

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

Name: Name Suppressed

Date Received: 6/11/2015

Partially Confidential

Dear Sir/Madam,

This letter is to highlight the great impact that home sharing has to my lifestyle and to the local economy.

I have been renting holiday houses on Stayz for about 8 years whenever I am going up or down the coast to “live like a local”

A couple of years ago I decided to be a host myself: rent out my place in Sydney while travelling to Europe. The purpose was to cover for my rent and also meet someone that will enjoy Sydney while I was away. I also felt better to have someone in my apartment for safety reasons.

I was overwhelmed by the experience as there was a true connection and exchange with my first guest: I could recommend the local café and my favourite restaurant. I knew she would enjoy her stay.

Since then, I bought a property and hosted tens of guests when I travel. I enjoy directing them to the local shops and making sure they do not miss on the little gems that Redfern has to offer.

I strongly believe this has a positive impact on local businesses and the whole community.

While we understand the concerns regarding the safety and potential disturbance, I want to highlight that we never had any issues with the neighbours: all the guests are extremely respectful with the whole community! My place is also fitted with all the safety features and I am fully insured for short term rental stays (with a public liability of up to AUD 10 millions).

Another great benefit is the flexibility it offers. My mother is coming to visit in January next year. I will then rent-out my property and rent a bigger place on Airbnb during her stay. This way we can be together under the same roof and spend some quality time. This is the kind of flexibility Airbnb offers and this freedom should be embraced. I cannot picture booking an un-personal hotel room for my mum while she comes in Sydney. My place will also be too small for us to live in: The perfect solution is home sharing!

I hope you will understand the strong message from the community and that you will come up with fair and flexible regulation that will show the rest of the world how progressive the state of NSW is.