

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

Name: Name Suppressed

Date Received: 3/11/2015

Partially Confidential

To: Parliamentary Committee Inquiring into Short Term Accommodation

We are relatively newcomers to Airbnb and now share the granny flat on our property with guests from time to time. Our children have grown up and left home so we have surplus room to offer in this way.

The main benefit we derive is a modest income from people looking to stay in our area. We have discovered that we attract guests who need to visit our part of Sydney for short periods of mainly 1-3 days in order to visit children or friends for a particular function such as birthdays, university graduations etc. We also receive inquiries from professionals who are working in the area such as doctors, technicians etc who have short-term projects in local hospitals and enterprises who can't find other temporary accommodation close-by. We are located in the north western suburbs of Sydney where there is not a lot of short-stay or tourist accommodation.

We are in the 60-70 age group and retired, and while we receive a small amount of industry superannuation, we have been able through Airbnb to avoid applying for any Government pension to supplement our income in this low interest rate environment, because of the additional income we are able to earn through Airbnb. In effect Airbnb is allowing us to remain self-funded retirees.

The other benefit we have noticed is that virtually all the guests who visit don't bother to cook but eat out at local restaurants etc and buy breakfast foodstuffs at local businesses, which helps out the local economy in an area which is not typically tourist.

We are very selective about who we allow to book and stay in our home. We limit the number to 2 guests and take about 20-30 bookings a year, about 60 days, as a result there is negligible effect on our neighbours and environment.

Most interestingly, our little Airbnb project keeps us busy and ticking over, without which life would be much more boring.