

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

Name: Name Suppressed

Date Received: 5/11/2015

*Partially Confidential*

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[REDACTED]

[REDACTED]

5<sup>th</sup> November 2015

To: The Committee

I am writing in support of the 'sharing economy' and the benefits it brings both economically and experientially in the state of New South Wales and would like to relate my personal experience.

I have been a host to travellers to Sydney and the income I have derived has flowed back into the local economy. By providing a welcoming and informative stay for my guests, I have increased the length of their stay on numerous occasions and increased the tourist dollar for my community. Guests who have stayed with me say that they would have had a shorter stay if they had been unable to benefit from this arrangement.

A recent study conducted in conjunction with London-based Economist, Dr. Margarethe Theseira, the study found that Airbnb generated £502 million in economic activity in the UK in one year and supported 11,629 jobs – I suggest to the committee that compatible benefits would exist for our marketplace.

Guests who wish to participate in a shared accommodation arrangement, have an inherent expectation of compliance with the living habits of the host. Travellers who choose to accommodate this way recognise they will not be able to undertake activities that are unacceptable to the host. This is particularly relevant in apartment hosting where guests will be closely monitored and therefore not cause disruption to the other occupants of the building. Furthermore, the on-line platform of Air BnB allows hosts to screen guests prior to accepting a booking. I believe therefore, that apartment accommodation should not be assessed in a discriminatory manner.

Although my insurance company did provide landlord insurance as protection for myself and my guests, only recently have I become aware that under the Sydney LEP 2012, insurance protection for my guests and myself is unobtainable as short term letting of the property is classified as 'not permitted' use and therefore any claim I made under this arrangement would not be paid. I have had no choice but to cease to participate in this wonderful collaborative marketing opportunity and deprive my community of the additional tourist dollar and myself of disposable income derived predominantly from overseas visitors.

I hope that this enquiry will remedy this situation.

[REDACTED]