

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

Name: Name Suppressed  
Date Received: 12/10/2015

*Partially Confidential*

We would like to present the neighbours side of Air BnB rentals. We would also like to state at the outset that we have nothing but praise for Canada Bay Council's Compliance Department who were very helpful in dealing promptly with this situation once we lodged our complaint.

We have lived in Drummoyne for 21 years in an ordinary residential street. Our neighbours moved into their house 4 years ago after completing a renovation. Two years ago our neighbours started advertising their house on AIRBNB. We were not aware of this until the first group of tenants arrived. Their house is 5 bedrooms and three bathrooms and at \$550.00 per night is at the top end of the Airbnb market. So, not surprisingly, large groups, usually two families of tourists began moving in during school holidays. This resulted in 8 – 10 complete strangers living in the house next door.

People were coming and going at all times of the night and day. Our neighbours' front door and their large air conditioning unit are directly under our bedroom window. We would be frequently woken late at night and early in the morning by slamming doors and loud conversations with accompanying wheelie bags dragging up and down the entry stairs.

The tenants were not paying for electricity so they ran the airconditioning on high (the Aircon Unit is situated directly underneath our bedroom window at the side of the house) all night and day so we had to keep our bedroom windows closed in Summer and Winter during school holidays because the noise was so loud.

Often the tenants would have large groups of friends over and entertain loudly with music blaring until late at night. They did not have any regard for us because they are '*just passing through*' and paying a premium price and felt entitled to '*get their money's worth*'.

Meanwhile our neighbours had relaxing holidays with the proceeds of their rental while we spent the school holidays next door to a '*Hotel*' with sleepless nights.

It is frequently claimed by Air BnB landlords that renting your house out on AirBnb is some sort of Community service to local businesses through the tourist economy. When our neighbours leave their house and rent it out their purchasing is lost to the local area so the tenants at best replace the income lost from permanent residents vacating their homes. There is zero net increase to the local economy. The motivation to rent out properties on AirBNB is for personal profit for individuals and comes at the expense of their neighbours and communities. This behaviour doesn't create Communities it divides them and turns neighbour against neighbour.

It steals income from legitimate businesses who are licensed to offer accommodation, have to comply with strict Council regulations relating to fire safety and wheelchair access and who can't operate on the black market cash economy and pay tax on their income. Air Bnb rentals are actually putting smaller hotels out of business. Unlike AirBNB rentals, the landlords of legitimate hotels live on the premises and are responsible and accountable for the actions of their tenants.

If people want to use their homes as "*gifts to be shared*" then they can do so by offering Bed and Breakfast accommodation, if permitted, with consent by their local Council and their immediate neighbours. When the owner is on site they are able to ensure that their guests are behaving responsibly. Offering Bed and Breakfast accommodation would also "*bring the tourist economy*" for local businesses with homeowners staying at home and spending their money locally as well. This would be a 'win' for the whole Community.