

**Submission
No 39**

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

Name: Mr Neil Galbraith

Date Received: 27/10/2015



26 October 2015

Re: Protection and encouragement of home sharing

Dear Mr Stokes,

I have been an Airbnb host for the last 2 years. I am originally from the UK and currently live alone. I try and visit family at least once a year and originally made my property available on Airbnb to help pay for expensive flights to the UK and US where my family live.

I have been renting my spare room on Airbnb all year round for the last 18 months. The income I get helps me to pay a large mortgage on a single salary and has partly enabled me to recently take a job with a not for profit organisation as opposed to a corporate.

The location and price point of my property attracts travellers on a budget who would otherwise be forced to stay in a hostel. It brings a steady stream of people to support local businesses.

If I were unable to earn extra money on Airbnb I might be forced to take on a permanent flatmate, and/or reconsider my employment options, either of which would have a massive negative effect on my life.

Sharing my space on a short term basis with likeminded people is hugely rewarding, it is not simply about earning an income or for the guest about saving money. It is an opportunity to meet and exchange histories, for hosts to share their knowledge and experiences of Sydney with guests and to engender a feeling of openness and community with a global reach.

I would like to see recognition by the government that house sharing is a good thing for everybody, for the local community and local business. I would hope that a fair and considered decision can be reached that allows hosts like to me to continue to share our homes with visitors to our beautiful country.

Yours sincerely,



Neil Galbraith.