

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

Name: Name Suppressed

Date Received: 6/11/2015

*Partially Confidential*

Dear Sir/Madam,

Re : Inquiry for the Regulation of Short-term letting in New South Wales

Back in 2000, I was living in London studying interior design, looking for an opportunity to showcase my design for portfolio and for my future living. I found a perfect property, great potential to transform to beautiful habitat. A year later I owned a Pied a Terre in Sydney, 10,000 miles from home in London.

Each time after a few months of memorable stay in Sydney, when time came to lock the door heading to the airport, I was concerned about leaving the apartment empty with all the precious furniture and appliances, also no one is to enjoy the space...

With an advice from local estate agent and realizing the potential rental income to help mortgage payment I decided to leave the keys to the agent.

However, our Habitat is as personal and private as our own self and body, it is not just a space to be in. To open my apartment to total strangers was a challenge.

I had reasonable rental income but not quite satisfied with the fact that I wouldn't know who is staying in my place.

I decided to place an advertisement in a local classified site. It was time consuming to manage the rental myself but was worth it. I had total control on when and who to open my door to.

In 2012, I joined Airbnb which offered balanced management and freedom.

I believe renting could be more than offering space and collecting rent.

Since guests have chosen my place over hotels, over other available options for reasons; it becomes my responsibility to make sure they are looked after and also for them to understand the rules of community and environment.

Now I have most of my guests from Airbnb, happy respectful guests.

Through the initial communication to detailed questions, it makes possible to build Trust-Resect-Connection prior to their arrival.

If the short term retting could be regulated, all owners understand the rule, it will widen the dimension of how Sydney could host future visitors.

