

## Jenny Mannering

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**From:** Kathleen Burke <burkie8856@gmail.com>  
**Sent:** Tuesday, 7 August 2018 10:43 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? Three years ago, at age 58 I myself out of work, overqualified, with significant health-based limitations, and with dim prospects of returning to the workforce. I moved to Port Arthur to reduce the burden of my city mortgage. The property I bought had included a 'cabin' which I renovated and listed on Airbnb. I am now financially viable with a modest income and do not need to endure the humiliation of Centrelink's Newstart. The Airbnb platform has made this independence possible and this has had huge positive effects on both my health and sense of self-worth. I love hosting and I enjoy meeting and greeting my guests. A side-effect is that I am becoming an active and engaged member of the local community. All in all - a win-win-win!

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.

While I understand the pressures involved in the rising cost and availability of housing in Hobart, 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. I particularly encourage the Tasmanian Government to make a distinction between the factors involved in owner occupied home-sharing in rural/regional areas, and full apartment and home short-term rentals in metropolitan areas.

Thank you for taking the time to consider my submission.

Sincerely

Kathleen Burke