

PUBLIC INTEREST TEST PLAN
ADMINISTRATION AND OTHER LOCAL LAWS (AMENDMENT) LOCAL LAW
(NO. 1) 2018 AND ADMINISTRATION AND OTHER SUBORDINATE LOCAL
LAWS (AMENDMENT) SUBORDINATE LOCAL LAW (NO. 1) 2018

INTRODUCTION

As part of the National Competition Policy reforms, Council is conducting a public interest test on possible anti-competitive provisions identified in Administration and Other Local Laws (Amendment) Local Law (No. 1) 2018 and Administration and Other Subordinate Local Laws (Amendment) Subordinate Local Law (No. 1) 2018. The public interest test will be conducted against the principles and objectives set by the Competition Principles Agreement (CPA).

Under clause 5(1) of the CPA, all governments agreed to the principle that legislation should not restrict competition unless it can be demonstrated that:

- the benefits of the restriction to the community as a whole outweigh the costs; and
- the objectives of the legislation can only be achieved by restricting competition.

In reviewing legislation that restricts competition, clause 5(9) of the CPA requires that the review should:

- clarify the objectives of the legislation;
- identify the nature of the restriction on competition;
- analyse the likely effect of the restriction on competition and on the economy generally;
- assess and balance the costs and benefits of the restriction; and
- consider alternative means of achieving the same result including non-legislative approaches.

Without limiting the matters to be taken into account in a review Clause 1(3) of the CPA sets out matters which should be taken into account, as follows:

- government legislation and policies relating to ecologically sustainable development;
- social welfare and equity considerations, including community service obligations;
- government legislation and policies relating to matters such as occupational health and safety, industrial relations and access and equity;
- economic and regional development, including employment and investment growth;
- the interests of consumers generally or of a class of consumers;
- the competitiveness of Australian businesses; and
- the efficient allocation of resources.

This public interest test plan has been prepared in accordance with guidelines issued by the Queensland Department of Local Government and called up by regulation under the *Local Government Act 2009* to provide a basis for community consultation. The plan details activities to be conducted during the test and identifies the depth of analysis to be carried out on the possible anti-competitive provisions.

PURPOSE OF THE LOCAL LAW AND THE SUBORDINATE LOCAL LAW

The purpose of the proposed local law and the proposed subordinate local law identified in Schedule 1 are specified in the local law and subordinate local law copies of which are available for inspection with this public interest test plan.

POSSIBLE ANTI-COMPETITIVE PROVISIONS

The possible anti-competitive provisions in each of the local law and the subordinate local law identified in schedule 1 are also identified in Schedule 1.

CURRENT ENVIRONMENT

Installation of Advertising Devices — See Schedule 2

Operation of Accommodation Parks — See Schedule 3

Operation of Shared Facility Accommodation — See Schedule 4

TYPE OF ASSESSMENT AND LEVEL OF RESOURCES REQUIRED

The assessment of the anti-competitive provisions in each of the local law and the subordinate local law will be conducted as a minor review. The emphasis will be on qualitative analysis of alternatives with key impacts expressed in monetary terms where data is available.

The review will be conducted in-house by a team of officers.

EXTENT OF CONSULTATION TO BE CONDUCTED

Consultation will be conducted by giving public notice of the review in the local newspaper and inviting submissions. Public notices will also be posted on all public notice boards in the Council Chambers. The public notice will also advise that the consultation on anti-competitive provisions is being conducted with the public consultation for the proposed local law and subordinate local law.

Council will consult with existing commercial operators advising of the review and seeking comment.

The public interest test plan will be open to inspection at the Council's public office and available for purchase.

TIME-FRAME FOR CONDUCTING THE PUBLIC INTEREST TEST

Commence public interest test	27 April 2018
Estimate of time for completing public interest test	2 months including consultation period:
Consultation period	4 weeks (28 days)
Target date for presenting report to local government	The Council meeting to be convened by Council 3 months after the commencement of the public interest test.

CONTENT OF THE PUBLIC INTEREST TEST REPORT

The public interest test report will provide:

- A summary of the consultation process including a list of affected groups consulted and the outcomes of consultation
- A statement of alternatives which are assessed to be not viable
- A summary of the positive and negative impacts associated with the alternatives compared to the existing environment
- A summary of the net impacts (positive or negative) associated with the alternatives
- Recommendations

PUBLIC INTEREST TEST PLAN APPROVAL

This decision has been delegated by Council to the Chief Executive Officer. The *Local Government Act 2009* allows this decision to be delegated by Council. Council will not delegate any decision in respect of recommendations contained in the actual public interest test report.

Prepared by: 

Date: 27 / 4 /2018.

Brett de Chastel
Chief Executive Officer

Schedule 1 Identification of Local Law and Subordinate Local Law

Administration and Other Local Laws (Amendment) Local Law (No. 1) 2018

Local Law, sections 5 and 6 (Amendment of schedule 1 and schedule 2)

Administration and Other Subordinate Local Laws (Amendment) Subordinate Local Law (No. 1) 2018

Subordinate Local Law, section 9 (Amendment of schedule 10)

Subordinate Local Law, section 11 (Amendment of schedule 13)

Subordinate Local Law, section 12 (Insertion of new schedule 13 – Operation of Shared Facility Accommodation)

Schedule 2 Current Environment – Installation of Advertising Devices

CURRENT ENVIRONMENT

The business environment may fail to operate competitively by not including in the product/service cost, the impact that the categories of signs identified in the proposed subordinate local law have on public safety and on the local amenity/environment. To ensure business includes these costs, the regulation of the prescribed activity in the subordinate local law is proposed. The objective is to ensure the minimum standard the community has regarding safety and visual pollution is maintained. Without the restriction, costs would be imposed on the community when essentially they should be included as part of the original transaction between business and consumers. The costs potentially imposed are a decrease in public safety and an increase in visual pollution.

Public safety is maintained by:

- regulating the structural integrity of advertising signs by specifying materials, dimensions, maintenance, positioning and construction; and
- ensuring structures do not obstruct or detract vehicular and pedestrian traffic.

Amenity standards are maintained by:

- prescribing the dimensions of the signs to ensure they bear a reasonable relationship with the surrounding environment and do not unreasonably obstruct existing views; and
- the advertisement is consistent, in colour, character and appearance with the environment.

The anti-competitive provision restricting the exhibition of signs is generally restrictive and impacts on business activities.

CONFIRM IDENTIFIED PROVISIONS ARE ANTI-COMPETITIVE

The sections are confirmed as anti-competitive and no errors in analysis were made in the identification stage.

REALISTIC REGULATORY AND NON-REGULATORY ALTERNATIVES TO THE PROPOSED LOCAL LAW AND SUBORDINATE LOCAL LAW

The objective of regulating the prescribed activity to the extent specified in proposed subordinate local law is to ensure an adequate standard of safety and environmental protection is maintained. The local law and the subordinate local law achieve this using a combination of conventional and negative licensing. Some form of government intervention is required to ensure that signs displayed meet the standards expected by the community and in meeting these standards that the onus of cost is on business and not the community.

The market is unable to self regulate or impose restrictions due to lack of solidarity within the market (there is no specific industry) and no common business theme or interest to create dependence between businesses.

By meeting the objective detailed above, the local law and the proposed subordinate local law do not induce strongly anti-competitive conduct in the market place or confer monopoly powers on a business. Considering the need to monitor the exhibition of signs for quality and environmental reasons, other types of intervention which are considered realistic are:

- Negative licensing** was considered to be a viable alternative at this stage. Negative licensing is a system whereby participants can enter the market if they meet the standards or “rules” set for the particular business activity. There is no requirement to first obtain a permit or similar approval. There is, therefore, no barrier to entry to the market. Under a negative licensing regime, the local law would need to be changed to remove the requirement to hold a licence and prescribe a range of generic standards or “rules”. Of necessity, the standards will need to be output standards as opposed to specifying how to meet the output. The local law could retain offences and penalties for non-compliance.

Under the pure model of negative licensing, no fees are paid and no permits are issued. However, the penalties for non-compliance are high and should be applied immediately. Some uncertainty exists as to whether large penalties can be obtained due to the inability to set minimum penalties in local laws (only maximum penalties can be set in local laws) and the tendency of judges to apply small fines, particularly for first offences.

- Community empowerment** - Local government would act as facilitator rather than regulator of signs. No regulation would exist for exhibition of signs with the exception of signs on public land or in areas covered by state legislation. Information guidelines would be produced for businesses when producing signs, but these would not be enforced.

In assessing the viability of the realistic alternatives, Council considers community empowerment to be non-viable. The community empowerment alternative fails to provide voluntary compliance by business to a minimum level of environmental and public safety standards. Over time, the level of information and interest in maintaining these standards is expected to erode. Council considers the benefits enjoyed by ensuring some level of environmental and quality standard far outweigh the benefits given to business under a system of voluntary compliance.

KEY STAKEHOLDERS AFFECTED BY THE CURRENT SITUATION AND BY A MOVE TO ALTERNATIVE ARRANGEMENTS

The following stakeholders have been identified:

Stakeholders/broad impacts	Impact rating and rationale
<p>Local Government</p> <p>Council is impacted because of the change in its activities which would result under the new regulatory arrangement.</p>	<p>Moderate - Only requires implementation of new changes to local law. But will have an impact on staff duties.</p>
<p>Business - Existing and Potential</p> <p>Existing and potential business are impacted because of changes in regulation about the exhibition of signage which is displayed for business purposes.</p>	<p>Medium - The number of businesses dependent on this type of advertising is high. The affect on each business is low.</p>
<p>Consumers</p> <p>Consumers are impacted by display of signage and the content of the signage displayed.</p>	<p>Low - Consumers are impacted by changes that the display of signage has on price.</p>

Stakeholders/broad impacts	Impact rating and rationale
<p>Home owners</p> <p>Home owners are impacted because of the potential to decrease the monetary and aesthetic value of their homes.</p>	<p>Low - Only impacts on a small number of total home owners.</p>
<p>Conservationists</p> <p>Conservationists have an interest in any changes to environmental protection laws.</p>	<p>Low - Only impacts on how environmental standards are enforced not the level of enforcement.</p>

Schedule 3 Current Environment — Operation of Accommodation Parks

CURRENT ENVIRONMENT

The proposed local law and the proposed subordinate local law provide that a person must not carry on the business of operating an accommodation park without an approval issued by Council under the local law. The granting of an approval is subject to Council being satisfied being satisfied the operation and management of the accommodation park will comply with the criteria laid down under the proposed subordinate local law.

In granting an approval, Council may impose conditions relating to the conduct of the business activity which the operator must comply with. Conditions can, for example, impose limits on the number of persons to be accommodated on a site, require the operator to maintain buffer zones and require the provision of adequate amenities. However, conditions imposed in an approval must be consistent with any statutory authorisation or approval for the establishment of the accommodation park.

The approval regime established under the local law is directed at a business activity - the operation of an accommodation park. In its conferring of a discretion as to the grant of an approval and to the content of conditions to which an approval issued will be subject, the approval regime imposes both a barrier to entry to a particular market and a restriction on competitive conduct within the market. Other provisions dealing with regulating the conduct of the business are also anti-competitive, such as the requirement to keep a register detailing activities of the operation of an accommodation park.

Council considers that some form of local government control or regulation over the “operation” of accommodation parks is necessary to safeguard public health and safety, protect the amenity of the local area and to minimise nuisances.

Further, it is considered that, without the local law in place business has the potential to operate without proper regard to adequate standards of health, safety and amenity. In doing so, the resultant costs from environmental damage, loss of amenity, public health and safety risks and loss of quality of life through nuisances, would be born by third parties rather than being included in the transaction between business and consumers.

CONFIRM SECTIONS ARE ANTI-COMPETITIVE

The sections are confirmed as anti-competitive and no errors in analysis were made in the identification stage.

REGULATORY AND NON-REGULATORY ALTERNATIVES TO THE PROPOSED LOCAL LAW AND SUBORDINATE LOCAL LAW

The objectives of the prescribed activity are achieved by using a conventional approval based system, whereby, upon application to Council, persons are granted approvals to conduct the business of an accommodation park subject to conditions.

Regulatory and non-regulatory alternatives to the approval system include:

- No regulation
- Self-regulation
- Co-regulation
- Public information and education programs
- Economic incentives
- Industry accreditation

- Master licensing
- Negative licensing
- Empowering consumers

Further information on each type of alternative is provided in the Department of Local Government guidelines on conducting public interests tests.

As stated earlier, Council believes that some form of local government regulation or control is required to ensure that accommodation parks are properly operated and maintained. It is therefore considered that there are no non-regulatory alternatives which are viable. Given the need to monitor operations in accommodation parks Council considers there is only one regulatory alternative which is a realistic option - negative licensing.

Negative licensing - Under a negative licensing regime there is no requirement to first obtain an approval to enter the market. The presumption in this regime is that an operator is prepared to play by the “rules” if they know what they are. No approval is required and no fees are paid. Other characteristics of a negative licensing regime include:

- notification that an operator is in a particular line of business is “collected” during the course of day-to-day business, rather than prior to commencement;
- operators are charged a token fee for certification that their operations comply with standards;
- operators who wilfully fail to comply are fined heavily and immediately - the greater the breach, the greater the fine;
- the rules/requirements are published periodically, together with details about the availability of training;
- consumers are educated as well as operators;
- complaints are responded to swiftly and forcefully.

Changes Required to Local Law under a Negative Licensing System and Implications:

Under a negative licensing regime, the local law would need to be amended to remove the requirement for operators to obtain an approval before operating an accommodation park and to set generic conditions which would apply to the operation of all accommodation parks (in place of individual approval conditions) in the local government area. The opportunity to set site specific conditions would thus be removed.

As a consequence, if Council wanted subsequently to change the generic conditions, the local law would need to be amended. Under the approval system, Council could change the conditions imposed in an approval either with the agreement of the operator or after giving written notice. It is considered the impact of this loss would be medium. As well as setting generic conditions, the local law could be amended to include a requirement for operators to comply with any conditions placed on the development application establishing the accommodation park.

The opportunity to vet approval applications and the discretionary power to reject them if Council is not satisfied the operation of the accommodation park can comply with criteria laid down under the subordinate local law, would be removed. However, the local law could be amended to require written notification be given to Council when new operators and managers take over the operation or management of an accommodation park. This would be in line with the negative licensing model.

Council could still issue compliance notices but the power to suspend or cancel an approval for failure to comply with a compliance notice would be removed. However, heavier fines apply under a negative licensing system to ensure compliance with the “rules”. The local law would need to be amended to provide for heavier fines for non-compliance. Additionally, the local law could be

amended to give Council the power to issue a “stop order” for failure to comply with a compliance notice.

Under a negative licensing system, Council would be able to have work carried out and seek to recover damages if an operator does not comply with a compliance notice.

Council may suffer a financial loss through the loss of approval fees under a negative licensing regime. However, this loss may be offset by charging an annual inspection fee. This is consistent with charging a nominal fee for certification that operations comply with the “standards” under the negative licensing model. The heavier fines for non-compliance would be offset by much larger legal costs in enforcing compliance with the generic local laws.

In summary, the main impacts on Council from moving to a negative licensing regime would be a loss of ability to set site specific conditions, loss of discretionary powers as to the grant of an approval and the expenditure of legal costs in enforcing compliance.

KEY STAKEHOLDERS AFFECTED BY CHANGES TO THE LOCAL LAW AND SUBORDINATE LOCAL LAW

The following stakeholders and broad impacts have been identified by a move to a negative licensing regime

Stakeholders / broad impacts	Impact rating and rationale
<p>Council</p> <p>Council would be impacted by having to implement a new regulatory system ie. amend local law, educate staff, accommodation park operators and community etc.</p> <p>Loss of flexibility and control in regulating accommodation parks ie. loss of ability to set site specific conditions and loss of ability to cancel or suspend an approval.</p> <p>Incurring legal costs in enforcement</p> <p>Saving in administration costs through not having to process approval applications.</p> <p>Loss of fees.</p>	<p>Low negative - mostly a once off impact but some ongoing impacts with requirement for periodic training and publication of “rules”.</p> <p>Moderate negative - costs can be substantial.</p> <p>Low positive - saving not estimated to be large</p> <p>Low negative - loss not substantial</p>
<p>Existing accommodation park operators</p> <p>Reduction in “red tape” (ie. no requirement to renew approval) and therefore reduction in operating costs.</p> <p>Heavier fines for non-compliance.</p>	<p>Low positive - reduction in costs would be minimal.</p> <p>Low negative - large fines not always given by court.</p>
<p>Potential accommodation park operators</p> <p>Removal of barrier to entry for operators.</p>	<p>Low positive - In practice, Council did not reject approval applications or renewals, therefore it is</p>

Stakeholders / broad impacts	Impact rating and rationale
<p>Heavier fines for non-compliance.</p>	<p>considered that this impact would be low.</p> <p>NB: Local law now relates only to the operation of an accommodation park and not establishment.</p> <p>Low negative - large fines not always given by court.</p>
<p>Accommodation park occupants</p> <p>Possible decrease in standards resulting from Council's loss of discretionary power to refuse approval applications to operate accommodation parks and loss of ability to set site specific conditions.</p> <p>Lower costs if operational savings passed on.</p> <p>Greater consumer choice and product differentiation through increased competition.</p>	<p>Low negative - generic conditions and conditions of development approval will apply.</p> <p>Low positive - any price reduction likely to be minimal.</p> <p>Low positive - currently market is saturated and growth not likely to be significant.</p>
<p>General community and residents living in close proximity to accommodation parks</p> <p>Possible decrease in amenity and increase in nuisances resulting from Council's loss of discretionary power to refuse approval applications to operate accommodation parks and loss of ability to set site specific conditions.</p>	<p>Low negative - generic conditions and conditions of development approval will apply. Council can also use its powers under its other local laws to address nuisance problems.</p>
<p>Qld Accommodation Park Owners Association</p> <p>Association may be called on to play a greater role in setting standards for the operation of accommodation parks.</p>	<p>Low positive – degree of impact uncertain.</p>

Schedule 4 Current Environment — Operation of Shared Facility Accommodation

CURRENT ENVIRONMENT

The current local law and the proposed subordinate local law provide that a person must not carry on the prescribed activity at rental accommodation to which the local law applies unless they hold an approval issued by Council under the local law. Certain types of accommodation may be excluded from application of the local law by Council by subordinate local law.

Council may grant an approval if satisfied the premises can be lawfully used, that they do not pose a health or safety risk and are consistent with any conditions prescribed in a subordinate local law and, after taking into account a range of other factors.

The Council has discretion in the granting of approvals and can place conditions on approvals. For example, a condition could limit the number of people for whom the accommodation can be provided or require the regular cleaning of the premises. Additionally, a subordinate local law may prescribe conditions which must be or will ordinarily be applied on approvals.

Under the enforcement provisions of the local law, Council has the power to inspect premises, issue compliance notices where non-compliance is found, have work carried out and seek to recover the costs following non-compliance with a notice. Council has the power to close premises for non-compliance following issue of a notice or where premises are operating without an approval. Council also has the power to close premises summarily if the premises pose a serious risk to health or safety.

Without the local law, the proposed subordinate local law and the prescribed activity in place, the business of providing rental accommodation to which the local law applies could operate without proper regard to standards of health, safety and amenity.

The local law and the proposed subordinate local law will have a slight affect on the size of businesses and their participation in the market. It will affect the consumer price or cost of production/operations and will place restrictions on business behaviour and product/service quality.

The local law and the proposed subordinate local law will have little affect on business distribution, ownership, structure or form.

CONFIRM SECTIONS ARE ANTI-COMPETITIVE

The sections are confirmed as anti-competitive and no errors in analysis were made in the identification stage.

REALISTIC REGULATORY AND NON-REGULATORY ALTERNATIVES TO THE LOCAL LAW AND THE PROPOSED SUBORDINATE LOCAL LAW

Regulatory and non-regulatory alternatives which may achieve the purpose of regulation of the prescribed activity under the local law and the proposed subordinate local law include the following:

- Regulation
- Co-regulation
- Market/industry self-regulation
- No regulation
- Public information and education programs
- Economic incentives

- Industry accreditation
- Master licensing
- Negative licensing
- Empowering consumers

Of the above, two alternatives were chosen for further consideration. These were:

- Co-regulation
- Negative licensing

Co-regulation - The legal instruments and administrative arrangements involved with co-regulation are much the same as with local government regulation. The difference is that the “rules” are drafted in close consultation and cooperation with affected parties. The advantages of this approach is that a higher level of compliance with the rules can be expected because those who are affected by the rules have agreed to them.

Under a co-regulation regime the local law would be redrafted in consultation with the current approval holders and other stakeholders.

Negative licensing - Under conventional licensing regimes there is usually a requirement to obtain an approval or similar approval prior to entering the market to engage in a particular business activity. Under a negative licensing regime there is no requirement to first obtain an approval to enter the market. The presumption in this regime is that operators are prepared to play by the rules if they know what the rules are. No approval is required and no fees are paid. Other characteristics of a negative licensing regime include:

- notification that an operator is in a particular line of business is “collected” during the course of day-to-day business, rather than prior to commencement;
- operators are charged a token fee for certification that their operations comply with standards;
- operators who wilfully fail to comply are fined heavily and immediately;
- the rules/requirements and details about the availability of training are published periodically;
- consumers are educated as well as operators;
- complaints are responded to swiftly and forcefully.

Under a negative licensing regime the local law would be amended to remove the requirement to hold an approval to carry on the business of the prescribed activity. The local law would specify a range of generic standards which must be complied with in relation to the conduct of the business and set penalties for non-compliance with the standards. A small fee would be charged for certification that premises comply with the standards set by the local law. The local law would retain the current enforcement framework with any necessary amendments.

KEY STAKEHOLDERS AFFECTED BY THE CURRENT SITUATION AND BY A MOVE TO ALTERNATIVE ARRANGEMENTS

The following stakeholders and broad impacts have been identified in respect of each alternative.

Co-regulation

Stakeholders/broad impacts	Impact rating and rationale
<p>Local government</p> <p>Council is impacted because of the change in its activities which would result under the new regulatory arrangement.</p>	<p>Low negative - Only requires implementation of changes to local law.</p>
<p>Existing operators</p> <p>Participation in developing new local law - opportunity to influence outcome.</p> <p>Implementing any necessary changes to meet new standards.</p>	<p>Low positive – Impact likely to be positive but degree of impact uncertain.</p> <p>Low negative - There is likely to be some costs associated with change but degree of impact uncertain.</p>
<p>Potential operators</p> <p>Participation in developing new local law - opportunity to influence outcome.</p>	<p>Low positive - Impact likely to be positive but degree of impact uncertain.</p>
<p>Residents/guests/tenants</p> <p>Participation in developing new local law - opportunity to influence outcome.</p>	<p>Low positive - Impact likely to be positive but degree of impact uncertain.</p>
<p>Immediate neighbours</p> <p>Participation in developing new local law - opportunity to influence outcome.</p>	<p>Low positive - Impact likely to be positive but degree of impact uncertain.</p>
<p>Tourist operators</p> <p>Agreement between Council and business on local law is likely to have a positive effect on tourism ie. increased trade.</p>	<p>Low positive - Any increase not likely to be huge.</p>
<p>Tenants/Pensioners’ representative bodies</p> <p>Participation in developing new local law - opportunity to influence outcome.</p>	<p>Low positive - Impact likely to be positive but degree of impact uncertain.</p>

Stakeholders/broad impacts	Impact rating and rationale
<p>Travellers' representative bodies</p> <p>Participation in developing new local law - opportunity to influence outcome.</p>	<p>Low positive - Impact likely to be positive but degree of impact uncertain.</p>

Negative licensing

Stakeholders/broad impacts	Impact rating and rationale
<p>Local government</p> <p>Council is impacted because of the change in its activities which would result under the new regulatory arrangement.</p>	<p>Low negative - Only requires implementation of changes to local law.</p>
<p>Existing operators</p> <p>No approval renewal applications required.</p>	<p>Low positive - Cost saving would be minimal.</p>
<p>Potential operators</p> <p>Removal of barrier to entry.</p>	<p>Low positive - Rated low because, while approvals previously required,</p> <p>Council did not refuse to grant an approval where applications were consistent with local law. Therefore barrier to entry was nominal.</p>
<p>Residents/guests/tenants</p> <p>Some uncertainty as to what impacts might be. Under this regime Council would not have the ability to set specific conditions associated with individual premises.</p> <p>For example, Council would not be able to specify that certain equipment be provided for tenants in relation to premises providing accommodation for the elderly, such as hand rails and other safety devices unless these are written in the local law.</p>	<p>Low negative - Rated low as uncertain as to degree of impacts.</p>
<p>Immediate neighbours</p> <p>As with residents/tenants stakeholder group, immediate neighbours may be negatively impacted through inability of Council to set site specific conditions but again degree of impacts uncertain.</p>	<p>Low negative - Degree of impact uncertain.</p>

Stakeholders/broad impacts	Impact rating and rationale
<p>Tourist operators</p> <p>Removal of barrier to entry should be a boost to competition in the market and impact in a positive way on tourist operators.</p>	<p>Low positive - Degree of impact uncertain.</p>
<p>Tenants'/Pensioners' representative bodies</p> <p>Because Council is not able to set site specific conditions there may be increased requirement to represent tenants to operators and/or Council.</p>	<p>Low negative - Degree of impact uncertain.</p>
<p>Travellers' Associations</p> <p>Because Council is not able to set site specific conditions there may be increased requirement to represent guests to operators and/or Council.</p>	<p>Low negative - Degree of impact uncertain.</p>