

Admin, LACO

Subject: FW: AIRBNB - impact of unregulated short stay accommodation- sub 84

From: Karen Bendik - Benbrell

Sent: Tuesday, 22 January 2019 3:01 PM

To: Committee, Economics & Industry Standing

Subject: AIRBNB - impact of unregulated short stay accommodation

As a Motel Operator, we are bound by several local (council) laws and also so federal laws.

Swimming Pool

From a local perspective, we are required to declare our swimming pool to be a 'public swimming pool' (despite it being on private property and only used by paid guests).

Having a public swimming pool means that we have to ensure that we have an employee on site during opening hours that has a current First Aid Certificate. In addition, the pool water has be tested twice per day and all testing logged.

The company pays for the certification and also the wages per person for each instance. If we cannot provide the relevant certification, we are unable to open the swimming pool.

We are also obliged to have a first aid kit and a room dedicated to First Aid that must be tiled. To date, we have not had a single incident.

Properties listed on AIRBNB are not subject to this requirement

Rooms

Our rooms are inspected by the Department of Health. Whilst it is customary for all restaurants to be subject to strict inspections, what many don't know is that the Health Department comes in with no notice on any given day and inspects our rooms as well. We are required to ensure that we are current with Pest Control and that the rooms meet the Department of Health's expectations.

Properties listed on AIRBNB are not subject to these inspections or required to provide proof of pest control.

Insurance and Fire Protection

We cannot operate our business without a current insurance policy. Our corporate guests ask for a Certificate of Currency as does the local council. We need to ensure that we have current Fire Extinguishers, exit and evacuation plans etc.

Properties listed on AIRBNB are not subject to these requirements.

Award wages / workers compensation / payroll tax

We are obliged to pay our staff minimum wages as set down by the FWO. We can not pay contractors if they're supplying 'labor only' to clean our rooms and in addition, we pay superannuation, workers compensation and then pay payroll tax. Properties listed on AIRBNB are not subject to minimum wages and can used labor only contractors keeping their cleaning costs to a minimum.

We are a group of Australian Motels, we employ Australian people and all of our income is declared and subject to income tax which is also paid in Australia and we know that AirBNB is having a significant impact on our business.

Karen Bendik

 AIRPORT INTERNATIONAL
MOTEL BRISBANE QLD

 WATTLE GROVE MOTEL
PERTH WA

 BENTLEY MOTEL
PERTH WA

 BEACH MOTEL
HERVEY BAY QLD

 HINKLER'S
RESTAURANT

 THE GROVE
GRILL

 Cafe Rica