

**Submission
No 135**

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

Name: Name Suppressed

Date Received: 6/11/2015

Partially Confidential

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

My wife and I have been hosting guests via Airbnb for about three years. The accommodation is part of our residence and became available for this purpose once our children left home.

We decided to begin hosting to supplement our income, however, the experience of meeting people from many parts of Australia and overseas is very enjoyable, and gives us an insight into their lives, cultures and experiences.

We are particularly keen to show off our local area (The Shire), which has so much to offer the traveller. We quite often offer our guests a short orientation tour which includes the various scenic attractions (beaches, rivers etc) as well as the local shops, restaurants, cafes, public transport and service providers. This has been very well received by our guests. It allows them to quickly become aware of their surroundings, rather than flounder on their own trying to find out what is available to them. We also include many brochures and maps in our bnb which are a valued source of information for guests wanting to visit local and regional areas of interest. It is gratifying to us that our guests support our local businesses through their patronage.

We are located in the Sutherland Shire, some distance from the City (about 40 minutes by train) in a lovely bushland setting adjacent to the Royal National Park. Our guests have very often told us that they prefer our type of accommodation as opposed to the often impersonal and costly accommodation provided by a hotel. They tell us that they would rather experience the laid back and peaceful setting of our bnb, while at the same time, being not too far from the city where they can enjoy the many wonderful attractions that Sydney has to offer.

Many of our short-stay Australian guests stay with us to attend nearby functions such as a wedding. They tell us that while they want to be close to the function venue, they would prefer not to be staying with friends/family/relatives. They say that they don't want to impose on those people, and would rather have independent lodgings.

All in all, bnb hosting has been a very rewarding experience for us. It is also very rewarding for our guests who tell us that the concept is one which they embrace. Given the volume of tourists coming to Sydney, we believe that there is a place and a demand for providing bnb type accommodation, and that such provision has a negligible impact on the service provided by commercial operators such as hotels.