

**Submission
No 91**

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

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Date Received: 5/11/2015

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October 20, 2015.

SUBMISSION TO INQUIRY INTO THE ADEQUACY OF THE REGULATION OF SHORT TERM HOLIDAY LETTING IN NSW.

To the Committee

We wish to address some of the issues associated with the practice of short term holiday letting from our personal points of view, as both hosts and guests of Air B n B, Gumtree and word of mouth letting.

- 1) As hosts- we purchased our studio in Bondi a few years ago, for our own use on visits to Sydney, for recreation and, more often, for work. I (Loretta) work in the film & TV industry- these jobs are short term, (from 3 weeks to three months) - and not particularly well paid. It is neither affordable nor practical to stay in an hotel for that long, and, at the time, it was impossible to rent for such a short term. Initially we let it occasionally to friends and colleagues in the same position, through word of mouth, but more recently to holiday makers, short term workers etc. through Air B n B or Gumtree. Obviously, this helps us with the expense of keeping the apartment, and enables me to take on jobs when they are offered. The Sydney Morning Herald columnist Jimmy Thomson, who is conducting a campaign against this practice in his "Flat Chat" column, suggests that hosts like us are renting out properties to 'a different set of party animals and hyped- up holiday makers' ...'footy fans, bucks parties and boisterous families' 'every weekend'. Nothing could be further from the truth - as it is our home away from home, we are very selective about who we rent to...and these websites, unlike traditional agents, allow us to pick and choose our guests. Another of the points made in his column is that short term letting takes scarce accommodation out of the permanent housing stock - which may be true in some cases, but not in ours. It is unlikely that many landlords would prefer the uncertainty and wear and tear associated with holiday letting if the long term option were available.
- 2) As guests- We have used short term rental websites on recent trips to Japan, France and the UK. While not necessarily less expensive than hotels, this has enabled us to make our own meals. This is important to me as I suffer from a medical condition which requires a special diet. Once again, I feel sure there are many others with similar reasons for preferring the flexibility offered by this option.

We feel that the horse has well and truly bolted on this issue - further regulating or persecuting Air B n B and similar sites will only result in newer, less well organized

and transparent sites popping up to replace them. They have filled a gap in the market, and travellers and hosts have embraced the concept for a myriad of reasons. Rather than damage the tourism industry, the advent of these sites has expanded and enhanced it.

Thank you, Loretta Egan and John Campbell.