

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

Name: Name Suppressed

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Partially Confidential

We decided to build an apartment under our deck just after I finished chemo following being diagnosed with breast cancer. Our financial situation was substantially hit by not only me not working as much as I did before, but also the treatment costs as well. We decided to try to rent the apartment out. If we couldn't have done that, we would still be struggling today. We had built the apartment with our overseas family and friends in mind, but renting it out in the times they aren't here makes a lot of sense to our pocketbook.

It also means that we are able to spend more time with our children and that will not only benefit our family but society in general. Many problems with the younger generation now is the result of the lack of supervision. We want to ensure we are able to be around to watch our children but to also set an example for them.

We were initially concerned with short term stayers and didn't want a party house for us or our neighbours. We decided that we would have to vet the people who stayed in our apartment. It is definitely much easier to manage and control properties when you are staying on the premises. We have had no issues whatsoever in the three years we have rented it out. In fact, our experience has been very positive.

When people are staying in the same property as the hosts, we have found that they show a high level of respect. Also, we find that our tenants are usually in the country to visit their adult children who live around us, so they are older and prefer properties that are not in the middle of a bustling area.

For the businesses around us, they experience a boost in business from our tenants. We keep brochures in the apartment and recommend businesses all the time to our tenants. By staying with us, it also makes the trip much more affordable for our tenants and they have that extra money to spend on other things with other businesses. They can cook their own meals and appreciate the privacy they enjoy here.

We have to ensure that we don't have stayers shorter than a week in order to satisfy the council. This short stay rule is unfounded for shared accommodation with hosts in the home and we know that we would not have any issues with tenants that stay for shorter times as well. Quite simply, we are responsible for our property and we ensure that our choices don't impact our neighbours. That short stay rule should only be applicable for apartments or homes where no host is on site for the short term lets.

My husband and I work for ourselves and we need to supplement that income. We think the country needs as many of the jobs for others who can't afford to start their own businesses. If we do have to get further jobs, we will be competing with other Australians for them. We need clear, fair, concise rules that make it easier for hosts to share their space. The government benefits from the extra taxes we pay as a result of that extra income. It's a win-win for everyone.