

10 Aug 2018

**The Secretary**

Legislative Council Select Committee – Short Stay Accommodation in Tasmania

Legislative Council

Parliament House, HOBART 7000

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**To whom it may concern:**

My name is Neil Denize I am an entrepreneur originally from New Zealand but reside in Australia as a permanent resident. My wife and I have just invested time and money into a holiday accommodation project in Binalong Bay on the East Coast of Tasmania. I would like my submission to be included in the review of short-term accommodation in Tasmania as the outcome of this review and any decisions made by the legislative council will directly affect our business and lively hood.

Our holiday accommodation project, although still in its early stages is based on our business plan to provides short-term accommodation for the growing amount of tourist that visit this area each year. Tasmania is the most tourism-dependent state in Australia. Visitors to the state spend over 2 billion dollars on accommodation; attractions and transportation, which is, only set to increase as the popularity of the state grows with interstate and international visitors.

Added state-wide regulations that make it harder for small business or individuals to capitalise on this growing tourism trade and satisfy the need for short-term accommodation will have a negative impact on local and state economic growth.

Regulations administered by the Break O'Day council and no doubt all 29 local councils around the state already exist to protect the safety of visitors staying in short-term accommodation and address land usage and licensing of properties rented as holiday homes.

Binalong Bay is the gateway to the Bay of Fires and is a small coastal community on Tasmania northeast coast. There are more holiday homes here than residential properties and for good reason, as during peak season, visitors flock to the area in droves to admire its pristine coastline. There are no hotels or motels in the area and any major accommodation development is extremely unlikely for the future so the only accommodation options for tourist are short-term holiday homes. Current local tourism projects that are underway include expanding mountain bike trail from world famous Blue Derby to Swimcart beach on the Gardens Rd and ex-HMAS Darwin confirmed to be scuttled in Binalong Bay as a dive wreck. The success of these major projects is dependent on the availability of short-term accommodation for visitors therefore; making it vital that regulations surrounding short-term accommodation allow and make it easier for individuals, businesses and companies to provide this service.

I would appreciate these matters being discussed further and in more detail with myself and other local holiday home and business owners as this review progresses.

Regards,



Neil Denize

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