

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

Name: Name Suppressed

Date Received: 5/11/2015

*Partially Confidential*

Dear Sir/Madam,

Re: Adequacy of the regulation of short-term holiday letting in New South Wales (Inquiry)

I have been living at my current address for 8 years now and my partner and I were ecstatic when we were finally able to buy our property, and which we were both very proud of. Just over 4 years ago though, my partner died suddenly from cancer, having been diagnosed only 3 weeks earlier. As you can imagine, I was distraught and upset at losing my partner and was faced with the prospect of paying the mortgage on a single income. I ended up getting a flatmate with the aim of helping me make ends meet and providing me with some company.

Having another person living full time in my home after being with my partner for 7 years was very difficult to get used to and not an overly enjoyable experience. When he finally decided to move out after 6 months I was relieved, but a little concerned about what would be my next step. So in early 2014, as I was travelling home from work on the bus I came across an article on the sharing economy which talked about several companies, but it was the information on Airbnb that I found most interesting.

Over the next few days I did some research on Airbnb and other home sharing websites and decided that this was for me. I was instantly attracted to Airbnb as I could decide who could stay with me and when, I liked the design and functionality of the website and the Airbnb Host Guarantee helped put my mind at ease. So, I felt confident that any person who came to share my home would be vetted and I could feel safe living in my own home, which I didn't feel having a stranger as a flatmate.

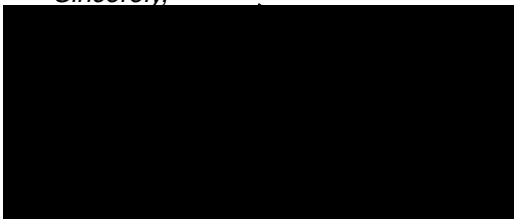
I listed my spare room on Airbnb just over 18 months ago and have not looked back. I have been host to guests from every continent, with differing backgrounds and of all ages. I have hosted people travelling to Australia for the first time and feel privileged that I can show them real Australian hospitality. I have had leisure travellers, business travellers, conference attendees, short stays and long stays.

My guests have called my home "luxurious", "beautiful", and "comfortable" - I just think of it as my home, which I am very proud of and love sharing with friends and visitors alike. Having worked previously in hospitality, I enjoy being the host, and my guests can have as much or as little interaction with me as they wish. Whether it's sharing a coffee in the morning or a glass of wine or a beer on my balcony which overlooks a park, I delight that I can share in other people's adventures and special moments. I think this is what home sharing so enticing, it's staying in a "home away from home". I have never had any complaints from my neighbours and accept full responsibility for my guests behaviour while they are here.

Airbnb has allowed me to stay in my home and make ends meet, promoting NSW and Sydney in particular, by offering my guests suggestions on what to see and do, to maximise their stay in our wonderful city and being able to share stories with people that I would probably never meet and gain an insight into different countries and cultures.

I welcome this inquiry and hope it will help deliver better outcomes with clear, fair and progressive laws and regulations to protect home sharing.

Sincerely,



Wednesday, 4 November 2015