

**Submission
No 192**

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

Name: Mr Ross Whiteley
Date Received: 12/11/2015

: Re: Parliamentary Inquiry into home sharing across NSW

Dear Committee,

I am writing to express my support of home-sharing in NSW.

I understand there are possible changes under consideration, as well as new proposed legislation you will be discussing in November.

In August 2010, my wife and I built an approved secondary dwelling on our property in Avalon, to accommodate our daughter and her new husband. After 3 years they were in a position to invest in their own apartment, leaving the cottage for either rental on a full time basis or short term.

Having lived on the Northern Beaches for 50 years, and now retirees, we chose to trial the home-sharing option through Airbnb, as a way of not locking a part of our home into a permanent tenancy, which can result in uncertain occupancy and outcomes

The results for us have been more than satisfactory, providing not only a reasonable financial return, (as opposed to possible uncertainty with a full time tenant through delayed rent, inability to pay, respect of property etc) but enabling:

- Secure payment for occupancy via the Airbnb reservation system.
- Benefit to other local businesses via our endorsement of their products or services, e.g. Restaurants, cafes, retailers etc.
- Provision of opportunities for overseas extended families to visit their loved ones without searching for accommodation that does not exist within a realistic distance.
- Provision of short term week-end breaks or getaways for all Australians seeking an inexpensive retreat or wedding attendances.
- As retirees, the rental income extends to less imposition on the welfare system relevant to full time pension benefits, with full reporting to both Centrelink and the ATO.

In conclusion, should the home-share opportunity be compromised through legislative changes, the lifestyle of all home-sharing participants would create a greater social burden on local communities, than the benefits that a broad cross section of both local, interstate and overseas guests currently enjoy.

We ask that shared values be the premise for a legislative outcome that presents fairness, opportunity for all, responsibility, and everyone playing by the same rules. "We want to be responsible citizens and should have clear, fair and progressive rules that make it easy for hosts to share their space".

Thank you for your consideration in these matters.

Sincerely,

Ross & Margaret Whiteley

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