

## Jenny Mannering

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**From:** reservations@thelodge.com.au  
**Sent:** Friday, 10 August 2018 5:30 PM  
**To:** SSA  
**Subject:** RE: Short Stay Accommodation Select Committee

The Secretary  
Legislative Council Select Committee – Short Stay Accommodation in Tasmania  
Legislative Council  
Parliament House, HOBART 7000

Dear Committee Members,

I believe the decision by the Premier to “embrace the sharing economy” was a hurried and short sighted one made so that Tasmania would appear to be at the forefront of accepting current social concepts and trends for the future.

At the time that the “embrace” was made other counties around the world were already making decisions on limiting its impact on their cities.

The impact on the availability of rental accommodation, the driving up of house prices and the unfavourable impact on established community neighbourhoods and amenity is already well documented by others.

What I would like to add is the impact this “sharing economy” is having on **legitimate** established accommodation businesses such as ours.

Since 2016 we have been suffering a serious downturn in occupancy.

This is not due to anything that we are doing incorrectly. We are rated number 2 out 50 similar accommodation providers in Hobart and have a 9.4/10 rating on the Booking.com platform.

The Government is saying that visitor numbers and spending are up, but where are all these additional visitors staying.

A look at the recent Tasmanian Visitor Survey explains this.

Up till March 2018 nightly stays in Bed & Breakfasts or Guest Houses was **down 17%** but in the same period nightly stays at AirBnB's was **up 84%**.

I have no problem with ‘Aunty Joan’ letting out the spare room under her house, after all this is the real “sharing economy”.

The majority of short stay accommodation in Hobart, and the rest of the world, is not the ‘sharing economy’.

It has been set up and operated as an unlicensed and unregulated business by investors where whole houses and apartments are being let out under the AirBnB and Home Away umbrellas.

I trust the Committee will consider these points in its deliberations and hopefully come to some decisions that will limit the expansion of this so called ‘sharing economy’ for the sake of all who live and work in this city.

Yours sincerely,

**Jeff Suffolk**

**The Lodge on Elizabeth**

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