

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

Name: Name Suppressed
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Partially Confidential



I have been an Airbnb host now for just over a year.

These are my initial thoughts, firstly after travelling extensively around the world and within Australia as an Airbnb guest, I was aware of the great benefits that Airbnb holds in travellers hearts. The connection I was able to make with hosts (as a traveller), receive the hosts insights into their local communities deeply enhanced my travelling experiences and one I am forever grateful for.


It was with this in mind that I purpose built a detached studio in the rear of my property to become an Airbnb host. I am a social person and love the city and community I live in. Airbnb has enabled me to show off the city and welcome over 94 guests in the last year alone. These guests have been from over 29 different cities spanning 184 nights. I am very proud of that achievement. My guests all leave with a smile on their face and a lifetime memory of their time in Sydney, to which I played a small part of. That is very gratifying.

I am self employed as an architect. This is engaging and fascinating work. I thoroughly enjoy it, a lifelong vocation I anticipate. Becoming an Airbnb host has given me financial security. I can now support myself throughout the long periods of waiting for invoices to be paid and fluctuations of the business cycle. Prior to Airbnb hosting I have had to leave my sole practitioners practice to take on part time contract work to survive those periods. These times have invariably effected my practice, limiting the opportunity to jump back onto work when it becomes available due to my then commitments in contracted work. I would need to wait until substantial work presented itself once more before I could be confident to leave paid, secure work and take on private practice once more. This ebb and flow continued for close to a decade.

However since becoming an Airbnb host, I have been able to successfully endure the down turns (of my practice) and focus on my sole practitioners business consistently. This has dramatically improved the output of the work I am undertaking. I have time to explore ideas and details that weren't financially viable prior. My clients notice the additional service they receive and as such the business is growing through word of mouth. The most sound way to develop a consultancy based business.

I foresee my practice growing slowly, yet consistently over the following years. This is in no doubt, due to the extra financial support and stability being an Airbnb host has enabled.

Regardless of how successful my sole practitioner business may become, I will still endeavour to be an Airbnb host. I thoroughly enjoy meeting people from all walks of life. I relish in hearing their stories and watching their faces glow when they tell me of their love of our city. Its a truly unique place and one no guest has ever been disappointed by.



The area where I host, is not in the usual Hotel and Hostel spots, its on the fringe of the city. Victorian terrace houses and tree lined streets, with cafes and bars nearby offer tourists an experience of our city that would have never been achievable a mere 5 years ago. Many guests ask about migration and work here. These guests are educated, professional people. Due to their unique experience here, some seriously consider emigrating. Our cities can only be benefited by gifted, talented and educated people wanting to add to our already healthy cultural mix. What a legacy, that something so simple like Airbnb has created.

My local cafe tends to get to know my guest very well. I have a small kitchenette in the studio. So most guests go to the corner cafe for coffee and breakfast. The owners of the cafe are very happy indeed. Not to mention the local bar nearby too. There are numerous businesses nearby that are all loving the guests.

My neighbours have never had any concerns with my guests and in fact some have asked me how they too could become an Airbnb host. A sure sign of their comfort in the system.

Becoming an Airbnb host in the last year has been quite life changing. It has brought me financial security, enabling my sole practitioners business the room to grow and create throughout the ebb and flow of cash flow and work load.

I endeavour to remain an Airbnb host as long as I can. The experience enriches my life beyond financial gain. It brings me well being and pride to have the opportunity to introduce my city and community to others. I would feel immense loss if I was not to have this interaction with people into the future.

If you have any questions regarding this information please contact me.

Regards,

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