

Ms. Jessica Shaw MLA, Chair  
Economics and Industry Standing Committee  
Legislative Assembly  
Parliament House, 4 Harvest Terrace  
West Perth, WA 6005

I wish to make a submission to the enquiry into Short Stay Accommodation in WA. My wife and I have invested in excess of \$1 million into our short stay apartment complex in Albany. We have created 2 part time jobs and utilise many local tradesmen and businesses supporting the business.

The number of AirBnB properties has grown substantially since we began trading 3 years ago. We are not totally opposed to AirBnB we do believe the operators in that space should comply with the same regulations as our business.

A person renting out a spare room in their home is not a problem as long as they comply with regulations. One thing many of this group do not realise is that most insurance companies will not insure a property which leases a room to a non-family member. As long as these people comply with Health, Safety, Insurance etc., pay rates and taxes i.e. GST and declare their income from the short term rental we think it is a viable option for accommodation.

We believe those people leasing entire properties should be subject to a more stringent regime of regulation. Typically these properties are entire houses or apartments where there seems to be little if any regulation. Problems occur with some guests who take advantage of the situation to hold noisy parties which are disturbing to neighbours. There are many documented cases of bad outcomes.

Additionally these operators should be subject to the same regulatory regime as operators such as ourselves. The Health, safety, insurance, taxes, rates etc. Should be a level playing field where non-compliant operators are weeded out of the short term accommodation field.

Regards, John Howe

Spencer Suites Albany

PO Box 5292

Albany DC 6332