

**Submission
No 77**

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

Name: Ms Helen Badger

Date Received: 4/11/2015

I have been a host in Airbnb for 6 months now and I often think this could be entirely a matter of fate A serendipitous happenstance brought on by the empty nest syndrome at the ripe old age of 65. As a result of this change in our household, my guests are treated to a caring, nurturing experience, wherein travellers are made to feel part of the family, either a close relationship or distant...the choice is theirs. We treat them to my homemade bread and jam, and usually my husband makes pancakes on Sundays.

Having the monetary side handled by the Airbnb organization has made this situation possible....as I'd have difficulty exchanging money for genuine hospitality.

I have in the past been the overflow for YHA as well as being a WOOF host. The travelling life and travellers' tales have always been a special part of my life.

In this last 6 months we have enjoyed the experience of ensuring our guests are comfortable in our home and I always endeavour to personally take them to the most beautiful parts of our valley.

With regard to the local economy, I refer guests to local cafes, restaurants and the many unusual shops in Bellingen , as well as keeping brochures on hand to encourage outings to Dorrigo and Urunga. This is such a magnificent part of the country, and like most areas, the secret treasures of nature are only known to locals and this is where Airbnb excels.

I have one return guest who has returned for the Bellingen markets twice now...and we keep in regular contact in between times. Another couple have become Facebook friends.

Airbnb provides me with the prospect of not only exchanging stories of interest, but a sharing of lifestyles, faiths and beliefs.....This is the most important work of this organization.... 'Acceptance' worldwide is in fairly short supply....I hope to foster that in my small way through sharing my home with 'strangers'.

The government now has a chance in this review of the Airbnb organization to recognize the benefits to individuals and community. The system provides benefits to all concerned, the hosts and guests and the local community.

Finally, I do believe that welcoming international guests into our homes, via Airbnb, fosters a reputation of Australia overseas to be envied, and this could be of great benefit to the tourist sector of our economy.

Thanking you

Helen Badger