

**Submission
No 100**

**ADEQUACY OF THE REGULATION OF SHORT-TERM
HOLIDAY LETTING IN NEW SOUTH WALES**

Name: Name Suppressed

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Partially Confidential

I am writing to express my strong support of home-sharing in Sydney NSW. I have been following the news and understand that there are many changes about to take place as well as proposed legislation being discussing shortly.

I first became aware of Airbnb when my husband and I were travelling overseas with my work, then staying on for an extra week for a short second honeymoon. We were staying in Venice, and I particularly wanted to experience the inside of one of the many beautiful buildings on the canals I had seen on the internet. I didn't want to stay in just another hotel, and pay exorbitant rates for the privilege, so we investigated Airbnb and were not at all disappointed. We stayed in a 1 bedroom apartment, in a historic sandstone building, off a little alleyway, right on a canal. Spectacular! We experienced the culture first hand and had such a great time in the process.

Our family home in Sydney is a particular design, which has 2 defined halves. We intentionally designed it this way, as being associated particularly with The Salvation Army, we come across many people who are burnt out needing a little TLC in their lives. We run retreats and provide a space where people can come to have some refreshment and relaxation. The location is conveniently in the centre of Sydney, but feels like the country with nature all around. We had permission from our local council prior to taking up residence and beginning this opportunity in our home.

Our place however, is not always full for this purpose, and earlier this year when my husband was essentially retrenched, I floated the idea of listing our apartment on airbnb, to make the most of the resources we have, and to earn an income to continue to pay the mortgage on the building. We didn't know what to expect, and have been quite amazed at how popular it has been. We have hosted many international guests, and have made a number of new friends from around the world in the process. Our place has been

particularly popular with families, who have enjoyed the outlook, the peace of our suburb, the multiple bedroom options and the independence of self-catering, all within an affordable model of short-term rental.

In the last decade or so, the world has irreversibly changed. The methods and organizational processes that once were, are now no longer, and never will be again. Average people have a voice and a variety of forums for independence more than ever before. Airbnb is just one of the many opportunities where people have choices, options and great variety available to them. Councils and governments need to keep up with the people in order to remain relevant in a leadership sense.

I don't believe people such as me are flouting any rules. I believe people like me, are making the most of technology for connection, convenience and variety of lifestyle choice. We want a society where leadership and government values creativity, independence, hospitality and entrepreneurialism, not attempts to stamp it out or take autocratic control.

There is a reason why Airbnb has millions of homes in its system. There is a reason why Airbnb is such a success story in such a short period of time. Creators and inventive entrepreneurs always see things differently. There is a large place in the market economy for them. And once they arrive, we wonder how we existed without them.

Airbnb needs to be an available and encouraged option in Sydney. People want different, even unique options, not just cookie cutter choice. They want affordable, varied accommodation, not merely hotels and serviced apartments without a soul. People want connection, interesting experience, and the knowledge and insider info of the local; and they want a slice of culture from where they travel to, that is not available in the large chains of holiday accommodation names.

Airbnb is good for Sydney. It is good for the mums and dads, singles, and the average families that are the faces of our city who give a genuine welcome to people from all around the world. Governments need to make this an encouraged option. It is a win win; good for the average Sydney home owner, good for their local community's economy, and good for the economy of our nation as a whole.

Visionary leadership will understand that. Other leadership won't. I encourage councils and government to consider the best choice.