

**Submission
No 52**

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

Name: Mr Sean Han
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I am writing because I wish to contribute to the Legislative Assembly's current inquiry on short-term let regulations.

We have been renting our granny flat in Sydney's inner west for some time using Airbnb's web-based facility. Airbnb works well for us as they have formed a "community" whereby members, hosts and guests, are vetted through a system of validations and references. We have only had wonderful experiences as hosts, and as guests in other Airbnb listed properties around Australia and the world.

Short-term Lets through systems like Airbnb offer people accommodation options in places where there are few if any hotels or motels. Places that are close for parents who want to visit their grown children, for example.

We as hosts love sharing our local knowledge. We love living where we live and we love giving travellers the opportunity to "live like a local", a more personal experience for travellers.

We warmly embrace the idea of a "shared economy" where people can convert idle assets and or skills into an income generating enterprise. The flow on benefits are obvious. We have used our additional income to improve our property by:-

- Painting the house
- Installing solar panels
- Installing LED lights in the granny flat
- Installing gas hot water system

This obviously contributes to the local economy, but so does the other associated expenses –

- Linen
- Towels
- cleaning products

Guests spend locally too at

- Cafes
- Restaurants
- Grocery stores

We note that already some councils have embraced and encouraged this growing force in the economy. We understand that there is a need to look at the regulations and we are keen to support and embrace this.

We would encourage any changes in legislation to be not only

- reasonable and fair
but also to be
- easy to understand and
- easy to follow