

**Submission
No 131**

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

Name: Name Suppressed

Date Received: 8/11/2015

Partially Confidential

In 2006 I suffered a personal trauma. To get away from memories, and for my personal mental health, I wanted to go overseas (I have a lot of friends and wanted/ needed to spend time with them), but at the time I couldn't afford it. A friend suggested renting my home for short-term rentals. I looked into it and it was a successful venture. There was such demand for my home that I was booking it out quite regularly. So much so that I have made a career out of it. It was, and is, always a great experience both for my guests and myself.

There was only one problem with the state of my home when I arrived back after a guest left, but I dealt with it direct with the guests and from there came one of my Terms of "no parties", firstly for the protection of my home, but more so for the protection of my neighbours. To me this is the most vital thing for my 'business', keeping the peace for my neighbours. They should not have to pay a price for me to earn my keep. Life should continue on as per normal, with no disturbance whatsoever. In fact I have had guests stay with their children that have ended up befriending the children next door (I have no children) and even one time when my nieces befriended guests in my home. It is really lovely. I have also had many, many family groups staying, usually for a wedding, or a birthday (for Nan), etc. It is far nicer for an extended family to be able to stay under one roof, sit around all together in a lounge room and sit around a dining table to eat a home cooked meal.

These guests, since they are living as a local does, spend money in local businesses including the supermarkets, restaurants (delivery and takeaways!), as well as car rentals companies and transport to get into the city and the surrounds to see the sights! (Parking in hotels in Sydney is far too expensive whereas my home, and others have a garage!)

The guests love the interaction we have when they arrive and I often get asked questions re Sydney, transport, etc. It's great that these guests can deal with a local as opposed to staff. It is such a more personal experience.

I have been able to make enough money to live off my home and to travel as well. I feel very house proud and constantly keep it maintained for my guests.

This is entirely a great experience all round for all involved. This is definitely providing a service and is a great plus to both domestic and international tourism (ie to be able to stay in a home, like a local). One guest actually said to me upon leaving "you have really loud birds here!"... They were from the UK, and yes there are lots of kookaburras, rosellas (lorikeets?) and crows where I live and they do make a racket in the morning. But they would never have experienced that staying in a hotel! And I forgot to mention the possums!