



Waverley Cottage

WAVERLEY COTTAGE COLLECTION OF COLONIAL ACCOMMODATION 1994

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The Secretary,
Legislative Council Selective Committee – Short Stay Accommodation in Tasmania,
Legislative Council,
Parliament House,
HOBART, Tas 7000

ssa@parliament.tas.gov.au

Dear Committee,

I feel I am in an ideal position to address the subject of Short Stay Accommodation in Tasmania, and in particular Airbnb. I think if you check the records I was the very first B & B registered Tourism Operator in the Nation. By "registered" I mean licenced to operate such a business and to be included in the fly-drive packages through Tasmania's Temptation programmes. To be able to do that I had to go through strict inspections with the local councils, the tourism department, the fire service, and more recently, the accreditation committee. My cottages had to be in approved zoning areas, and so it went on. I was obliged to be specially insured and produce the documentations for all of the above to see. I was inspected by the above annually and had to pay to be registered. That's how it was!

I started my business Waverley Cottage Accommodation in 1978....That's right! So, for exactly 40 years almost to the day I have been running multiple cottages in both Oatlands and Hobart. I am about to close my business as it is impossible to compete with Airbnb with all the additional expenses necessary to operate legally. I had the option of joining them, and in fact was listed with Airbnb when they first hit Tasmania, but because there was so much about the methods used by Airbnb of which I firmly disapproved, I have never accepted a booking through Airbnb.

At one stage I was operating 5 self-contained cottages in Oatlands and 8 in Hobart, (13 all up) with great success. So, after 40 years that's it! I have just accepted my last booking ever, and its mostly due to the arrival of Airbnb! SADLY!

No other business is allowed to operate without restrictions. If opening a bottle shop, chemist, supermarket, newsagent, there is a process of passing scrutiny about over supply in any given area....that also is just plain common sense. But in the case of Airbnb, there is no such regulations, and of course they are able to undercut licenced operator's rates as they have none of the additional costs that registered operators have dealt with over all these years.

If I can be of any assistance to your committee I am more than happy to do so. I'm just grateful that the problem is being addressed, and hopefully can be rectified. It is too late for me, but Tasmania needs regulated Tourism accommodation so our state can stay on top of the tourism wish list!

Sincerely,

LYNNE HEADLAM. Ph 0408125049