

Jenny Mannering

From: Harry Maltby <harrymaltby61@gmail.com>
Sent: Tuesday, 7 August 2018 8:10 PM
To: SSA
Subject: Short Stay Accommodation in Tasmania

The Secretary
 Legislative Council Select Committee - Short Stay Accommodation in Tasmania

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

(1) I want to reiterate my wife and my support for Tasmania's home sharing laws as they currently stand. As an Airbnb host we 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.

We host with Airbnb using three rooms that comprise the downstairs part of our house. It is a self-contained space that was originally designed for my son after a skiing accident left him a quadriplegic. The space is completely accessible to people in wheelchairs or with disabilities and is advertised as such.

We want to provide the opportunity to use the space (now that our son has married and bought his own house) for both able and disabled visitors to Hobart to stay in a comfortable apartment that is good value for money.

We like to see the space utilised and appreciated by our guests. We are retired and consider Airbnb as a small business, which we enjoy running, which keeps us active and where we contribute to the community, local economy and the Australian tax base.

(2) There is concern that use of separate stand-alone units or houses for Airbnb short-term rentals has decreased the availability of long term rental properties. A case can be put that separate stand-alone units or houses, properties that are not part of a home and where there is no 'home-sharing', should be subject to restricted short-term rental periods.

However it is quite likely that owners of properties that are suitable for long-term rental will come to the conclusion that the returns for Airbnb are not comparable to long term rental returns and act accordingly. Average returns for Airbnb are well below the return for long-term rentals. Market forces should ultimately prevail.

(3) The impact of short stay accommodation on the tourism sector and local economy is positive. Many of our guests stay for extended periods of time in Hobart because they can use Airbnb. Airbnb providers serve a

different market to commercial accommodation providers. A range of accommodation choices is positive for Tasmanian tourism.

I understand that many in the Airbnb host community depend on hosting as an economic lifeline to help pay the bills and mortgages, however that is not always the case. It provides others with the opportunity to make greater economic use of their residence and keep active in retirement, as is our case.

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. We recommend our favourite cafes, restaurants and shops so small businesses outside the traditional tourist hot-spots get a boost from local tourism.

(4) Tasmania's laws compared to other jurisdictions.

The planning frameworks in both South Australia and New South Wales are model frameworks. As far as home sharing goes, 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 weekends only. To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, inexpensive to administer and 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.

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Harry Maltby