

**Submission
No 97**

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

Name: Name Suppressed

Date Received: 5/11/2015

Partially Confidential

Dear Madam/Sir,

Re: Adequacy of regulations of short-term holiday letting in NSW

I have been suffering from a medical condition, which has affected my memory and ability to function in my previous position as office manager. It has affected my confidence and I found it was difficult to find a suitable job at my age that didn't require working full time (I would appreciate this to remain confidential).

Our children have left home and we have some spare room and initially I hosted overseas students, which was nice but a little constrictive as you always need to be there to cook meals etc. Even in the weekends. I then heard about AirBnb and thought I might give it a go seeing we really enjoy meeting people from different cultures and backgrounds.

I was presently surprised as to how much I enjoy the experience. We know a lot about Sydney and surroundings and enjoy sharing our knowledge so visitors can have the best experience possible whilst in Sydney.

I would say this has been my most enjoyable work experience ever, although it doesn't earn a lot of money it does give me some extra income and has restored some of my confidence.

I believe that the people that use AirbnB are after a more personal experience than what hotels etc offer. They want to live as locals do and go to local restaurants, shops and talk to people that live in Sydney.

As they are not staying in the tourist areas they also frequent local shops and establishments.

I make sure that my neighbours are not bothered by my guests; in fact I don't think they have noticed that we are operating a bed and breakfast.

I would really be disappointed if we were no longer able to do the bed and breakfast; it has been a wonderful thing for me.

Bed and breakfast businesses in Australia have operated for a very long time without anyone complaining about it. It is an alternative form of accommodation that some people prefer to hotels and the like.

I hope that the enquiry can establish clear regulations regarding AirBnb and calm down the sudden hype there seems to be regarding it as it is in fact just a form of Bed and Breakfast.

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