

**Submission
No 73**

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

Name: Name Suppressed

Date Received: 3/11/2015

Partially Confidential

As an owner and resident of an apartment in a 100-unit complex in Redfern, I know many neighbours who are offering their apartment to rent with Airbnb. Several of the Airbnb hosts rent out their apartment in entirety to travellers from Australia and around the world.

Redfern is a bustling suburb and is often a laid back and convenient location for travellers who choose not to stay in the Sydney Centre. It has a great selection of cafes, restaurants and bars and is surrounded by parklands such as Redfern Park and Prince Alfred Park. It has a train station and offers a wide range of bus routes.

Having lived in Redfern for the six years, I have witness the changing demographic of our apartment block with increased renter to owner ratios as well as Airbnb hosts. The change in renter to owner ratio means an issue with overcrowding – a common inner city apartment issue. Often, a two bedroom apartment may have six or more people living the apartment. This is an ongoing issue and a safety hazard for all residents of the building. This issue is something that I do not see with Airbnb renters as the travellers are carefully vetted by the Airbnb hosts and the number of residents is set to the legal maximum.

Airbnb hosts that I know in the building clearly outline the rules of the building to the travellers and suggest itineraries or offer advice on where to go and what to see. The travellers may enjoy a cool swim in our pool, a sunset view of Sydney from our rooftop garden or a home cooked meal using the fresh produce from Eveleigh Markets. They are generally very respectful to the building and fellow neighbours. I believe this is because travellers are looking to have the best time they can in our beautiful city and the fact that they are rated by the hosts after they leave. This transparent rating system is something that we should emulate in our own rental market system.

Additionally, Airbnb hosts take pride in the presentation and cleanliness of their apartments as they are the priorities for all travellers. Having clean neighbours in apartment spaces is essential as any cases of vermin can spread quickly in close living spaces. I know of hosts who also engage in the services of our local businesses such as cleaners and laundromats and believe that supporting our local businesses is important to the wellbeing of the whole community.

I hope my submission has been insightful for the committee in making decision about Airbnb.

Warm regards,

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