

6th July 2020

CEO City of Kalamunda
PO Box 472
Kalamunda WA 6926

Dear Rhonda

I'm pleased to know that City of Kalamunda will soon have a policy regarding unhosted holiday houses. I live in High Wycombe, in a small cul-de-sac where one of the houses has been an Airbnb home for the past 2.5 years.

The owner aged in his 70's puts a lot of effort into running the holiday home and Airbnb have listed him as a Super Host with good ratings but there are so many aspects of the hosting that he has no control over because of not living on the property.

1. Self check-in and retrieving the keys from a lockbox means that he doesn't really know who's in the house eg. a serious incident in early 2018 when a woman that he did actually meet was supposedly the guest but handed the keys over to a teenage boy for the purpose of holding a school after-ball party. Result was a huge number of cars/people, all night noise and bad behaviour, damage to his house and lots of broken glass to clean up in street
2. Guests that are tourists without a vehicle will walk to Coles Supermarket in Kalamunda Rd and return with a trolley load of shopping but leave the trolley on our verge
3. Guests that know local Perth people have large numbers of friends visiting the house and the increased traffic is very noticeable. Four cars can park in driveway but there are often many more parked on verges. One afternoon a young girl was sitting on kerb in front of our house and I could hear her crying, went out to ask if I could do something to help and she said her Mum was coming to get her and wouldn't be long because they live in Kalamunda.
4. Home owner doesn't know when the guest is a truck driver with a prime mover truck parked out the front which he starts up very early in the morning
5. FIFO workers are encouraged because of close proximity to airport. If a FIFO worker lived in house and needed to be on an early flight that would be only once a week or maybe once a fortnight.

6. It's a 3-bedroom house and two of the rooms have double beds so the house is furnished to cater for more than one adult couple but there is no control over number of guests staying overnight. Owner came one Sunday morning and evicted twelve males.
7. Guests will stay up very late any night of the week because they're on holiday but in the evening when it's all laughter, jokes and fun that we hear can turn to drunken arguments and fights in the early hours of the morning with a lot of shouting, swearing and car door slamming. Not fair to neighbours who need some sleep and have work to do next day.

I've noticed that the worst guests are the ones that book for just one night, especially when that night is a Friday or a Saturday. I suspect these are local people that have specifically selected an unhosted house and I would like your policy to consider how to discourage this.

Kind regards