

**Submission
No 90**

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

Name: Name Suppressed

Date Received: 5/11/2015

Partially Confidential

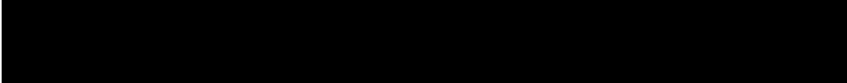
Submission Regarding Short Term Renting through AirBNB

For some years before he died, I cared for my husband at home. In some ways this was a very isolating experience, especially towards the end, when he was too frail to visit even our immediate family. After he died in 2013 and I heard of an Airbnb meeting to attract new hosts, I decided to attend as I thought this might be a way for me to re-enter the world of interesting, adventurous people. Within a few weeks of the meeting I had my place set up and listed.

My decision to rent the back of my home has proved to be one that helped greatly in my recovery from grief. I sometimes joke to people that it "got me out of bed and doing things". I probably would have let many things go when I was feeling low, but washing of linen, cleaning, gardening and general home maintenance with set deadlines, just had to be done. When guests are present, I live in the front of the house; and when I have no guests, I open the adjoining door and enjoy the whole house and garden again. It is a great arrangement.

As a host, the more effort I make to welcome guests, the more they seem to appreciate the style of accommodation I offer. They comment on such things as waking to birdsong, the scent of spring flowers, toys I leave for children and the convenience of the local shops and transport options which I point out to them. I have enjoyed having people who would never be able to spend the same amount of time in Sydney if they had had to stay in hotels (which are in short supply in the East Denistone/Ryde area anyway). Guests have been of many different nationalities and ages and have included young parents with small children, older couples visiting relatives and friends, country or interstate people coming for special appointments or events and newly enrolled students or visiting academics at Macquarie University – all interesting people with stories to share in the small moments when our paths cross.

At this period of my life I would be greatly disappointed if I were unable to keep hosting short term guests through Airbnb. Apart from the pleasure I receive from hosting guests, as I finish my formal working life at the end of this year, the money earned will help greatly as I retire. I know too that the small shops and restaurants which are a five minute walk from my door would also miss the patronage of these visitors.


* 6. The committee will generally publish submissions unless an author requests that all or part of their submission be kept confidential. Such a request should be made in the document itself and those parts of the submission which the author wishes to remain confidential should be clearly indicated.

Partially confidential: your submission may be published but all identifying details (including your name) will be withheld. Your submission may be referred to and cited in the final report, but no identifying information will be disclosed.

I would like my name to remain confidential please because of the sensitive nature of my main reason for joining this sharing community.