

Admin, LACO

Subject: FW: Submission on Inquiry into Short-Stay Accommodation:

From: Gehan Perera

Sent: Thursday, 20 December 2018 11:36 AM

To: Committee, Economics & Industry Standing

Subject: Submission on Inquiry into Short-Stay Accommodation:

Hi

I would like to make a submission on the above. I support the right to home share including offering the entire house for short stays in WA due to the reasons outlined below

I have a rental property and my real estate agent was unable to find a tenant for more than 3 months which caused great hardships to pay fixed costs including finance cost, rates, maintenance, water charges, insurance land tax etc. Platforms such as Airbnb, Stayz etc give us the opportunity to keep our heads above water to reduce the losses, break-even or even make a profit. This will mean additional tax for the government as well as making the the tourism offer for overseas and interstate visitors more competitive in WA. The accommodation prices in WA is much higher than in other states and hampers the growth of Tourism in our state.

I believe the rental laws are already well regulated in WA and as long as we conform to same, declare all revenue and expenses in our tax returns and pay the relevant taxes to the government there is no need for any unnecessary additional regulations to complicate matters. We should not be at a disadvantage managing the properties ourselves when renting to short stays as long as we comply by the rules and regulations already in place applicable to real estate agents and renting on long-term basis

My wish is WA be a progressive state embracing new platforms and thrive in the new economy and in this case also make the accommodation offer more competitive. On the contrary protectionism and over regulation/duplication will not be in the interest of those of us who invest in houses as well of the Western Australia's Tourism interests

I will be happy to share my experience in greater detail if needed

Thank you and hope this submission will meet with your kind consideration

Sincerely

Gehan Perera