

**Submission
No 98**

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

Name: Mr Spencer Kirk
Date Received: 5/11/2015

Firstly thank you for reviewing this issue. It is a very important subject and therefore has prompted me to contact the New South Wales Government for the very first time.

I have been an Airbnb host for nearly three years. In that time I have been fortunate enough to welcome guests from all over the world to my home and help them explore our City of Villages as created by City of Sydney Council.

Airbnb has completely changed my life – allow me to explain.

Before I started Airbnb I was employed in the corporate world, the same employer for twelve years. My confidence was lacking, motivation was nonexistent and was far from happy. Within three months of opening my home to guests I discovered my confidence was soaring and motivation high.

I knew I could do more.

Within twelve months of hosting I commenced plans to start my own small business. Two years later my mobile coffee van business commenced trading. And I resigned from my corporate job almost twelve years to the day I started!

It is hard to explain to someone how the simple and to start with daunting nature of opening up your home can totally transform you life. It pumps you with energy, motivation and positivity and forces you to change your outlook on other cultures and nationalities for the good.

For local Councils I understand that the nature of Airbnb is challenging traditional boundaries. I have been in communication with a representative from City of Sydney Council on four occasions to ensure that I am not breaking any laws that are in place. I always remain living in residence and only have guests stay in my second bedroom (the guest room). [REDACTED] [REDACTED] [REDACTED] thanked me for the information however I have not had any further communication.

To ensure that I am not putting my Strata Building at risk I contacted the Insurance Broker to inquire about the insurance policy and how Airbnb may impact the building. I have an email from them that details it does not affect the insurance coverage.

The Airbnb system allows us hosts to be selective with regards to potential guests. Before accepting a guests booking I know more about them then some other residents would know about friends that are also visiting the building. For example I know Airbnb hold Facebook and LinkedIn links, passports, drivers license and other formal identification documents.

In the nearly two hundred guests I have been fortunate enough to welcome to my home I have never had one incident within my apartment let alone in the common areas of my building. Respecting my neighbour's peace is of great importance to me.

Redfern is my home and I am passionate about promoting it to my guests. Local business' that I know guests frequent include Urban Piccolo Cafe, Eddi's Bakery, Yens Restaurant, IGA and The Dock Bar. I have never once approached these businesses nor received any recompense. I simply know that encouraging my guests to shop locally is an important part of the sharing economy.

Encouraging visitors to suburbs such as Redfern is important for these areas to flourish. I noticed an article last week in a local paper that the Redfern Indigenous Community has started daily tours of the area discussing past, present and future issues. I believe these tours would not exist without services such as Airbnb encouraging guests to stay in areas such as Redfern.

I would like to thank the Committee for reviewing this submission and for taking the time to review this very important subject.

I am more than happy should you wish to contact me either via phone or email.

Spencer Kirk

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