

Admin, LACO

Subject: FW: Airbnb concerns- sub no. 48

From: Ocean Centre Hotel

Sent: Tuesday, 15 January 2019 12:28 PM

To: Committee, Economics & Industry Standing

Subject: Airbnb concerns

Good Afternoon,

We are a 4 star hotel located in Geraldton Western Australia. We have been operating for over 20 years, we have 92 rooms along with a hotel licence. We employ a total of 25 employees on a part time basis along with using local tradesman and suppliers, which in turn creates more employment opportunities in Geraldton.

We have many associated costs that Airbnb do not have which allows them to offer their product at a cheaper rate therefor affecting the numbers that wish to stay with us at the hotel. Some of these costs include health, safety, liquor licencing and employment. We also incur additional charges for water, electricity and sewage rates being a business rather than a residential property.

We fully support AHA's Five Point Plan to address the unregulated short stay accommodation:

1. Home sharing properties must be registered, with a fee payable to fund compliance monitoring.
2. Only a host's primary residence may be listed for sharing.
3. Short stay accommodation must meet fire, safety, building and insurance requirements appropriate to short term rentals.
4. Require Peer to Peer platforms to stop listing illegal and non-compliant rentals and share relevant data with authorities
5. Neighbours, co-tenants and landlords must be empowered and allowed to have a say.

It concerns us greatly the Airbnb listings are growing at a substantial rate that will affect licenced hotels in the future.

Kind Regards,

Tash Gibson

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