

**Submission  
No 56**

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

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In 2012 we took our first trip to Hobart and due to lack of hotel availability we stumbled across Airbnb, which gave us the opportunity to stay in the Battery Point area - an area we'd always dreamt of staying. It was a similar experience to a "Stayz" but it had a personal touch that we loved. We made friends with the hosts and spent time picking their brains, and went back to Sydney confident that we might be able to do something similar when we arrived home to Chippendale.

That was 3 years ago. Since then we've rented our spare bedrooms to over 300 hundred travellers far and wide. Like many young Australians we've taken on a large mortgage to get on the Sydney property ladder, and the opportunity to be able to rent our home to short term renters so that we can still have family stay with us for some of the year, has been of huge benefit for us. Not only has it helped us pay our mortgage it's allowed us to improve a beautiful 1890's terrace in an area where there are very few left. In this time we've renovated both our bathroom and courtyard - something that's ultimately benefited us, local trades, retailers and our guests.

One of the unexpected pleasures of Airbnb has been the friends we've met along the way. We now count friends on nearly every continent on the planet and we've experienced so many different cultures - did you know Canadians won't take their shoes into their bedroom! Over the years we've been lucky to have the chance to share the Aussie way of life with international guests - and we've learnt the main reason people choose Airbnb is to make personal connections and see the area from a locals perspective, something that hotels struggle to offer. We are passionate about giving our guests the best tips on local places to visit and eat, often off the beaten track, and there's no doubt that our local galleries, restaurants, bars and coffee shops have benefited.

We were alarmed when we started to read in the press that home owners were being fined for undertaking short term rentals. Our neighbours are very encouraging of our rentals through Airbnb, in fact we've had far cause for concern with noise complaints from the student house parties which happen often and are a far greater disturbance to our quiet little street.

House sharing is the inevitable evolution of the sharing economy in Sydney and our experience has been positive, both as hosts at home and as guests when staying in London, New York and Paris in recent years. It would be a great shame not to look at this as an opportunity rather than a problem. We hope this letter arrives alongside many others that share positive stories of their Airbnb experiences and hope that you are the person to help us give us the freedom to do it legally and without the ambiguity that exists currently.

If you'd like to find out more then you are most welcome to stay with us, you'll find us when you search the Chippendale area and we'd love to show you what a great experience it can be!

Thanks,  
Dec & Tori