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**21/01/2019**

- **Air BnB Short Stay Accommodation.**

Dear Committee:

I am writing to you regarding my concerns with short stay accommodation.

We own the Carnarvon Motel. It is a 61-room establishment in Carnarvon WA. In recent years we have seen a drastic change in the industry with OTA's dominating online marketing of our product. This has affected our profit margins and we are now finding it hard to maintain a high quality of accommodation as the extra funds are now going to overseas conglomerates.

With the introduction of unregistered short stay accommodation now becoming available via Air BnB we have concerns that the hospitality industry is in deep trouble. I have tried to raise my concerns with the local shire but, they don't seem to want to know about it.

Short Stay Accommodation don't have the overheads like a commercial venue such as ours.

As below:

- Boarding House license
- Commercial rates
- Commercial Power
- Commercial Water

These are a huge cost per year and with non-commercial properties having no commercial overheads we are at a massive disadvantage.

This illegal industry needs to be legislated and annual license fees need to be issued to the providers as well as the shire's power companies and water providers being advised that the property is getting used as a commercial venue. Property owners should also have to apply to use their property as a home-based business just like every other person has to do that lives in a council.

**Sincerely,  
Peter Barrett**