

**Submission
No 111**

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

Name: Name Suppressed

Date Received: 6/11/2015

Partially Confidential

Dear Committee,

I am writing in support of the new so-called shared economy, in particular shared accommodation, namely Air B&B.

When a friend of mine learned about losing his job in November 2014 he was left in a very difficult situation: He had recently purchased a property. Without a job he asked himself, how can I be able to pay my mortgage? This is when he registered for Air B&B as a host. Since December 2014 he is a very enthusiastic host meeting many people from everywhere around the world. It gives him a purpose (he is still without a job), he has met so many very nice and interesting people, and it gives him an income that helps paying for his mortgage.

And he does pay income tax on the money he receives for sharing his house; a fact that should not be overlooked is that many (if not all) people renting out their rooms to long-term flatmates do not declare their rental income.

His guests are usually very keen to get information about the shops/restaurants/cafes/theatres etc in the neighbourhood, and his guests are spending significant amounts of "tourist dollars" right there in his neighbourhood.

I congratulate our Prime Minister Malcolm Turnbull for seeing the importance of the shared economy and I urge you to put together some reasonable, easy to understand and easy to apply regulations keeping Air B&B viable for all.

Kind regards