

**Julie Thompson**

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**From:** Val Dator <valley.dator@gmail.com>  
**Sent:** Wednesday, 1 August 2018 10:07 AM  
**To:** SSA  
**Subject:** Submission: Inquiry into Short Stay Accommodation in Tasmania.

Dear Secretary,

Please accept this as a formal submission to the Inquiry into Short Stay Accommodation in Tasmania.

I want simply to state that that sharing is caring, that our homes are our homes, that we don't live behind an Iron Curtain or in Maoist China, and that we would like to be able to share our homes as we wish.

That said, taking guests be they family, friends or strangers is indeed none of anybody's business as long as:

- 1) The number of guests is within reason
- 2) We're not making a business out of it

On the second point, in-kind payment or contributions are not business. And Airbnb certainly started with that in mind. Which is how and why grandmas can share the kids old rooms in return for a small contribution, and a) end up using dead space, b) enjoying some interesting company, c) undercut the commercial sector ...

On this last front, yeah but ... grandma is only offering what a grandma offers, not a business. She'll host you like she hosts her kids when they come visit, only that her kids will help her out more and/or buy things for her, so in place of that (and not wanting any more sponges for kids) she asks for some pocket money to cover the costs and maybe a bit extra. But it's not a hotel, not got 5 stars, provides no guarantees.

The beauty of airbnb is to have opened this up, made this easy to do and fun and charming.

The problem of airbnb is that it is being turned into a business model by many, renting out whole houses to short term accommodation and indeed offering motel like service and quality as they compete openly for tourist dollars. It is categorically not fair that such people can do this while free of all the regulation and administration a legal bed and breakfast has to go through ... unfair commercial advantage to say the least.

It's also pulling rentals off the residential market and may well be contributing to the housing crisis, which is on the down side indeed. And on the up side it is however making accommodation more responsive to demand. That is, the huge spike of visitors around the Mofo and Dark Mofo and Taste find places to stay, so it enables and empowers visits as well ...

So some regulation is in order, to level the playing field, at one end, while respecting grandmas freedom to share rooms ... in short we need to keep a firm distinction in place. Airbnb's ain't airbnb's as the saying goes (if you remember Castrol GTX) and the business end needs to toe the business line methinks, while the domestic and social sharing end is beautiful and one of the charms of the modern era and should be supported and enabled. it's a new class of accommodation between the traditional B&B and a backpackers dorm and it has enormous value to the tourism sector as it does to the freedoms of people living in houses that have space. I mean seriously grandma may by using airbnb keep social, broaden her horizons, and keep living in the house she loves longer ... and avoid being forced out by the lucrative offer to sell and move into a flat. Support her ...

Oh and sorry to use grandma as a stereotype which I have, she is in fact any of us, who have spare space and like sharing ...

Val Dator