

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

Name: Name Suppressed

Date Received: 3/11/2015

*Partially Confidential*



## **AIRBNB INQUIRY**

To whom it may concern,

I am the owner of an approved bed and breakfast facility in Glebe, NSW in the City of Sydney local government area.

I am disgusted at the number of unapproved accommodation facilities that are flourishing in my local neighbourhood.

I would welcome regulation so that those owners bear the same costs as me, namely:

- 1) As a registered business I pay GST (therefore my prices are at least 10% more than non-regulated airbnb's)
- 2) I have higher insurance premiums (at present only Nepean Brokers will insure a heritage building for bed and breakfast accommodation)
- 3) I pay land tax (although I am required to live on site under our DA it is regarded as a commercial dwelling)
- 4) I pay exorbitant compliance costs for annual fire inspections. This includes fire sprinklers, smoke alarms and doorclosers to be tested and fitted to each room. It also includes fire extinguishers to be placed in the kitchen, downstairs and upstairs and isolated fire stairs form upstairs because we are a heritage building.
- 5) I pay commercial interest rates (although it is my family home again we are regarded as a commercial business)

Airbnb is not affecting major hotels. It is affecting small business owners like myself who are doing the right thing. There is no difference between what I provide and what an airbnb host provides except that they do not call themselves a "bed and breakfast". I am sure that every host on airbnb will provide their guest with access to the kitchen facilities. Hence they are a bed and breakfast facility whether they provide free food or not.

