

Jenny Mannering

From: Paul and Lynne Wagner <paullynnew@gmail.com>
Sent: Friday, 10 August 2018 12:08 PM
To: SSA
Subject: Short Stay Accommodation in Tasmania

The Secretary
 Legislative Council Select Committee – Short Stay Accommodation in Tasmania
 Legislative Council
 Parliament House, Hobart, TAS 7000

To the Legislative Council Select Committee, thank you for taking the time to review our submission regarding Short Stay Accommodation in Tasmania. This submission is on behalf of Sanctum Boutique Apartments Hobart.

Sanctum Boutique Apartments is a family business that launched two new high end boutique accommodation offerings in central Hobart at 156 Harrington Street in the past 12 months. This property is owned by our family and had a previous permitted use for Office Space, it had been used as Office Space for well over 30 years. To bring the apartments up to the standard that we required it was necessary to invest around \$350,000.00 on the building conversion and fit out, a considerable contribution to the Hobart economy via local contractors, local purchasing of goods and services.

Have we had an impact on residential housing in Hobart? The answer is definitely not as this property has not been residential housing for well over 30 years even though it was originally constructed as a private home in circa 1850. As stated above the building had a permitted use by the Hobart City Council as offices for over 30 years prior to our change of use application in April 2017. If we had not renovated the property it would have continued on as Office Space.

We believe that Sanctum Boutique Apartments have contributed positively to Short Stay Accommodation in Tasmania having commenced business in October 2017. We are a professionally run business with the aim of attracting discerning guests to our accommodation that will stay longer and inject tourist dollars into the Tasmania economy. To qualify the positive contribution comment, apart from the initial investment funds, engaging local contractors, outsourcing cleaning and laundry services to local contractors, purchasing supplies for the apartments from local suppliers, the payment of increased rates to the HCC due to the increased value they placed on the property, the payment of increased electricity charges, finally our occupancy rate from our first month was Over 70% and has continued to grow as our reputation has grown. The reviews on our booking platforms Airbnb and Booking.com speak volumes about the positive contribution that we are making to Tasmania Tourism, to quote one of our guests "This has to be hands down the best accommodation in Hobart! Stylish, clean and such a lovely stay with everything you can think of!" Ben July 2018 Airbnb. These are all very positive contributions to the Tasmanian Community.

At the commencement of this project we applied to the Hobart City Council for a change of use to Visitor Accommodation along with all the necessary planning, building and plumbing submissions. Heritage Tasmania was also included in the discussions and we received sign off for our plans from both these authorities. During the planning submission phase I consulted with our neighbours to ensure they were happy and comfortable with our plans, one neighbour was concerned about privacy in our car park so additional screening was added to the

rear fence and this resulted in resolving the concern. As part of our planning approval we had to provide 3 car parking spaces for the 2 apartments so that we were not adding to the congestion on the street and neighbourhood amenity. We are a Tourism Industry Council Tasmania member and an Accredited Tourism Business. We are serious about offering visitors to Tasmania the very best standard of Heritage accommodation to keep them coming back. Our business is fully compliant with all the statutory authorities.

During the renovations, smoke alarms and emergency lighting were installed in all the bedrooms, halls and kitchens, these were required under the building and planning approval. Emergency exit signs are installed on all entries and exits, emergency evacuation procedures are clearly displayed and each kitchen has a fire blanket and fire extinguisher in clearly visible. The fire protection equipment was discussed and checked with Tasmanian Fire Service prior to installation. First Aid kits are provided in both apartments. We also have signs at the top and bottom of a steep flight of stairs cautioning guests, we installed an additional hand rail so there were handrails on both sides of the stairs. We have spent a considerable amount of time and money putting procedures and equipment in place to ensure our guests safety.

We believe in a level playing field for all parties involved in Short Stay Accommodation in Tasmania, this is not the case under new legislation to be introduced by The State Government. The Housing Minister Mr Jaensch this week stated "People sharing their primary residence online will not be affected by the legislation." He then goes on to say "It's important that those who benefit from the sharing economy make sure they are doing the right thing." So why then exempt people that are sharing their primary residence? Surely there are more safety and compliance issues for visitors staying in totally unregulated private residences and therefore these should be included the same as all other Short Stay Accommodation.

Yours sincerely

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