

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

Name: Name Suppressed
Date Received: 10/11/2015

Partially Confidential

To whom it may concern

Re: enquiry into the adequacy of the regulation of short term holiday letting in New South Wales

After having shared my space with various flatmates and finding myself living alone for a short period I considered my possible options. Working full time to support myself in an expensive city, my options were moving to a one bedroom unit to save a small amount of money or getting another flatmate. One bedroom apartments in Sydney are very expensive and often not as spacious as two bedrooms. They also rarely have any additional storage so I was faced with the very realistic possibility of paying for a small one bedroom and renting storage space for some of my possessions. My experience with flat mates had not always been positive and I had come to realise it can be difficult to share a small space with the same person for long periods of time. Also my space was not large enough for someone to comfortably share with all of their possessions. I also wanted to be in a flexible situation where I could also enjoy some time to myself which is not always achievable with a permanent tenant.

Friends had suggested Airbnb but initially I was nervous about having strangers in my home. I then decided to give it a go as all my flatmates had started as strangers too and Airbnb had more security measures than flat mate finding services.

Initially things started slowly but very quickly I realised that I was good at being a host. Being a helpful and accommodating person by nature I found it easy to welcome people to my home and to my surprise I found I was really enjoying it and getting very positive reviews. The variety of different people was really interesting and I found all my guests to be friendly and easy to share with. Having lived in Sydney all my life, I enjoyed helping them with their travel plans, recommending places for them to go and showing them local shops and restaurants to enjoy. Sometimes I share a meal with my guests and we exchange stories about our lives and our travels. I never feel lonely but in between guests I also appreciate the time to myself.

I have found that most of my guests chose Airbnb in order to stay somewhere with company so they have someone to chat to when they get "home". Often my guests have relatives nearby that they can't stay with or they want more facilities than just a room and a television. Others want to experience life in Australia first hand and have travel experiences recommended to them by a local. Some are considering moving to the area or are between living situations and some live far from their work and need a friendly quiet place to stay in Sydney during the week.

Having experienced home sharing with Airbnb I would never return to a flatmate scenario again. My only option would be to live alone, spend considerably more money and struggle financially not being able to afford holidays and larger expenses.

Airbnb has given me the flexibility I never had before to enjoy my space and meet new people. It has made me house proud and I look forward to every new guest's arrival. The extra income allows me to make ends meet and also have a better lifestyle. I take full responsibility for my guests but have never had any complaint from neighbours or any negative issue with anyone. I feel proud that all my guests are so appreciative of my hospitality and give me positive reviews. But far and away the most positive and amazing thing I take from being a host is the feeling that in some small way I am making the world a friendlier more tolerant place by welcoming strangers from all over the world to share my world for a short time.

I welcome this enquiry to ensure clearer regulations for fair, safe and progressive laws to protect home sharing.

Yours faithfully,

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