
B&B'S & SUSTAINABLE URBAN TOURISM

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ANCIENT HOSPITALITY

The two basic rules of hospitality
"Xenia" (ξενία):

- *The respect from hosts to guests*
- *The respect from guests to hosts*



Jupiter and Mercurius in the House of Philemon and Baucis

BUT...



The respect from hosts to guests



The respect from guests to hosts

EXTRACTIVE TOURISM 1



- *Self-contained*
- *Insulated*
- *Polluting*
- *Large scale*

Prof. Jan van der Borg (Univ. Venice): "Cruiseships have little positive effects"

EXTRACTIVE TOURISM 2



Vijaj Kolinjivadi:

"multinational companies - including large hotel chains and tour operators - who monopolise land, capital, and resources"

"focus on yield per visitor rather than the total number of arrivals."

50 largest hotels of Amsterdam:

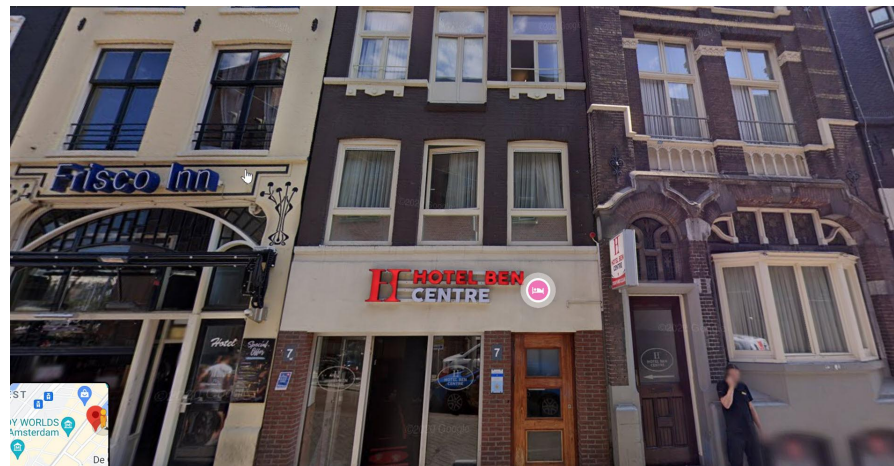
- Exploit 15000 hotel rooms*
- Cover almost 50 % of overnight stays*
- 42 of them are part of an foreign international chain*
- 90 % of 1 billion turnover end up abroad*

EXTRACTIVE TOURISM 3



Inner city Amsterdam (postal code 1012):

- 15000 hotel beds
- 8000 residents



PEER-TO-PEER HOSTING IN AMSTERDAM

Bed and Breakfast (2067):

- *Authorisation required (8 years)*
- *Registration nr on each advertisement*
- *Main residence, BRP*
- *Maximum 4 guests*
- *Present during each stay of guests*
- *Subordinate, dependent part (< 40 %, max 61m²)*
- *Authorisation HOA, no social housing*

“Vakantieverhuur” (holiday rental) (2580):

- *Authorisation required (1 year)*
- *Registration nr on each advertisement*
- *Main residence, BRP*
- *Maximum of 4 guests*
- *Maximum of 30 nights per year*
- *Prior notification of each stay mandatory*
- *Authorisation HOA, no social housing*

STATISTICS

Overnachtingen in Amsterdam, 2019

Vakantieverhuur

1.4%

Bed & breakfast

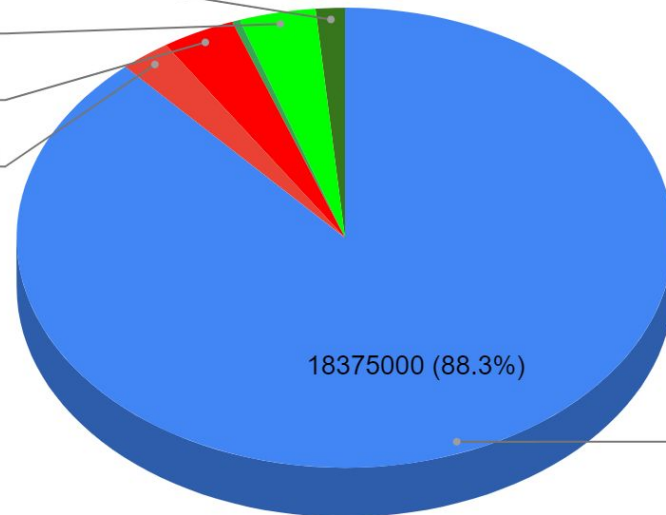
3.8%

Cruiseschepen

3.6%

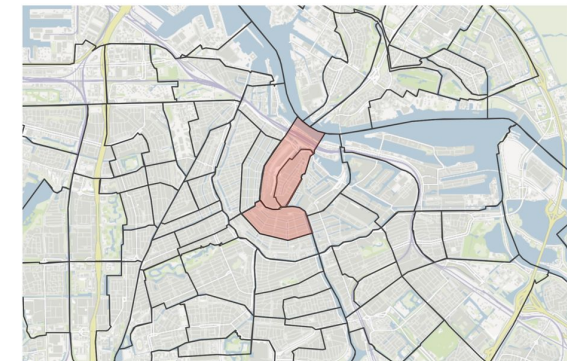
Campings en vakantie...

2.5%



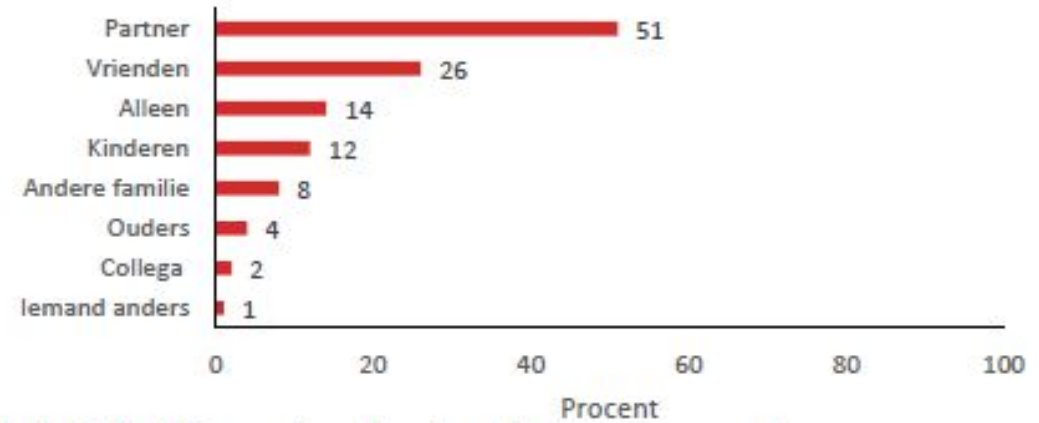
Hotels & Aparthotels
88.3%

- B&B on 0,4 % percent of addresses
- 42 permits (of 2580) for vacation rental in 3 inner city neighbourhoods (equivalent to 14 hotel beds) = < 2 % of total
- 18414 (of 83187) hotel beds in 3 inner city neighbourhoods = 22 % of total



GUESTS IN PEER-TO-PEER RENTALS (SEO 2021)

- 5-6 % of total visitors, 8.5 % of revenues
- Average group size 2,7
- 75 % for holidays
- Average age 36 years
- 75 % visits with family
- Spend 25 % more per day than average tourist (195 vs 155)
- Stays average of 3,5 nights (vs 2 on average)



▪ €70 voor accommodatie

▪ €125 voor overige uitgaven



▪ €50 voor eten/drinken (restaurants)



▪ €32,50 voor winkelen

▪ €17 voor entertainment



▪ €21 voor (lokaal) transport

▪ €4,5 voor overig

ADVANTAGES FOR COMMUNITY

- *Personal contact with hosts & community*
 - *Local tips, shared experiences*
 - *Do's and don't's*
- *Spread over city, less concentration in certain areas*
- *Revenues for residents stay in the city*
- *10 % tourist tax + income taxable in NL*
- *Longer stays -> different attractions*
- *Guests selected by hosts, largely families*
- *Local economic benefits (restaurants, shops)*
- *Resilient (corona-crisis) & flexible*

