

Jenny Mannering

From: Rachel Andrew <rachelvespa@yahoo.com.au>
Sent: Tuesday, 7 August 2018 10:47 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.

However I do think there should be a cap placed on the number of short term accommodation licenses granted per suburb. For example - only 10-15% of all houses in a given suburb should be whole house short term rental accommodation. In certain suburbs, for example south and west Hobart, there seem to be a disproportionate number of whole houses that are short term rentals - these are not owned by Tasmanian residents and real estate promotion of houses for sale as airbnbs has contributed to the homelessness crisis.

Short term accommodation should not take over a suburb - there could be a waiting list and if a house gives up it's licence - by becoming a permanent house or long - term let, only then should a new license be granted in planning approval.

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. However, there do need to be some changes made in terms of the whole houses being let.

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.

Rachel Andrew