

Julie Thompson

From: Rowena Leitch <rowena.leitch@utas.edu.au>
Sent: Wednesday, 1 August 2018 10:06 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?

I have been a patron of Airbnb on mainland Australia, USA, Canada, France, Switzerland and Italy since the inception of Airbnb. I have had positive and rewarding experiences as a guest. I elected to do Airbnb at the urging of a pre-existing Airbnb host. His experience of hosting is as positive as mine has been. We both provide an option for a cosy house for families and couples with pet friendly options, which is hard for families to find in normal hotel situations. My house has never been rented privately, thus no one has been disadvantaged by my choices in terms of the so-called housing crisis and the so-called impact of Airbnb on the rental market. My neighbours are aware that I provide Airbnb and have never had a problem. I have been able to provide a positive, private and warm experience for people since 2017 when I commenced. I have not relied on the income so it is an added bonus. All the guests have had lovely memories of Hobart and surrounds due to my promotion of my beloved city. I also happen to be close to the airport thus many stay for the convenience of transport to an early flight.

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.

Rowena Leitch