

From: Loretta Byrne [REDACTED]
Sent: Wednesday, 18 January 2023 2:10 PM
To: IPCN Enquiries Mailbox
Subject: Byron Shire Short Term Rental Accommodation Planning Proposal

LandB&B™ *Better & Balanced*
Sustaining Communities
uHost365

BACKGROUND

The imbalance of (STRA) short term rentals to long term rentals in Byron Bay is causing concern amongst the community, as landowners take advantage of owning a piece of paradise the whole world wants to experience! However, this has created a negative impact on the community resulting in a lack of affordable homes in the Byron Shire and throughout Australia. This growing concern has divided the community of Byron, between those who want a **Better Byron Bay** and those who want a **Balanced Byron Bay**. The Byron Shire council proposes to restrict short-term rentals to a 90 day cap as a solution to the housing crisis, however, this solution was not well accepted by the community, Airbnb, and State Government, as they acknowledge this housing crisis problem is greater than Byron Bay alone, and see this growing concern not only locally, but nationally and globally.

THE PROBLEM

The proposed changes to the short-term rental market cannot be justified as the majority of properties would not fit the needs of those currently looking for long- term accommodation in the area. This proposal is not sustainable and may cause significant damage to the community and result in a loss of millions in the tourism industry within Byron Bay, resulting in a domino effect nationally & globally.

The current impacts of the affordable housing crisis are as follows:

- Business owners are struggling to find workers, leading to reduced hours of operation and negatively impacting the tourism industry
- Business owners are leaving their homes to make room for staff
- Public sector employees, including nurses, ambulance drivers and social workers, are unable to find long-term affordable housing

- Flood victims are forced to live in crowded temporary housing, which is having a negative impact on the community (Pod Parks)

THE SOLUTION – LandB&B™ with uHost365

.....neutralises the carbon footprint of the STRA Industry

LandB&B™ with uHost365 propose a solution to the housing crisis by creating a balance between the short-term rental and long-term rental markets. The aim is to provide affordable accommodation for the workforce in the tourism and public services industries, therefore providing long-term accommodation for the skilled and unskilled workforce. This will also support the tourism industry and in turn, supports the community. LandB&B™ aims to provide a solution that sustains the community, including the STRA sector that Airbnb, local council and the community has failed to achieve thus far. The solution is within the problem, and that solution is LandB&B™.

LANDB&B™ PLANS TO:

- Increase the current proposed limit of 90 days for non-hosted properties to 365 days through uHost365
- Provide non-hosted property owners with larger parcels of land, such as acreage style properties, with two and three bedroom Axle Home's (Hosted STRA)
- Offer these properties as long-term affordable rental accommodation to the community, below market rent
- Provide accommodation for the skilled and unskilled workforce in the public and tourism sectors, addressing the backlog of visa applications (417 & 462 visa now expedited to 1&3 day approvals)
- The distribution of tenants will be determined by suitable, current non-hosted holiday accommodation sites, to minimise social impacts on communities
- LandB&B™ aims to create a sustainable and balanced solution for the growing community by combining the strengths of all industries. Taking action will generate confidence and progression, instead of inaction, which will only breed doubt and fear.

NON STRA PROPERTY OWNERS

Property owners not involved in the short-term rental industry can also contribute to a sustainable *Better & Balanced* Byron Bay, by entering into a joint venture agreement with LandB&B™ to provide additional, long-term rental accommodation to the community. Under this agreement, property owners would release a portion of their land to LandB&B™, which would provide two and three bedroom accommodation to the community. LandB&B™ will bear the majority of financial costs, excluding setup requirements, and property owners would receive a % of the annual rental income. This will create more housing options for young families and young professionals and we encourage the support of councils' to implement an affordable rental scheme as part of this strategy, allowing these demographics to live and work in the Byron community.

THE ALICE PROJECT & INDIGENOUS COMMUNITIES

LandB&B™ aims to recognize and support the traditional custodians of the land. The Alice Project and Local Indigenous Communities are the foundations behind LandB&B™ and uHost365. The main goal of this project is to address and combat homelessness within the community and support their mental health.

In conclusion, LandB&B™ offers certainty for individuals, families and businesses in the Byron community initially, then nationally & globally. A more harmonious environment is created as locals and visitors reside, work and holiday side by side. Business owners can return to their homes once again and house their staff with uHost365. LandB&B™ - *Better & Balanced* - **The solution to sustaining communities!**

LandB&B™ *Better & Balanced*
Sustaining Communities
uHost365

Without Prejudice:

This email (including any attachments) is confidential. If you are not the intended recipient you must not copy, use, disclose, distribute or rely on the information contained in it. If you have received this email in error, please notify the sender immediately by reply email and delete the email from your system. Confidentiality and legal privilege attached to this communication are not waived or lost by reason of mistaken delivery to you. LandB&B™ does not guarantee that this email or the attachment(s) are unaffected by computer virus, corruption or other default.

