

**Submission
No 152**

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

Name: Name Suppressed

Date Received: 9/11/2015

Partially Confidential

Submission to NSW Enquiry on Short Term Rentals

I have been an AIRBNB host in Sydney for 2 years.

I enjoy helping the tourists and young people who come to stay in Sydney. The typical guests in my apartment are young couples from overseas who are coming to make a new life in Australia for a medium or long term. They typically book my apartment for 4-5 weeks so that they can use it as a base to get settled in their new home of Sydney.

I have helped these young people to get settled in Australia – providing advice on jobs, rental real estate, Sydney and how infrastructure works in Australia. In fact, you could say that I have been a pro bono consultant to these young international visitors to Australia through AIRBNB and this has absolutely enhanced their experience of moving to Sydney.

It would be much harder for these young people to be attracted to come to Sydney if they did not have access to the *moderate priced* short-term apartment rental market provided through AIRBNB. I have found that the majority of commercial short-term rental costs cost, on average, twice as much as my apartment. This prices it out of most people's capacity with exception of the corporate market to which this accommodation is mostly targeted. I have deliberately kept my prices down in order to support these young international visitors because helping them is one of the reasons that inspired me to put my apartment on AIRBNB.

The income I receive from AIRBNB hosting is a key contribution to my retirement income. It also gives me an interest in dealing with overseas visitors to Sydney that makes a positive contribution to my life and wellbeing.

The provision of my apartment to this market segment of young international visitors is also supporting the NSW economy as most of my guests are coming to Australia for 1-2 years. The positive experience of being able to land in Sydney and feel supported translates into a positive feeling about Sydney and further investment.

AIRBNB plays a unique and critical role in meeting the needs of this important market to Sydney and Australia.

Yours sincerely

