

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

Name: Name Suppressed

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Partially Confidential

This is the first time I have ever done this sort of thing. I imagine there will be lots of submissions that carry more gravitas than this one – I am just an individual. Maybe this submission won't even get read. Here goes anyway:

I will fess up and say that I have part of my house listed on a short stay accommodation website. It is a self-contained area of my house and one day I suspect my kids will end up living there if they want to stay in Sydney. For now, the flat is providing money to largely fund my kids childhood and education – boy, kids can suck up a lot of money.

I live in a pretty nondescript part of the Inner West. It's not a place where tourists have ever really ventured. Until now.

That is what is interesting about the increase in popularity of this short stay stuff. I call it 'urban tourism' – I like to think I made that term up, but I bet lots of other people think that.

People are visiting and spending money in my part of Sydney. Some of them are even from Sydney, bizarrely. They are taking short breaks in their own city and spending money in local shops and cafes. It's a really interesting phenomenon.

I'm sure the hotel industry have lots of highly paid lobbyists bleating on about how the rise in short term rentals are hurting them. I suspect that is nonsense – hotels always seem to do okay. The people who stay with me are not the hotel type anyway. The Sydney people who come and stay certainly would not have stayed in a hotel. And those few who might have stayed in a hotel stay longer with us because it's cheaper and they spend the savings locally.

It beats me why local councils in places not usually frequented by tourists haven't cottoned on to this. I'm sure local retailers would like councils to be a bit more progressive on this sort of stuff. (I do think a local licensing regime might be an idea just to make sure the spaces people are renting out are habitable and safe.)

The ATO probably should take a bit more interest, too. My income is declared on my tax return, but not everyone would do that.

This is a great opportunity for NSW to lead the way on 'urban tourism'. Sure, Tasmania have sort of got the jump on you just recently, but there is still a chance for NSW to become the first mainland state to get their head around this.