

## Jenny Mannering

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**From:** Kim Newstead <knewstead@calm.net.au>  
**Sent:** Tuesday, 7 August 2018 10:36 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 an Airbnb host I believe in protecting the right of people to share their houses across Tasmania in a responsible and respectful way, without extreme regulations like caps and costly registration processes.

As an ex General Manager of tourism Tasmania I understand not all visitors wish to stay in hotels, many wish to get behind the tourist facades and live like a local, genuine Airbnb provides this opportunity.

The impact of short stay accommodation on the tourism sector and local economy is positive, greatly contributing to the economic effect into regional destinations

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.

There is great confusion regarding a guest staying in a private home with the owner in residence versus the renting to a guest of a self contained facility, this is what needs sorting out. The size number of bedrooms and days occupied are a total smokescreen, what is the first and only consideration is a host in residence in a private home versus many forms of commercial short term renting.

A planning framework including restrictive and lower caps would have a negative impact on home sharing.

I am not against an annual listing fee say \$20 so that councils and others are aware that my home is used for Airbnb and provide evidence that I have the required public liability insurance. The listing could be done at Service Tasmania and in no way contains regulations re size of rooms, number of rooms, no of days occupied rather a basic outline of whats offered and it complies with local regulations.

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 not incur fees to homeowners (hosts).

I encourage the Tasmanian Government to embrace private home sharing as against commercial home

renting.renting.

Kim Newstead