

Jenny Mannering

From: Ian Fletcher <tibicen@outlook.com>
Sent: Tuesday, 7 August 2018 10:38 AM
To: SSA
Subject: Submission: Inquiry into Short Stay Accommodation in Tasmania.

Dear Secretary,

this is a formal submission to the Inquiry into Short Stay Accommodation in Tasmania.

I would like to see a whole of property to part of property variation in management. I think whole of property need to be assessed for safety and be treated as a business. The investment is considerable and is a business.

the 'part of property' needs to be treated as a paying guest. It is a hobby for the owner who invites people who like to visit people in their own houses.

I host airbnb and I note that there are 35 organizations doing this stuff now. i may change from airbnb. We declare all our earnings and pay tax. We enjoy interactions and visitors likewise get a holiday type they prefer.

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.

. In South Australia there are no fees and no registration or licensing system, allowing the home sharing economy to thrive.

I believe AIRBNB and others are a factor in rental increases (though small) and will even out in time as more rental accommodation is built as with current rental prices rental building is now positively geared in Hobart.

I believe that the intention of government is to minimise 'red tape' but am concerned that reviews like this will not consider this in their brief

Ian Fletcher