

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

Name: Name Suppressed

Date Received: 4/11/2015

Partially Confidential

Dear Sir/Madam

In the lead-up to the Sydney Olympics in 2000, the State and Local Governments encouraged Sydney homeowners to open their homes to the families of competitors and spectators. It sparked a property boom. During the games I hosted a visiting ambassador and his family. I enjoyed the experience, but stopped short-term hosting after the games because there was no way for me to continue to connect visitors to my rental properties.

In 2011, I experienced a problem with a long-term tenant that pushed me to the brink of bankruptcy. The tenant, after agreeing to the sale of the property they resided in and relocation to the apartment below refused to vacate the day prior to settlement and demanded \$25,000 or they would frustrate the sale. It was a very difficult time.

At this time, reluctant to enter into another lease, I became aware that Airbnb offered the opportunity to connect me with short-term visitors in a personal way. I listed an apartment and it was booked almost immediately. Within two weeks the apartment was booked for six months. My daughter, 4 years old at the time, co-hosted with me and greeted visitors from all over the world.

Since then, we have hosted over 690 trips. Our guests have included symphony conductors, composers and choreographers who need "homes" for the period of their Sydney engagements, university professors, a scientist Time magazine listed as one of the 50 people most likely to save the planet and families with small kids that cannot afford two hotel rooms. We have never received a single complaint from a neighbour. Rather, the strata buildings that we host in have all elected me Chairperson of the Owners Corporation because I visit the buildings every week and am not an "absentee" landlord.

Airbnb does not facilitate "schoolies" behavior, student overcrowding or drunken backpackers falling out Backpacker Hostel windows (<http://www.smh.com.au/nsw/german-backpacker-injured-after-fourthstorey-fall-at-potts-point-hostel-20151017-gkbtq.html#ixzz3oxdleLiZ+>). It is a platform based on reputation. It facilitates the connection of responsible travellers with Australian families in the way that the Olympics did.

I am proud to offer my apartments through Airbnb. It facilitates thousands of trips to Sydney that would not have otherwise occurred. It boosts my local economy. It provides employment and security for a local retiree who assists me in preparing the apartments. I donate stays to local charities as prizes for fund raising.

I invite the State Government to view the benefits of sharing economy model of renting and to give it their support.

Kind regards

■