

**Julie Thompson**

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**From:** Fiona Hanafin <fionahanafin101@gmail.com>  
**Sent:** Wednesday, 1 August 2018 10:19 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.

I have rented out many properties in the past. However, I had multiple bad experiences from various tenants only to discover that the law did not protect me either, as it is VERY bias towards the tenant, who managed to abscond from various liabilities due to technicalities.

My husband and I were so disgruntled with the rental investments and the bad experiences that we had that we sold all our various rental properties. After purchasing a new property to live in, we decided to setup a bed and breakfast accommodation (BNB) in part of the house.

The type of clientele that comes through our property is vastly more respectful towards both my husband and I, and our property. We do not have any issues of trying to collect rent in arrears and we do not have any headaches of trying to evict someone from our property if / when they do the wrong thing.

I fully understand why there is a housing shortage in Tasmania at the moment. It is no wonder that people are choosing to BNB rather than rent. However, rather than looking at changing laws that restrict BNB's, I think it would be wiser for the government to look at changing the rental laws, making it more appealing for potential landlords to actually rent rather than BNB.

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.

Fiona Hanafin