

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

Name: Name Suppressed

Date Received: 4/11/2015

*Partially Confidential*

Dear Sir/ Madam,

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

I recently purchased my first apartment and was struggling to pay my way, a capital gains tax bill, extra strata levies on top of other fixed payments that I did not expect or factored into account. This was after completing a stressful project to move our Sydney office. Consequently my health and well being suffered I was depressed and could not see how I was going to make ends meet.

Options were continue living like that, get a second job, foreclose and suffer a loss plus bankruptcy.

Year before last I went to house sit for a friend and work out of our Melbourne office with part of my national team for a month. A friend also doing Airbnb suggested I rent out my apartment and I did and have been booked solid since. I now return home to spend quality time with my 92 year old mother and cook for her during the week, so we eat together and she has food for lunch next day. My mother also had bad ulcers in her right leg and they have now since healed thanks to the in home nursing case I secured from her GP.

Guests come from all around the world and in most instances parents coming to visit their children having their first grandchild. I have current guests from Denmark, my first repeats guests, who stayed earlier this year. I love providing an alternative means for these people to spend quality time with their family and friends in a relaxed home environment.

If Airbnb are not able to continue people will not be able to travel the world and live like a local, spending quality time with family and friends, like my guests do when visiting their families, or I do with my mother. In December I will pay my capital gains tax bill 5 months in advance, then I can focus on the extra levies, credit card and the mortgage. Whilst I will not return to struggling to pay my way and make ends meet. None of this would have been possible without Airbnb. Therefore I do hope it continues to provide all of the above plus more.

Airbnb contributes to our economy, city of Sydney and local community through the guide I provide on where to shop and eat that includes our corner shop downstairs in the apartment complex, plus the many shops, cafes and restaurants in my local area.

In summary, Airbnb has allowed me to:

- recover from depression,
- make ends meet,
- provide opportunities for family and friends to spend quality time together, and
- promote NSW, Sydney, plus small business in my local area.

I welcome this inquiry and look forward to clear regulations on fair, safe and progressive laws that will protect home sharing.