

**Submission
No 51**

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

Name: Mr Shane Kennedy
Date Received: 30/10/2015

When I look back on my travelling experiences, pre Airbnb, the highlights have always been associated with meeting and living with locals. Experiences have been vastly different from cow-dung huts with the Masai in Africa to a loft in New York. Living like a local, experiencing local lifestyle, customs, food and stories is now something fostered by Airbnb.

We have two lifetimes experiences in hospitality including:-

- Restaurateur
- Chef
- Safari Guide and camp manager
- Homeless NGO coordinator

We are passionate about ensuring our guests have a wonderful experience in our local neighbourhood.

We are now part of the Airbnb community. We have been hosting in Sydney's inner west for a couple of years now and we look to Airbnb as our preferred choice when travelling. The benefits are many, including:-

- Experiencing and sharing local knowledge, belonging and contributing to our community
- Confidence in the Airbnb review system to ensure quality host and guest experiences
- Appreciating the value of the "shared economy" movement, making the most of spare rooms
- We can turn an idle asset into something valuable to us, and valuable for the community
- Accommodation being made available away from the city centres
- Additional income stream to assist paying off home loan and working towards independence in retirement
- Increase spending that supports and sustains local businesses from both hosts and guests

We appreciate the government's efforts to regularise this new type of enterprise. We want to cooperate with this endeavour and welcome the chance to make this submission. We would encourage the government to consider legislation and regulations that are:-

- Reasonable and not overtly costly
- Easy to comply with and easy to enforce
- Recognise that not all short term holiday lets are equal
 - Not all include breakfast, or meals of any kind
 - Some are stand-alone (eg granny flats) and others are apartments
 - Some are shared space with owner occupiers while some are self-contained
 - Very few would be suitable for long-term rental

We hope to be included in ongoing discussions regarding short-term holiday lets.

