

Julie Thompson

From: Eveleen Rao <mersrao@gmail.com>
Sent: Wednesday, 1 August 2018 10:20 AM
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? [Here is my story]:

I have always struggled with meeting my mortgage repayments and have had cashflow issues until I removed my house from the rental market and placed it on holiday rental structure.

I rented my property for over 5 years before taking up holiday rental- There was a lot of stress involved with renting out to tenants long term - first the market rates were/are very low, tenants had endless issues that required fixing, the wear and tear repairs were costly and we had no control over knowing when there was damage done to our property by the tenants.

I had to pretty much beg for additional funds to renovate my house to make it liveable after our last long term tenant vacated.

I now have control over my property. It always is kept immaculately by the holiday guests. And having extra money to pay off my mortgage is very useful.

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.

