

## Jenny Mannering

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**From:** craig woods <tasmaniahomestay@gmail.com>  
**Sent:** Friday, 10 August 2018 4:07 PM  
**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? [ I started with Airbnb December 20 , 2015 and since that time of joining we have successfully increased very much in having many many guests staying at our place. Our AIRBNB IS THIS :- We have a 9 acre farm set in a beautiful location in Rowella, Tasmania with sheep and alpacas which guests, mostly from all asian countries SPECIFICALLY come to see the farm experience with these animals and also they love the location directly across the road from two vineyards( also very well known in Tasmania and also very succesful businesses , one of which won Tasmanian Rural Business Woman of the Year i think in 2016 ). Apart from that absolutely no one stays in our lovely home ALL guests stay in a large very modern , exceptionally clean cottage 30 metres from our home. This cottage was formerly a cellar door which we did extensive large renovations at the end of 2011. The guests have all been lovely and some have come back for a second LONGER STAY at our farm. A good example of this was a good size Malaysian family who stayed in 2017 and they with other members of the family came again approximately 5 weeks ago abd stayed 4 days which was longer than their first stay in 2017. They only came to Tasmania to stay at Bicheno and OUR FARM STAY. ( TAMAR VALLEY FARM STAY ). . We take very good care of our guests to ensure they leave with a WOW feeling and many talk of coming back. We are always here to meet and greet them and they love our personal friendly touch.

A secondary good reason to not make any changes is that we have spent close to \$5000.00 on local ( Launceston businesses ) and small business people in our area, thus pouring money into the area bringing money back to our area and Launceston.

It would be a great loss for us specifically as we would struggle to pay all those services ( council rates/ electricity/ gas/ car and home insurance etc etc ) so having AIRBNB has given us good assistance and RELIEF from the ever increasing living costs.

We DO NOT TAKE AWAY ANY LOSS FROM ANY OTHER ACCOMMODATION PROVIDERS as we are a specific farm experience accommodation provider with the animals of chickens/ sheep and alpacas plus people very much enjoy our walk around with them talking about our farm and see the various vegetables and fruit we grow.

I strongly sincerely request under all these circumstances that no changes be made to current rules and regulations as mentioned this would greatly affect us. We moved to Tasmania from Brisbane 7 1/2 years ago after a lifetime of 58 and 1/2 years in Queensland and love it here and wish for our contribution to the ever increasing tourism in Tasmania to continue increasing and with what we do on our farm through a very good organisation such as AIRBNB to continue unaffected.

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.

craig woods