

Admin, LACO

Subject: FW: Submission to the Short Stay Accommodation inquiry sub 80 -

From:

Sent: Tuesday, 22 January 2019 12:35 PM

To: Committee, Economics & Industry Standing

Subject: Submission to the Short Stay Accommodation inquiry Private & Confidential

Hi,

We don't mind competition in our industry.

However we do mind when the competition is an unregistered property and it does not have to maintain the standards that we have to.

They need to pay the same business rates as us, have the same safety features that we are required to have e.g. mains smoke alarms, emergency lighting, noise restriction, food hygiene and maintain health and safety etc, etc. They must have business insurance, pay business water, business electricity, business rates, pay their taxes to the government and overall maintain their premises to the same standard that the shire expects us to do with their regular inspections.

We employ one member of staff whose hours have been reduced through this unfair competition, we pay her superannuation and she pays her taxes and we do not avoid paying our taxes to the government.

We use local suppliers for food, linen etc for our guests. This has been reduced due to a fall in bookings.

Local tour operators e.g. wine trips, whale watching trips etc, have seen a fall in booking from us due to the reduction in guests staying.

So in summary we would like to see:

1. All properties providing accommodation must be registered, with identification and fee payable to fund compliance monitoring.
2. Short stay accommodation must meet fire, safety, building and insurance requirements appropriate to all other accommodation providers.
3. All OTA's platforms to stop listing illegal and non-compliant rentals and share relevant data with authorities
4. Residential zones and long-term rentals must be protected. Neighbours must be empowered and allowed to have a say.
5. Please put an end to this illicit trade

Kind regards,