

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

Name: Name Suppressed

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Partially Confidential

23 October 2015

I bought a 2 bedroom apartment in Parramatta, hailed as Sydney's 2nd CBD, in March 2015 with the sole intention of letting it out as a short term holiday rental; minimum stay 2 nights. I got a large bank loan and the only way I was going to manage the repayments is to do a short term rental and achieve a higher rental income. I am listed on Air bnb and other websites. I am doing very well and almost always at full occupancy. I believe that I am facilitating the demand for this type of accommodation, ie self contained family accommodation at an affordable price.

After being on Centre link payments for several years (I am a single mum with a young child and I have not been in paid employment since 2006); I am now self employed and I no longer receive centre link payments. I manage the property myself, bookings, correspondence with guests and all cleaning and maintenance of the property.

I have very clear written "house rules" which all prospective guests are aware of before booking. These rules are also written and displayed prominently on the wall of the apartment to remind my guests how to behave. Noise, smoking, parties, garbage bin duties, etc are all addressed.

In the 6 months that I have been operating, I have not had any complaints from the other residents in the building or the street. On the contrary, I have received only positive feedback from the other property owners, all but 1 other property owner lives elsewhere. As I am a regular visitor to the building, I take an active interest in the condition of the building and grounds and keep the place looking good.

Basically, having this short term rental accommodation has enabled me to make an income and help me to secure my economic future. The rental income is my main source of income.

In conclusion, my property enables me to earn an income. I broaden the accommodation options available in Parramatta that lack the various types and levels of accommodation to suit different budgets and preferences. I and all Airbnb hosts, facilitate additional visitors to Australia.

I understand the need for fair and progressive legislation and I support the government in wanting to meet changing demands and to facilitate the projected growth of international visitors to Australia.

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