

## Jenny Mannering

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**From:** Rob adams <radams7316@gmail.com>  
**Sent:** Tuesday, 7 August 2018 10:39 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 to reiterate my support for Tasmania's home sharing laws as they currently stand. As an Airbnb host I believe in protecting the right of people to share their houses and apartments across Tasmania in a responsible and respectful way, without extreme regulations like caps and costly registration processes.

Why do I host with Airbnb? [Here is my story]to fund our holiday costs we rent out my home while we are absent. Penguin is a wonderful place to visit for people on holidays .

Initially there was no affordable accommodation in Penguin .following that the small commercial accomodation properties that developed had trouble getting sufficient occupancy to be viable and yet since the huge growth in the number of the air B and Bs not only are we getting a lot more tourists visitors and money spenders in a small town but the small commercial accommodation providers have also found a significant increase in that guests numbers .

Airbnb does not compete with commercial providers Airbnb simply offers the opportunity for those who couldn't afford to travel in the past to now take the whole family to a nice place without enduring massive expense. Airbnb does not create a reduction in the number of rental properties because the type of properties that are suitable for air b and B's I'm not the sort of properties that are suitable to long term rental and certainly are not in the lower end affordable range which is where the shortage of rental properties exists Airbnb owners are not landlords Nor Hotel managers or property investors . they are simply people taking advantage of an empty asset to generate some income to pay their bills and to increase the tourism in the local community

Addressing the terms of reference:

--The impact of short stay accommodation on the tourism sector and local economy is positive--

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses outside the traditional tourist hot-spots get a boost from local tourism. According to a recent Deloitte Access Economics Report, Airbnb guests are now a significant driver of the tourism economy, with a total contribution to Tasmania's GSP of \$55 million in 2015-16, supporting over 599 jobs in addition to the activities of hosts. In one year, guests using Airbnb spent \$86 million in Tasmania.

--Tasmania's laws compared to other jurisdictions--

The planning frameworks in both South Australia and New South Wales are model frameworks. A planning framework including restrictive and lower caps would have a negative impact on home sharing. A registration or licensing system such as fees to share your own home would have a negative impact. In South Australia there are no fees and no registration or licensing system, allowing the home sharing economy to thrive.

Currently, in Tasmania, there is a simple, quick and cost effective self-assessment form, which is only required in limited circumstances - usually for holiday homes or weekenders only. To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the Tasmanian Government to follow the lead of South Australia and New South Wales, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Rob adams