agents can only list accommodation providers that comply with the same regulations that we are held to.

Unregulated, I believe, this will damage both our tourism brand and negatively impact on our economy and society for three main reasons:

1. The unregulated "home stay" providers are not required to provide a level of health, safety and assurance to their guests, which will result in sub standard accommodation.
2. The regulated accommodation providers will eventually be forced to "cut corners" in an effort to remain viable, remember they already are absorbing more costs, which will again lead to sub standard accommodation.
3. The unregulated accommodation providers operating unchecked, within residential areas without the responsibility of the actions of their guests will lead to public disruption, effecting public unrest, police call outs and effecting property values and the decline of living standards.

This year I provided accommodation at the same time to both members of the Police Force and school students that had come to Dunsborough for Leavers Week. As the resort had a long standing arrangement with the Police and not with students, I asked the Sergeant in charge if this was acceptable to himself and members of the force before we accommodated the students. His reply was that he was more than happy for our resort to accommodate the students, as in his experience the worse behaviour was in private house accommodation with no compliance to the common rules and regulations that the broader industry adheres to.

I believe all players in any industry must be allowed to operate on a level playing field on the basis of fairness and effecting an industry standard, this should be a cornerstone of effective government.

Yours Faithfully
Rick Jones
Manager
Geographe Cove Resort
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Please find attached signed copy of submission.