

Jenny Mannering

From: Angela Dionysopoulos <huonvalleyhouse@gmail.com>
Sent: Tuesday, 7 August 2018 10:48 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.

My visitor accommodation supplements my income, allowing me to work part-time rather than full time, and therefore spend a lot more time with my 2 year old daughter. It is a very important part of my household income.

The use for visitor accommodation also allows me to keep the property on an ongoing basis rather than having to sell, as it's in a regional area and would not get an adequate rental rate. My husband and I built the house when we first moved to Tasmania and plan to retire there, so holding it is really quite important to us.

Addressing the terms of reference:

--The impact of short stay accommodation on the tourism sector and local economy is hugely positive--

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills.

I also maintain social media pages recommending local cafes, restaurants, galleries, wineries, cider houses, craft shops, adventure activities, museums etc etc, and I periodically pay to promote those pages to interstate and international audiences. This helps to build and maintain Tasmania's profile as a tourist destination and helps 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. Many of these visitors would simply not have come to the State, if they had to rely on traditional accommodation.

--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.

Undermining the accommodation sharing economy would be a real mistake for our State. It is a significant part of driving (and catering for) the tourism-led boom we are lucky enough to be experiencing at this time.

Angela Dionysopoulos