

**Submission
No 46**

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

Name: Mr Glenn Carr

Date Received: 28/10/2015

GLENN CARR

[REDACTED]

[REDACTED]

To The Minister -NSW Parliament,

My name is Glenn Carr and I decided to rent out my spare room about five years ago on a the Homesharing website, **Airbnb**. Initially it was a good , safe way to earn an income from my property, and also to give me the flexibility of a booking calendar that allows me to use the room for my own purposes when needed.

Homesharing has become so much more than just earning an income!! My experience has been very positive. The following are the key elements that I have discovered occur when one offers their home for homesharing.

- A supportive community exists amongst members of the homesharing site, based on the 'peer to peer' structure made famous by Ebay.
- Members must set up a personal profile. Which means , we can build relationships based upon trust before any financial transaction takes place. The email communication between hosts and guests allows everyone to feel comfortable before going ahead with a reservation.
- Homesharing members, are typically high functioning, intelligent open minded people.
- The Rating system used on all modern websites today, allows Airbnb to monitor who is not following the rules. My experience has been mainly as a host. The rating system insures a high standard of guest and host behaviour, ongoing.
- Because I live in my apartment, I am able to offer guests an 'on the ground' person who can support them during their visit. This is particularly good for overseas guests, especially those that are moving here to live permanently.
- I am also able to provide information on local businesses the guests can access, public transport information, and a range of details to make living in Sydney more 'seamless' for the visitors.

My wish is that the NSW Government can proceed with some Legislation and guidance for Local councils, so that we are able to communicate effectively with officials on a level playing field.

There are so many benefits for local communities who embrace 'Homesharing'.
The digital Economy has arrived!

Lets grow together and make this and opportunity expand the Economy of all NSW local Council Communities.

Yours Sincerely

Glenn Carr