



Restaurant
& Catering

SAVOUR
AUSTRALIA



10 August 2018

The Hon Rosemary Armitage MLC
Chair
Legislative Council Select Committee Inquiry
Parliament House
HOBART TAS 7000

E: feedback-desbt@qld.gov.au

Dear Chair,

R&CA appreciates the opportunity to provide a submission to the Select Committee's inquiry into the short stay accommodation industry in Tasmania. As the only national industry association acting on behalf of the café, restaurant and catering sector, including 800 individual businesses in Tasmania, R&CA supports the continued operation of the state's short stay accommodation industry and the flow-on economic and employment benefits to hospitality businesses. As a key industry stakeholder, R&CA has been actively involved in government consultations regarding the short stay accommodation industry across other Australian jurisdictions, including New South Wales, Victoria and Queensland.

In R&CA's view, the short stay accommodation industry has a significant role to play in meeting tourist demand for accommodation options which are both affordable and in proximity to key amenities such as cafés and restaurants. Given the significant growth in Tasmania's tourism industry which has occurred in recent years, R&CA believes that ensuring tourists' continued access to short stay accommodation options is vital in maintaining adequate levels of supply. R&CA argues that any regulatory approach taken by Tasmanian Government in the future should not result in any additional burden being placed on the short stay accommodation industry. In this way, owners should continue to have the ability to let out their properties in a safe and responsible manner.

R&CA's support for the continued operation of Tasmania's short stay accommodation industry is predicated on the significant flow-on economic and employment effects for hospitality businesses such as cafés and restaurants. R&CA notes that various sharing platforms currently provide tourists with the ability to stay in and explore areas which do not otherwise attract the same type of foot traffic as other traditional tourist hotspots. In this way, the economic and employment benefits associated with Tasmania's tourism growth are more evenly dispersed amongst hospitality businesses which are located outside of more densely populated tourism areas. The flow-on benefits to hospitality businesses associated with the short stay accommodation industry are



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further magnified as the letting of vacant properties generates additional income for hosts who may also patronise local cafés and restaurants more regularly as a result.

R&CA notes Point 4 of the Committee's Terms of Reference, referring to '*regulatory issues including customer safety, land use planning, neighbourhood amenity and licencing conditions compared to other jurisdictions in Australia and worldwide.*' R&CA puts forward its opposition to placing onerous requirements on short-stay accommodation owners in terms of a licensing scheme, believing that imposing additional regulation is both unnecessary and counter-productive to growing the state's tourism industry. Further, R&CA believes that imposing undue government regulations such as an industry-wide licensing scheme would stymie the growth of the short stay accommodation industry in Tasmania. This outcome would subsequently lead to a diminution in accommodation options for both domestic and international tourists which by extension, would adversely impact the state's hospitality sector.

With regards to customer amenity as expressed in Point 4 of the Terms of Reference, R&CA fully supports the ability of the Tasmanian Government to put in place carefully designed measures which specifically target and seek to address anti-social behaviours compromising the amenity of owner properties. R&CA argues however that such regulations should not overly restrict the ability of people to let their residences in a respectful and responsible way. R&CA cautions the Tasmanian Government against pursuing regulatory options which would actively discourage the participation of Tasmanians in the short stay accommodation industry leading to the reduced availability of accommodation options for tourists and visitors. R&CA notes the approaches to this issue in other jurisdictions such as Victoria which has adopted the 'three-strikes-and-you're-out' legislation developed as part of amendments to the *Owners Corporation Act*.

Lastly, R&CA would also stress that any significant policy decisions affecting the short stay accommodation industry should be developed in close collaboration and consultation with major industry stakeholders to ensure that growth in the State's tourism industry is not only maintained but enhanced.

R&CA greatly appreciates the opportunity to provide feedback on the short stay accommodation industry in Tasmania. Should there be any matters raised within this submission that you wish to discuss, please do not hesitate to contact me on 0468 328 513 or julianap@restaurantcater.asn.au

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'Juliana Payne', written in a cursive style.

Juliana Payne
Chief Executive Officer
Restaurant & Catering Australia