

Admin, LACO

Subject: FW: Short - stay accommodation in Western Australia - sub no. 67

From:

Sent: Sunday, 20 January 2019 2:47 PM

To: Committee, Economics & Industry Standing

Subject: Short - stay accommodation in Western Australia

Dear Sir / Madam

Regarding short stay accommodation - particularly in popular holiday destinations like Albany W.A I would like to briefly make the following points -

1.

The City of Albany has not demonstrated beyond the usual shifting the bureaucratic 'Deck chairs' that it has any regulatory control or inventory of how many residential properties are on the "short stay " market.

Clearly if a visitor wishes to stay in short stay accommodation a centralised agency (i.e visitor centre) should manage on behalf of the (residential rate paying) community that makes residential Albany.

2. Accommodation especially short stay has changed dramatically . Problems with such accommodation are well documented and televised however local councils can't/won't or are unable to formulate a policy to manage the currently unchecked erosion of amenity that their residents have developed over many years. Using residential properties for commercial means (often from business interests outside of the town) potentially spells the end of communities in these areas.

Examples ...

- character of community eroded by empty buildings in " off " season as councils limit time for rent
- no regulation enforcement , disputes have to be resolved by the Police (as advised by City of Albany)

3. Currently most short stay accommodation is booked on-line and the local council has no idea as to how many or which buildings are being rented out.

If a person is running a commercial operation they should be registered as such and be regulated accordingly.

Today there are several examples of well managed and well loved commercial short stay accommodation in the inner residential region of Albany. As many popular tourist areas around the world and in Australia it has been observed local communities have been ruined by the cumulative effect of residential buildings been converted to short stay accommodation .

4. Short stay accomodation in residential areas should only be allowed if the resident is living in / next to property. As I believe this adds to a tourists experience and has long been a sort after form of holiday stay . Commercial short stay operations not involving local residents are not contributing to the amenity only profiting by cannibalising the most desirable aspects and should be not allowed.

Local councils often pressured by commercial interests should be guided by legislation that protects residential areas remaining a vibrant community that is often the attraction tourists want to experience most of all .

Thank you for your patience as you can tell frustration with the inaction of regulatory bodies and consequent potential conflict between communities and commercial “ business models “ exploiting neighbourhoods is evident and I wish you every success in laying some practical , thoughtful guidance for legislation.