

Submission related to the Impact of short stay accommodation in W.A

Name:

Business.

Address:

Telephone

Mobile:

Business description:

Businesses that rely on our property are

- Accountant
- PDF Foods for supplies
- City of Albany
- Woolworths
- Bunnings
- Great Western Plumbing
- Finishing Touch property maintenance
- JJ's Computers
- Spotlight for Manchester
- Danny's Garden Care
- Snowball auctions for furniture
- Comfort Style bedding
- Booking.Com
- ANZ Merchant fees
- ANZ bank

The Growth of unregulated short stay and accommodation;

A phenomenal rise in properties on Air B&B in our area including garden sheds and caravans in people's back yards being used.

With un hosted accommodation we have had problems with air B&B in neighbouring properties with no one there to supervise. We have had to ring and notify absent owners of what has been happening in terms of rowdy behaviour.

There are at times rowdy, noisy guests with no parameters enforced.

It has been reported recently in the local paper that there are at least 190 Air B&B listings in the Albany area.

The figure is probably higher than this, with over 13000 visitors staying in this type of accommodation. This is definitely a huge amount for such a small city with regulated local tourism business's being affected by this.

There is concern around what some of these unregulated accommodation places are offering to tourists which may not present the best image for travel to our area (re the no parameters on how the establishment is run and the style of what is offered e.g caravans and sheds in back yards).

How unregulated short stay accommodation has impacted on our occupancy, lives and supporting business.

Our room rates have not been able to be raised in the last 4 years where as rates and utilities are rising and we are losing net income. This is because of the amount of Air B&B properties undercutting.

We have seen this related to other areas of our business as we have less expendable income to spend in others areas of the economy.

The flow on affect occurs here.

Overall less demand is for established hosted accommodation and there is then pressure on the rates we charge and no growth in the industry.

Compliance costs, regulatory burdens and licensing responsibilities

- Food license Registration payable every year to council.
- GST
- PAYG tax
- Public liability and indemnity insurance every year
- Accounting fees
- Provision of onsite parking for guests.

What we would like to see:

- **We would like all Air B&B be hosted accommodation and be subject to capital gains on the properties.**
- **We would like minimum stay to be at least two weeks and maximum stay set at 4 weeks.**
- **All properties should be registered and made compliant particularly in relation to liability insurance.**
- **Certain areas should not have Air B & B establishment's e.g inner city (this should be council regulated)**
- **More regulation for those properties where the owner is not present.**
- **Onsite parking needs to be enforced as regular registered accommodation has to provide this.**

Other comments

Air B&B is no better than Uber and basically forcing the industry to lower prices and is encouraging lower standards and integrity.

With the signing up of thousands upon thousands of operators they are forcing operators into a no win situation similar to Uber.

These places are mostly self-catering, and cheaper and as such people self-cater and do not contribute generally to the local economy

We are already losing boutique high class accommodation providers.

What standard do we want in the end?

This must be creating a huge black hole in the tax offices revenue.

It seems to be a cash economy.

We have been running our business for 14 years and have not experienced economic crippling like this due to the enormous out of control growth of Air B&B.

Signed

Concerned Operators