



**Cottesloe
RESIDENTS & RATEPAYERS ASSOCIATION**

ARN A1005384K

PO Box 494, Cottesloe WA 6911



Short Stay Accommodation

**Submission to State Govt Parliamentary Inquiry – 25 January 2019
Economics and Industry Standing Committee**

Town of Cottesloe has its Local Planning Scheme (LPS3) that was gazetted in 2014. Under LPS3 short-stay accommodation (AirBnB) is not permitted in residential areas other than the Foreshore Precinct, Hotel and Town Centre. The Town of Cottesloe has the power to control short-stay accommodation it has neither the staff nor capacity to do so.

Since at least 2014, Cottesloe Residents & Ratepayers Assoc requested Cottesloe Council a Short Stay Accommodation Policy to be written and to include a stringent Management Plan. No action has been taken on our requests and it is clear the Town of Cottesloe is unable to control nor manage short stay accommodation in the Town. There are serious issues with a commercial AirBnB style enterprising operating at 177 Broome Street, and the Mayor of Cottesloe continues to provide AirBnB accommodation in his home.

Residential areas are exactly what the term suggest, houses for residents and neighbours. However, in Cottesloe in particular it is clear that many home owners have jumped on the bandwagon and turned their homes into AirBnB commercial enterprises. AirBnB accommodation has exploded because there are no controls, no consistency and no support for local government to enforce their own schemes.

The **one** Town of Cottesloe approved short-stay accommodation is annually inspected against health and safety regulations. In Cottesloe AirBnB style accommodation has no check for fire compliance, number of beds, car bays and no consultation. Short stay visitors arrive in residential areas at all hours of the night. AirBnB style cleaners arrive to meet the needs of owners. Vehicles of cleaners, tourists and visitors clog residential streets and impact on residential areas.

AirBnB is registered in Ireland and this 'sharing' business and others own nothing, contribute nothing and pay no tax within Australia. AirBnB and others is a global problem. Greedy homeowners turn their homes into full time commercial enterprises claiming their enterprise supports tourism and supports the local economy. There is a need for consistent regulation in WA. People are demanding consistent control.

The attached documents are offered to the Economics and Standing Committee as background information to draw attention to the extent of the problems of short-stay accommodation in Cottesloe in particular but also as a global problem. Dots on the attached map show the extent of the problem in Cottesloe. The Town of Cottesloe has the power to control short-stay accommodation it has neither the staff nor capacity to do so. More stringent regulations are required at a State gov't level.

Cottesloe Residents' & Ratepayers Assoc

Yvonne Hart
Secretary