

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

Name: Name Suppressed

Date Received: 3/11/2015

Partially Confidential

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03 November 2015

Dear Sir / Madam,

Re: Adequacy of the regulation of short-term holiday letting in New South Wales

I started offering my spare room via Airbnb in November 2013 as I had stopped working and got together with a couple of friends to start a new business. Sharing my spare room provided a critical income stream to give me the necessary time and space to commit to building the new business, otherwise it would never have been possible.

Having said that, the Airbnb experience has also been a very rewarding and worthwhile experience for me. I have had the pleasure of hosting many extraordinary people from all over the world and across Australia.

People who stay with me love the experience - they get to meet an Aussie, learn much more about our culture and way of life over a chat and a glass of wine and I'm able to show them a side of Redfern (and our cool local establishments) and Sydney they would not have otherwise experienced. Many are looking for this experience.

I have hosted people from all walks of life; it's been an extraordinary mix of cultures, religions and backgrounds. While some could afford to stay in a hotel, but choose not too, the majority would not have been able to travel at all, had the Airbnb option not been available to them. The reasonable price point makes it easier to contemplate visiting Sydney and Australia and a lot of the people who stay with me are first time travellers from Asia. They are using low-cost airlines to get here and using Airbnb as a much more affordable and viable option for accommodation. At the other end of the spectrum we have backpackers accommodation which does not suit and isn't an alternative to my guests as the majority are 30 years plus. I truly believe the Airbnb option is catering to a whole new segment of the international travel market and is helping to grow international arrivals into Australia.

My next Airbnb guest is a singer / songwriter from Melbourne who is coming to Sydney to record her first album at a studio in Alexandria. Like me, many people are working hard to develop their own businesses or develop themselves and Airbnb makes it more affordable and accessible for people to get around and chase their dreams.

I understand the current short-term holiday letting legalisation was never designed to cater for the Airbnb style model. I think there should be progress on this front to give everyone a feeling of security and to introduce some fair and reasonable rules around its application. I live in a strata building and am on our Body Corporate, as one of the seven people who self manage our building. As such, I am privy to the different sides of this story and know very well that our building is a safe and secure environment for anyone to live in, myself and my Airbnb guests included. As no doubt must buildings, apartments and houses are.

I think the development of fair and clear regulations is an important step and I would welcome any sensible and practical laws to make it easier for people to share their space and offer our international visitors a uniquely Aussie experience.

Regards,

[REDACTED]