

**Submission  
No 120**

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

Name: Name Suppressed

Date Received: 6/11/2015

*Partially Confidential*

[REDACTED]  
[REDACTED]  
6 November 2015

Dear Sir/Madam

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

I am a stay at home Mum caring for our large family of 7 children aged 5-19. The impracticalities of me working outside the home have always proved a stumbling block when considering how I could contribute financially to our family income.

We initially renovated our backyard cabin for my Mother who visits from the UK every year, then 21/2 years ago she in fact was talking with an empty nester friend who was letting a room through AIRBNB. It sounded interesting and possibly preferable to having a permanent tenant in the cabin which we had been considering as a way of generating an income.

I had a look online at the AIRBNB website, listed our cabin and within days was taking our first bookings. We haven't looked back. Our little business is thriving. For the first time since having our 7 beautiful children, I am contributing financially to our family at the same time as being able to continue to care for and manage our busy lives.

In the 2 and half years we have been welcoming visitors to our lovely corner of Sydney we have hosted well over 100 couples/singles and the odd one or 2 new families with a baby in tow. The experience has been overwhelmingly positive. Surprisingly the bulk of our visitors have been from Sydney - couples wanting a weekend away at the beach. As well we have many guests attending wedding functions in this beautiful area. Then of course there have been many parents visiting grown up children and visa versa. For our family it has been an opportunity to meet new people from many varied backgrounds and cultures, which has been wonderful, especially as our corner of Sydney is not as multicultural as other areas. The 'review' system and ability to have a conversation with guests prior to booking, has been crucial as we do have young children and it has meant that we have felt confident that every guest will be a good one and we have not been disappointed. We even have guests who have come back to stay many times and our children look forward to seeing like one of the family!

From a financial point of view the income is vital. It has helped keep us literally out of the red. We have declared all our earnings of course. We are not the only ones to benefit either. Local businesses benefit enormously from the visitors staying in our area at AIRBNB accommodation. I regularly recommend all manner of coffee shops, restaurants, shops and so on to our guests. I would say on average most of our guests eat out at least 75% of their meals (many would be eating 100% out) while they are with us, as well as indulging in some holiday retail therapy too.

AIRBNB also allows for flexibility. For example I am able to block out dates when I have family needing to stay with us. Much better than having a full time tenant.

Another benefit of AIRBNB has been the community created amongst fellow AIRBNB hosts. I have about 3 other hosts in our suburb whom I recommend to guests if our cabin is booked and they do the same for me. It is a great support network too and useful for bouncing around ideas and recommendations in improving our accommodation service.

Personally I have used AIRBNB as a guest twice as part of a large group of women on 2 weekends away. Both times in NSW, both times we ate out at local eateries and took part in local workshops. My husband and I are looking forward to enjoying traveling and using AIRBNB all over this country and beyond hopefully just as soon as all the kids have moved on!

In summary, AIRBNB has allowed me to:

work from home flexibly, create an income stream, contribute financially to our family  
be the stay at home Mum still that we have chosen for our family  
promote local businesses in our suburb and beyond  
introduce our children to people from many diverse backgrounds  
be a part of the AIRBNB community in our area  
have a couple of great holidays at a price I could afford

I welcome this inquiry that will ensure clearer regulations for fair, safe and progressive laws that will protect home sharing.

Kind regards

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