

**Admin, LACO**

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**Subject:** FW: AirB&B Submissions - sub no. 41

**From:** Nathan Baker  
**Sent:** Monday, 14 January 2019 12:34 PM  
**To:** Committee, Economics & Industry Standing  
**Subject:** AirB&B Submissions

Good Afternoon AirB&B Submission board,

Ramada Vetroblu Scarborough Beach is a new 52 room, 4 Star Apart/hotel in Scarborough. We are a franchisee of Wyndham Hotel Group so although we are part of a chain we have control on what happens on the ground. We employ 16 staff down from 21 with over 50 Suppliers and Contractors including Mount Romance WA Sandalwood Body products in the room to House of Honey gifts to guest. As the developer and operator, We have recently completely our second investment into WA. After spending money on town planers to assist us to jump through all the hoops require to open and operate our first hotel with endless requirements from MRA. We have received a complete slap in the face to have next door a building that is 90% AirB&B operating without any of the above requirements met.

Below is the listing from Air B&B (6 individual listings) next door to our property.  
<https://www.airbnb.com.au/users/2246098/listings>

To make matters worse. MRA has given clear indication for the bylaws of the site that short stay has to be operated under 1 operator being Ramada and we are consistently having to fight owners wanting to offer their full apartments. Below is two individual who have been warned to stop and continue regardless of Strata's attempts to stop eg:

<https://www.airbnb.com.au/rooms/28346949?location=Scarborough%2C%20Western%20Australia&adults=1&children=0&infants=0&s=BBYUEXAD>

<https://www.airbnb.com.au/rooms/24336254?location=Scarborough%2C%20Western%20Australia&adults=1&children=0&infants=0&s=BBYUEXAD>

We have had to have incorrect feedback removed and consistently dealing with confused guest give a less than acceptable opinion of the site.

Scarborough have just come through our worst winter and quietest Summer in the area for years. With the above in the market we are laying off internal Housekeeping staff and refusing to invest further in the area with future developments. After ensuring we comply with all the local regulation to now be competing with the above is beyond unreasonable. We like to keep a local touch with our employees from the local area especially taking advantage of return to work programs. But with less demand for rooms we have had to lay off and hold off on recruitment drives.

Unfortunately The long term affects are already being seen with a lot of small operators leaving the market in Scarborough and surrounds due to drop off in demand from these operators. Many of the areas smaller operators are having to complete and with AIRB&B and in turn closed due to a floor of demand in this price range. As mentioned we have just seen our hardest Winter in over 10yrs only to see the amount of AirB&B in the area sky rocket. End result the areas shall be back to square one with no new hotels due to lack of demand and investment leading to no money spent on the area to develop tourism and community.

Why would we continue to invest in Perth hotels when someone can open next door and destroy it without spending a cent.

We support the AHA 5 point plan as below would create a fair and legal playing field.

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.

Kind Regards

**Nathan Baker**

General Manager

Ramada Vetroblu Scarborough Beach

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[www.Ramadavetrobluscarboroughbeach.com](http://www.Ramadavetrobluscarboroughbeach.com)

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The banner features a photograph of a hotel balcony with a table, chairs, and a blue and white striped towel.

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