

**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)

We came across Airbnb some years ago when travelling in Europe and found that it was an accurate and inexpensive way of renting short term holiday accommodation. It provides a safe and secure transaction for both the guest and the host as well as the opportunity of staying within a local community and experiencing everyday life.

Consequently, when our children left home and we realised we had a large, self contained flat on the lower level of our house we looked at the possibility of offering this space on the Airbnb website. We had no wish to have permanent tenants on our property and having the occasional guest on weekends meant that the unoccupied space in our house was not closed up and left to go musty. This had the added benefit of allowing us to allocate the space to our children and their partners when they returned from overseas for visits.

We are both semi-retired and the income from Airbnb, although relatively small, allows us to afford a reasonable holiday each year and means that we can still afford to live in our family home rather than sell up and move to a small apartment in an unfamiliar area.

As we live on the premises we are able to monitor the behaviour of guests and the system of reviews that Airbnb provides, both for properties and guests, allows screening prior to accepting a booking. In the couple of years we have been hosting we have not had one guest we would not welcome back and, in fact, have found the whole experience extremely positive. Being able to share, what we consider, a wonderful place to live with people from the rest of Sydney, Australia and overseas has been a rewarding and fulfilling experience and one we hope will continue.

We welcome the Inquiry and trust it will help clarify, for all parties, some of the issues raised and trust that it does not result in over-regulation that curtails what is a valuable service to tourism, the economy and the community.

