Dear NSW Government,

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Why do I host with Airbnb?

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Heather Pearse

0601
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Sandra Brookes

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Coleen Tracey

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Venitia Burt

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Nhan Ho

0605
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Quynh Phan

0606
To whom it may concern,

I am the chairman of the owners corporation of a strata complex.

I am following the matter pertaining to the STHL debate that is currently underway in NSW.

Whilst I do not intend to delve into the issue of STHL I do wish to raise concerns relating to this matter if the recommendations particularly are approved.

My concerns revolve around the issue of appointed members to Owners Corporation Executive Committees.

A person can be appointed to an Owner Corporation Executive Committee but vote, generally at an AGM.

Such persons are elected without any formal training.

I find this situation totally unacceptable as there is an expected requirement for people to be trained in almost every aspect of employment whether the terms of employment are paid or voluntary.

Why should being a member of a Owners Corporation Executive Committee be any different?

It also needs to be considered that members of Owner Corporation Executive Committee are expected, and do, make decisions that can, and do, in some cases adversely affect peoples lives, manage huge budgets, make decisions that in some cases may not be entirely legal.

Yet this occurs without any formal training or accountability.

My concern is that if the proposed changes to the STHL as applicable to strata properties has the potential to become a legal minefield due to the lack of training for such Committee Members.

I would hope that the government will consider the provision of training to all Owner Corporation Executive Committee members have proper training to enable them to provide a sound decision making base.

I trust you will give this matter due consideration.

Regards,

Ian Ramsay

0607
I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper.
I do not believe that the same rules should be applied to holiday homes that are being considered for apartments and room sharing in strata properties in the city.
Short-Term-Rental is a key part of the visitor and tourist economy of regional cities and towns. If some of the proposed options are put in place, it could be too burdensome to rent out holiday homes. If this happens then jobs will be lost and the economy will be starved of much needed tourist income in regional New South Wales.
I urge you to treat holiday homes differently to other short term rental and listen to the voices and concerns of homeowners.
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maureen jennings

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Camilla Palmer

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Terry Rogan

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Steve Mower

0612
Dear NSW Government,

I am very concerned by the prospect of some extreme home sharing rules which are currently being discussed for NSW. I am supportive of rules which are fair and sensible. I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

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Craig Spencer
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Kristin Dale

0614
Dear Sir/Madam.

I wish to include one issue that has not been addressed in the Options Paper which concerns the impact of short to medium term leases for 'regular' residential letting of residential properties due to 457 Visa international visitors, in particular fruit pickers.

In my situation, the residential property next door is let out for periods of 6 to 7 months each year to 8 individuals - blue-berry pickers (this property is also holiday let for the remainder of the year). This is an excessive number of young people in one house, and can have significant impact on the residential ambience of the area. Please see the attached photograph of the four vehicles used by the occupants. This far exceeds the off street parking available at this property, which is a dual occupancy development therefore already limited for space and causes an obstruction to pedestrian access along the grass verge.

I have noticed on a number of occasions a lady a few doors along has to encroach onto the roadway with her baby in the stroller, which is potentially a dangerous situation.

The point here is, short to medium term letting of the above nature can have a similar impact to that of short term holiday letting, in that the individuals may not have an understanding of local community expectations, and may have adverse impact on the ambience of the residential community.

I therefore consider that the definition of Short Term Holiday Letting should be expanded to include medium term letting (up to 8 months) which involves 457 visa holders on a working holiday.

regards,
Doug Wray

0615
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper. Airbnb is part of the 'sharing economy'. It's popularity demonstrates the communitys' choice in the availability of short-term letting if rooms and apartments. Let’s not tie up this part of the economy is over regulation!

For your consideration.

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Allison Aspden

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0617
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.
Airbnb Rentals can also create jobs in the local community where regular house cleaning and managing rentals and hosting are required.

I wish to support the following options:

Section 4: Industry Self Regulation - including industry complaints management and education which encourages responsible hosting and self regulation. Any Code of Conduct would need to be reasonable and representative of the home sharing community.
Section 5: Strata Regulation - This includes options for by-laws to manage visitor behaviour and to receive a revenue share from home sharing. I would also support rules to deal with bad actors and isolated incidents of unruly behaviour. I would not support a regulatory environment which allowed Owners Corporations to ban outright short term rentals.

I wish to register my opposition to the following options:

Section 6: Planning Framework - A planning framework including caps and restrictions would have a negative impact on home sharing. The planning frameworks in both South Australia and Tasmania don’t include any caps on nights at all.
Section 7: Registration or Licensing - A registration or licensing system such as fees to share your own home would have a negative impact on home sharing. In South Australia there are no fees and no registration or licensing system, allowing the home sharing economy to thrive. In Tasmania, there is a simple, quick and cost effective self-assessment form, which is only required in limited circumstances - usually for holiday homes or weekenders only.
Section 5: Strata Regulation - By-laws which could prohibit hosts from sharing their own homes would see strata residents treated as second class citizens. Current rules in NSW do not allow by-laws that ban hosts from sharing their own home, and this would be a step backwards for NSW.

To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Grant Harris

0618
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without excessive regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

Some members of the Airbnb host community depend on hosting as an economic lifeline to help contribute toward the mortgage and other bills. They also recommend other businesses, places of interest and help build connection between individuals who live and work in local areas. Not all Airbnb places are in major tourist areas.

I wish to support the following options:

Section 4: Industry Self Regulation - including industry complaints management and education which encourages responsible hosting and self regulation. Any Code of Conduct would need to be reasonable and representative of the home sharing community.

Section 5: Strata Regulation - This includes options for by-laws to manage visitor behaviour and to receive a revenue share from home sharing. I would also support guidelines to deal with isolated unruly behaviour. I would not support a regulatory environment which allowed Owners Corporations to ban outright short term rentals.

I wish to register my opposition to the following options:

Section 6: Planning Framework - A planning framework including caps and restrictions would have a negative impact on home sharing. The planning frameworks in both South Australia and Tasmania don’t include any caps on nights at all.

Section 7: Registration or Licensing - A registration or licensing system such as fees to share your own home would have a negative impact on home sharing. In South Australia there are no fees and no registration or licensing system, allowing the home sharing economy to thrive. In Tasmania, there is a simple, quick and cost effective self-assessment form, which is only required in limited circumstances - usually for holiday homes or weekenders only.

Section 5: Strata Regulation - By-laws which could prohibit hosts from sharing their own homes would see strata residents treated as second class citizens. Current rules in NSW do not allow by-laws that ban hosts from sharing their own home, and this would be a step backwards for NSW.

To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Stewart Stubbs

0619
Dear NSW Government,

Whilst this is based in a standard template, I have read it fully and it very practically applies to my own circumstance.

Importantly, home sharing allowed me to stay in my own home when I was unemployed for the first time in my life - and a huge mortgage. It’s a comfort knowing I have this financial backup to keep my head above water for as long as it takes to get another job.

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

I wish to support the following options:

Section 4: Industry Self Regulation - including industry complaints management and education which encourages responsible hosting and self regulation. Any Code of Conduct would need to be reasonable and representative of the home sharing community.
Section 5: Strata Regulation - This includes options for by-laws to manage visitor behaviour and to receive a revenue share from home sharing. I would also support rules to deal with bad actors and isolated incidents of unruly behaviour. I would not support a regulatory environment which allowed Owners Corporations to ban outright short term rentals.

I wish to register my opposition to the following options:

Section 6: Planning Framework - A planning framework including caps and restrictions would have a negative impact on home sharing. The planning frameworks in both South Australia and Tasmania don’t include any caps on nights at all.
Section 7: Registration or Licensing - A registration or licensing system such as fees to share your own home would have a negative impact on home sharing. In South Australia there are no fees and no registration or licensing system, allowing the home sharing economy to thrive. In Tasmania, there is a simple, quick and cost effective self-assessment form, which is only required in limited circumstances - usually for holiday homes or weekenders only.
Section 5: Strata Regulation - By-laws which could prohibit hosts from sharing their own homes would see strata residents treated as second class citizens. Current rules in NSW do not allow by-laws that ban hosts from sharing their own home, and this would be a step backwards for NSW.

To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Christopher McManamon

0620
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

The Airbnb community gives guests to our region a more personal experience than a hotel while at the same time provides locals with a small business opportunity that injects funds into the local economy.

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

I wish to support the following options:

Section 4: Industry Self Regulation - including industry complaints management and education which encourages responsible hosting and self regulation. Any Code of Conduct would need to be reasonable and representative of the home sharing community.
Section 5: Strata Regulation - This includes options for by-laws to manage visitor behaviour and to receive a revenue share from home sharing. I would also support rules to deal with bad actors and isolated incidents of unruly behaviour. I would not support a regulatory environment which allowed Owners Corporations to ban outright short term rentals.

I wish to register my opposition to the following options:

Section 6: Planning Framework - A planning framework including caps and restrictions would have a negative impact on home sharing. The planning frameworks in both South Australia and Tasmania don’t include any caps on nights at all.
Section 7: Registration or Licensing - A registration or licensing system such as fees to share your own home would have a negative impact on home sharing. In South Australia there are no fees and no registration or licensing system, allowing the home sharing economy to thrive. In Tasmania, there is a simple, quick and cost effective self-assessment form, which is only required in limited circumstances - usually for holiday homes or weekenders only.
Section 5: Strata Regulation - By-laws which could prohibit hosts from sharing their own homes would see strata residents treated as second class citizens. Current rules in NSW do not allow by-laws that ban hosts from sharing their own home, and this would be a step backwards for NSW.

To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Wendy Beverley

0621
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

The high cost of daycare and an inflexible place of employment meant my husband & I made the decision for me to resign and be a full time carer until our daughter is of school age. Airbnb hosting community has provided us with an economic lifeline to help us pay the mortgage and the bills while we only have the one income.

I recommend my favourite cafes, restaurants and shops so small businesses in my area get a boost from local tourism. The majority of our guests have said they would bypass our town if they did not have the Airbnb option because other accommodation options are too expensive.

I wish to support the following options:

Section 4: Industry Self Regulation - including industry complaints management and education which encourages responsible hosting and self regulation. Any Code of Conduct would need to be reasonable and representative of the home sharing community.

Section 5: Strata Regulation. I support rules to deal with bad actors and isolated incidents of unruly behaviour. I would not support a regulatory environment which allowed Owners Corporations to ban outright short term rentals.

I wish to register my opposition to the following options:

Section 6: Planning Framework - A planning framework including caps and restrictions would have a negative impact on home sharing. The planning frameworks in both South Australia and Tasmania don’t include any caps on nights at all.

Section 7: Registration or Licensing - A registration or licensing system such as fees to share your own home would have a negative impact on home sharing. In South Australia there are no fees and no registration or licensing system, allowing the home sharing economy to thrive. In Tasmania, there is a simple, quick and cost effective self-assessment form, which is only required in limited circumstances - usually for holiday homes or weekenders only.

Section 5: Strata Regulation - By-laws which could prohibit hosts from sharing their own homes would see strata residents treated as second class citizens. Current rules in NSW do not allow by-laws that ban hosts from sharing their own home, and this would be a step backwards for NSW. Also, I would not support Strata receiving any financial benefits from owners sharing their homes.

To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Joanne Rogan

0622
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

The Airbnb host community depends on hosting as an economic lifeline to help us pay the rates and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism. Councils benefit from parking fees paid by guests.

I wish to support the following options:

Section 4: Industry Self Regulation - including industry complaints management and education which encourages responsible hosting and self regulation. Any Code of Conduct would need to be reasonable and representative of the home sharing community.
Section 5: Strata Regulation - This includes options for by-laws to manage visitor behaviour and to receive a revenue share from home sharing. I would also support rules to deal with bad actors and isolated incidents of unruly behaviour. I would not support a regulatory environment which allowed Owners Corporations to ban outright short term rentals.

I wish to register my opposition to the following options:

Section 6: Planning Framework - A planning framework including caps and restrictions would have a negative impact on home sharing. The planning frameworks in both South Australia and Tasmania don’t include any caps on nights at all.
Section 7: Registration or Licensing - A registration or licensing system such as fees to share your own home would have a negative impact on home sharing. In South Australia there are no fees and no registration or licensing system, allowing the home sharing economy to thrive. In Tasmania, there is a simple, quick and cost effective self-assessment form, which is only required in limited circumstances - usually for holiday homes or weekenders only.
Section 5: Strata Regulation - By-laws which could prohibit hosts from sharing their own homes would see strata residents treated as second class citizens. Current rules in NSW do not allow by-laws that ban hosts from sharing their own home, and this would be a step backwards for NSW.

To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

John Margaret

0623
Dear NSW Government,

I recognise that there is a difference between people who homeshare on a part time basis or who may share only part of there home to the cases of full time holiday letting and believe it reasonable to consider these as separate circumstances. Full time letting May require an on site manager or other measures to manage noise in neighbourhoods.

Part time or part house sharing is an important option for income in today's economy and also a special way to build connections across cultures through genuine hospitality. I do not believe it should be heavily regulated but supported.

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

I wish to support the following options:

Section 4: Industry Self Regulation - including industry complaints management and education which encourages responsible hosting and self regulation. Any Code of Conduct would need to be reasonable and representative of the home sharing community.

Section 5: Strata Regulation - This includes options for by-laws to manage visitor behaviour and to receive a revenue share from home sharing. I would also support rules to deal with bad actors and isolated incidents of unruly behaviour. I would not support a regulatory environment which allowed Owners Corporations to ban outright short term rentals.

I wish to register my opposition to the following options:

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Section 5: Strata Regulation - By-laws which could prohibit hosts from sharing their own homes would see strata residents treated as second class citizens. Current rules in NSW do not allow by-laws that ban hosts from sharing their own home, and this would be a step backwards for NSW.

To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Holly Talbot
Dear NSW Government,

We have been a proud supporter of Airbnb for over 5 years, both as a host and a guest. In that time we have hosted over 150 guests, with never a sign of a problem. Most of these guests would not be up here on the Central Coast spending their money in the community if they had to book into a motel. We provide food, bikes, local knowledge, morning papers etc - and it is appreciated by all our guests.

Please don't deprive Bateau Bay of these wonderful tourists who appreciate everything we have to offer here.

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?
I do not need the income provided by Airbnb but we love hosting. We meet so many interesting people and know we are contributing to the local cafes, restaurants and tourist industry.

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

I wish to support the following options:

Section 4: Industry Self Regulation - including industry complaints management and education which encourages responsible hosting and self regulation. Any Code of Conduct would need to be reasonable and representative of the home sharing community.
Section 5: Strata Regulation - This includes options for by-laws to manage visitor behaviour and to receive a revenue share from home sharing. I would also support rules to deal with bad actors and isolated incidents of unruly behaviour. I would not support a regulatory environment which allowed Owners Corporations to ban outright short term rentals.

I wish to register my opposition to the following options:

Section 6: Planning Framework - A planning framework including caps and restrictions would have a negative impact on home sharing. The planning frameworks in both South Australia and Tasmania don’t include any caps on nights at all.
Section 7: Registration or Licensing - A registration or licensing system such as fees to share your own home would have a negative impact on home sharing. In South Australia there are no fees and no registration or licensing system, allowing the home sharing economy to thrive. In Tasmania, there is a simple, quick and cost effective self-assessment form, which is only required in limited circumstances - usually for holiday homes or weekenders only.
Section 5: Strata Regulation - By-laws which could prohibit hosts from sharing their own homes would see strata residents treated as second class citizens. Current rules in NSW do not allow by-laws that ban hosts from sharing their own home, and this would be a step backwards for NSW. To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Regards

Judy and Murray Townsend

0625
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

I love to host with airbnb and to stay with other people in their homes, it is a wonderful way to make a community of friends and provides company.

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

I wish to support the following options:

Section 4: Industry Self Regulation - including industry complaints management and education which encourages responsible hosting and self regulation. Any Code of Conduct would need to be reasonable and representative of the home sharing community.
Section 5: Strata Regulation - This includes options for by-laws to manage visitor behaviour and to receive a revenue share from home sharing. I would also support rules to deal with bad actors and isolated incidents of unruly behaviour. I would not support a regulatory environment which allowed Owners Corporations to ban outright short term rentals.

I wish to register my opposition to the following options:

Section 6: Planning Framework - A planning framework including caps and restrictions would have a negative impact on home sharing. The planning frameworks in both South Australia and Tasmania don’t include any caps on nights at all.
Section 7: Registration or Licensing - A registration or licensing system such as fees to share your own home would have a negative impact on home sharing. In South Australia there are no fees and no registration or licensing system, allowing the home sharing economy to thrive. In Tasmania, there is a simple, quick and cost effective self-assessment form, which is only required in limited circumstances - usually for holiday homes or weekenders only.
Section 5: Strata Regulation - By-laws which could prohibit hosts from sharing their own homes would see strata residents treated as second class citizens. Current rules in NSW do not allow by-laws that ban hosts from sharing their own home, and this would be a step backwards for NSW.

To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Jackie Horsham

0626
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?
I host for a number of reasons. Firstly for financial reasons, as a single woman of 60 I still have a mortgage, my career in business magazines died a few years ago and there were years I could not afford to live in my own home as casual jobs did not as up to mortgage, health insurance, body corporate, rates bills and outgoings. I have changed careers to a lower paying job as a nanny I now live back in my property but a nanny job does not give me the funds I need for home ownership car ownership Private health insurance and some lifestyle. Air BNB has given me a chance to have more of the above along with some other sad and unforeseen personal issues.

I have primarily done Private room only and it has been wonderful, the people I have hosted have generally needed accommodation in Mosman as they have had events to go to at the zoo, Athol Hall, Ripples and more, most of these people could not afford to stay in hotels they have told me. I give breakfast and by the time I take that out allocate I am assuming 30% for tax it’s not a huge amount for all the work one puts in.

But I make a few extra dollars which is hard now a days, I meet some fascinating people and it’s something the Mosman Community should be delighted with as it brings $$ to the area the cafes and shopping, and to NSW it brings $$ to the state which I truly believe would not happen as accommodation is not readily available in many areas and are too costly.

I would not be able to stay in my apartment any longer if I was Not able to Airbnb.

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

I wish to support the following options:

Section 4: Industry Self Regulation - including industry complaints management and education which encourages responsible hosting and self regulation. Any Code of Conduct would need to be reasonable and representative of the home sharing community.

Section 5: Strata Regulation - This includes options for by-laws to manage visitor behaviour and to receive a revenue share from home sharing. I would also support rules to deal with bad actors and isolated incidents of unruly behaviour. I would not support a regulatory environment which allowed Owners Corporations to ban outright short term rentals.

I wish to register my opposition to the following options:

Section 6: Planning Framework - A planning framework including caps and restrictions would have a negative impact on home sharing. The planning frameworks in both South Australia and Tasmania don’t include any caps on nights at all.

Section 7: Registration or Licensing - A registration or licensing system such as fees to share your own home would have a negative impact on home sharing. In South Australia there are no fees and no registration or licensing system, allowing the home sharing economy to thrive. In Tasmania, there
is a simple, quick and cost effective self-assessment form, which is only required in limited circumstances - usually for holiday homes or weekenders only.

Section 5: Strata Regulation - By-laws which could prohibit hosts from sharing their own homes would see strata residents treated as second class citizens. Current rules in NSW do not allow by-laws that ban hosts from sharing their own home, and this would be a step backwards for NSW.

To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Suzanne Brunskill

0627
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Friends of mine in New South Wales also holiday let their 2nd homes and pay Income Tax on monies earned which I would have thought benefits Australia. Byron Shire Council are seeking to stop holiday letting but the problem I see with that is developers will want to fill the void left by building more and more motel type accommodation that encourages Party type guests. Holiday Let Homes in my opinion and I have accom records to prove cater more for Families as Families prefer a home rather than a motel room with no room to move. It should also be made aware of the flow on benefit of Holiday Let Homes constantly upgrading their rental property to a higher standard with new furniture, white goods etc as well as employing carpenters, linen services, gardeners, rubbish bin services and so on and so on. I believe unemployment will rise and many shops will have to close if Families stop coming to Byron Bay for their holidays. I have asked Family guests over a few years if they would still holiday in Byron Bay (New South Wales) and the vast majority have stated that if they would still holiday in Byron Bay (New South Wales) and the vast majority have stated that if they had to stay in a motel type accom that they would holiday in Queensland and in particular around Noosa where there are no issues with Holiday letting.

Another issue and I think I could talk for a lot of property owners is that being able to Holiday Let and have a modest income from this pays for many outgoings such as rates, energy bills etc and most of all the upkeep on the property. I, as would a lot of other property owners could be forced to sell their homes as the cost to maintain said properties with no income would not be viable. I am 66 years old and retired with zero ability to make a living and would certainly have to sell my home.

Why do I host with Airbnb? The main reason I have chosen to deal with Airbnb is because of the criteria they have set in place to ensure (as much as possible) that only vetted holiday makers and not party people have access.

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

I wish to support the following options:

Section 4: Industry Self Regulation - including industry complaints management and education which encourages responsible hosting and self regulation. Any Code of Conduct would need to be reasonable and representative of the home sharing community.
Section 5: Strata Regulation - This includes options for by-laws to manage visitor behaviour and to receive a revenue share from home sharing. I would also support rules to deal with bad actors and isolated incidents of unruly behaviour. I would not support a regulatory environment which allowed Owners Corporations to ban outright short term rentals.

I wish to register my opposition to the following options:

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is a simple, quick and cost effective self-assessment form, which is only required in limited circumstances - usually for holiday homes or weekenders only.

Section 5: Strata Regulation - By-laws which could prohibit hosts from sharing their own homes would see strata residents treated as second class citizens. Current rules in NSW do not allow by-laws that ban hosts from sharing their own home, and this would be a step backwards for NSW.

To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Regards

Stephen Best

0628
Dear NSW Government,

I share my sons bedroom in Sydney to help cover the costs of his University accommodation in Melbourne as higher education costs in Australia are expensive. I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

I wish to support the following options:

Section 4: Industry Self Regulation - including industry complaints management and education which encourages responsible hosting and self regulation. Any Code of Conduct would need to be reasonable and representative of the home sharing community.
Section 5: Strata Regulation - This includes options for by-laws to manage visitor behaviour and to receive a revenue share from home sharing. I would also support rules to deal with bad actors and isolated incidents of unruly behaviour. I would not support a regulatory environment which allowed Owners Corporations to ban outright short term rentals.

I wish to register my opposition to the following options:

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Section 7: Registration or Licensing - A registration or licensing system such as fees to share your own home would have a negative impact on home sharing. In South Australia there are no fees and no registration or licensing system, allowing the home sharing economy to thrive. In Tasmania, there is a simple, quick and cost effective self-assessment form, which is only required in limited circumstances - usually for holiday homes orweekenders only.
Section 5: Strata Regulation - By-laws which could prohibit hosts from sharing their own homes would see strata residents treated as second class citizens. Current rules in NSW do not allow by-laws that ban hosts from sharing their own home, and this would be a step backwards for NSW.

To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

David St

0629
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

The Airbnb host community depends on hosting as an economic lifeline to help us pay the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

I wish to support the following options:

Section 4: Industry Self Regulation - including industry complaints management and education which encourages responsible hosting and self regulation. Any Code of Conduct would need to be reasonable and representative of the home sharing community.
Section 5: Strata Regulation - This includes options for by-laws to manage visitor behaviour and to receive a revenue share from home sharing. I would also support rules to deal with bad actors and isolated incidents of unruly behaviour. I would not support a regulatory environment which allowed Owners Corporations to ban outright short term rentals.

I wish to register my opposition to the following options:

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Section 5: Strata Regulation - By-laws which could prohibit hosts from sharing their own homes would see strata residents treated as second class citizens. Current rules in NSW do not allow by-laws that ban hosts from sharing their own home, and this would be a step backwards for NSW.

To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

We are a semi retired couple who have planned and saved for our retirement and always pay our taxes and rates with full declarations. We have a large home to share and do not wish to move. We enjoy hosting and love meeting people from all parts of the globe and all walks of life. It hives us so much enjoyment and helps the tourism and economy. Please be sensible about this.

Yours sincerely

Patricia Firns

0630
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism. My apartment is maintained at a high level, and repairs are attended to immediately, which maintains and increases value of my apartment and other people's ones. Airbnb owners are actively involved in maintaining and resolving building issues. Airbnb owners are part of the community, and interested in its welfare.

I wish to support the following options:

Section 4: Industry Self Regulation - including industry complaints management and education which encourages responsible hosting and self regulation. Any Code of Conduct would need to be reasonable and representative of the home sharing community.
Section 5: Strata Regulation - This includes options for by-laws to manage visitor behaviour and to receive a revenue share from home sharing. I would also support rules to deal with bad actors and isolated incidents of unruly behaviour. I would not support a regulatory environment which allowed Owners Corporations to ban outright short term rentals.

I wish to register my opposition to the following options:

Section 6: Planning Framework - A planning framework including caps and restrictions would have a negative impact on home sharing. The planning frameworks in both South Australia and Tasmania don’t include any caps on nights at all.
Section 7: Registration or Licensing - A registration or licensing system such as fees to share your own home would have a negative impact on home sharing. In South Australia there are no fees and no registration or licensing system, allowing the home sharing economy to thrive. In Tasmania, there is a simple, quick and cost effective self-assessment form, which is only required in limited circumstances - usually for holiday homes or weekenders only.
Section 5: Strata Regulation - By-laws which could prohibit hosts from sharing their own homes would see strata residents treated as second class citizens. Current rules in NSW do not allow by-laws that ban hosts from sharing their own home, and this would be a step backwards for NSW.

To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Nicole Stegemann

0631
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Patricia Jennings

0632
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. I hold the belief that I live in a free country that allows me to democratically have the right to earn income in a legal way that I happily pay taxes on. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

I wish to support the following options:

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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Colleen Fricke

0633
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

I am a single mum with 2 children. Before I discovered airbnb I was coming to terms with the fact that I would have to sell my home because I couldn't afford the mortgage. Airbnb putts did on my table and pays my mortgage. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

I wish to support the following options:

Section 4: Industry Self Regulation - including industry complaints management and education which encourages responsible hosting and self regulation. Any Code of Conduct would need to be reasonable and representative of the home sharing community.
Section 5: Strata Regulation - This includes options for by-laws to manage visitor behaviour and to receive a revenue share from home sharing. I would also support rules to deal with bad actors and isolated incidents of unruly behaviour. I would not support a regulatory environment which allowed Owners Corporations to ban outright short term rentals.

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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Michelle Barden
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

I host to meet new people, to share the extra and excess space in my home and to offset the costs associated with land ownership in NSW.

I wish to support the following options:

Section 4: Industry Self Regulation - including industry complaints management and education which encourages responsible hosting and self regulation. Any Code of Conduct would need to be reasonable and representative of the home sharing community.
Section 5: Strata Regulation - This includes options for by-laws to manage visitor behaviour and to receive a revenue share from home sharing. I would also support rules to deal with bad actors and isolated incidents of unruly behaviour. I Am opposes mediation to a regulatory environment which allowed Owners Corporations to ban outright short term rentals.

I wish to register my opposition to the following options:

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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Matt Patterson
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

I wish to support the following options:

Section 4: Industry Self Regulation - including industry complaints management and education which encourages responsible hosting and self regulation. Any Code of Conduct would need to be reasonable and representative of the home sharing community.

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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Eunice Lambie

0636
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

I host with Airbnb because it allows me to live in the country to look after my mother after my father passed away. It plays a vital role in supporting my income since moving away from Sydney as I now work in a freelance capacity and my business opportunities are somewhat limited in this region.

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops in Kangaroo Valley and the Shoalhaven/Southern Highlands region so small businesses get a boost from local tourism.

I wish to support the following options:

Section 4: Industry Self Regulation - including industry complaints management and education which encourages responsible hosting and self regulation. Any Code of Conduct would need to be reasonable and representative of the home sharing community.

Section 5: Strata Regulation - This includes options for by-laws to manage visitor behaviour and to receive a revenue share from home sharing. I would also support rules to deal with bad actors and isolated incidents of unruly behaviour. I would not support a regulatory environment which allowed Owners Corporations to ban outright short term rentals.

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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Justine Ramsay

0637
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. My wife and I have retired from a stressful jobs and are living off savings for 6 years prior to pension age. The income has been a bonus and it has been an absolute pleasure to stay with others and vice-versa. Air bnb is much, much better than a motel or, god forbid in Australia, Hotel experience. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

I wish to support the following options:

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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

John Bourne

0638
Dear NSW Government,

We have been sharing our home as a hosted B&B for 17 years now. In the last few years Airbnb has been another platform we use. We like the way they are regulated by the consumers, both customers and hosts.

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

I wish to support the following options:

Section 4: Industry Self Regulation - including industry complaints management and education which encourages responsible hosting and self regulation. Any Code of Conduct would need to be reasonable and representative of the home sharing community.

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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Gail Ward

0639
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. I'm not sure why this is so different to having a holiday house that is rented out through a real estate agent or a holiday letting service. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

I wish to support the following options:

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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Simon Maddison

0640
Dear NSW Government,

I strongly believe in the right for people to share their homes across New South Wales in a responsible and respectful way, without extreme regulations. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism. I enjoy telling visitors how great this area is and encouraging them to get involved in local activities.

I wish to support the following options:

Section 4: Industry Self Regulation - including industry complaints management and education which encourages responsible hosting and self regulation. Any Code of Conduct would need to be reasonable and representative of the home sharing community.

Section 5: Strata Regulation - This includes options for by-laws to manage visitor behaviour and to receive a revenue share from home sharing. I would also support rules to deal with offenders and isolated incidents of unruly behaviour. I would not support a regulatory environment which allowed Owners Corporations to ban outright short term rentals.

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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Graham Drever

0641
Dear NSW Government,

I rent out a small 2 person studio through Airbnb on behalf of my family, particularly my mother who is a retired pensioner. The small income I receive enables me to pay for rates and maintenance of our property and leaves little left over. I am a student and my family is lower-middle socioeconomic household.

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

I wish to support the following options:

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I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Zoe Kalenderidis

0642
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism. As well as support trades people such as maintenance, gardeners, cleaner, linen suppliers and electricians, plumbers and builders. Due to house sharing I maintain my property and make sure it is kept in good condition.

I wish to support the following options:

Section 4: Industry Self Regulation - including industry complaints management and education which encourages responsible hosting and self regulation. Any Code of Conduct would need to be reasonable and representative of the home sharing community.
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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Crisi Blackmore

0643
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

I wish to support the following options:

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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Jessie Xia

0644
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

I was made redundant in March at the age of 59. I set up part of my home as a short term holiday rental to supplement my income as I do not have alot of super. I’m sure there are many other people in my age group who are relying on this income as well. So far I have not had to resort to applying for unemployment benefits. The people who visit here bring money into the local community, visiting shops, restaurants and local attractions. The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills.

I wish to support the following options:

Section 4: Industry Self Regulation - including industry complaints management and education which encourages responsible hosting and self regulation. Any Code of Conduct would need to be reasonable and representative of the home sharing community.
Section 5: Strata Regulation - This includes options for by-laws to manage visitor behaviour and to receive a revenue share from home sharing. I would also support rules to deal with bad actors and isolated incidents of unruly behaviour. I would not support a regulatory environment which allowed Owners Corporations to ban outright short term rentals.

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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Leonie Hull

0645
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism. In our area both tourist accommodation and rental housing is in short supply and homesjaring increases the accommodation available at an affordable rate.

I wish to support the following options:

Section 4: Industry Self Regulation - including industry complaints management and education which encourages responsible hosting and self regulation. Any Code of Conduct would need to be reasonable and representative of the home sharing community.
Section 5: Strata Regulation - This includes options for by-laws to manage visitor behaviour and to receive a revenue share from home sharing. I would also support rules to deal with bad actors and isolated incidents of unruly behaviour. I would not support a regulatory environment which allowed Owners Corporations to ban outright short term rentals.

I wish to register my opposition to the following options:

Section 6: Planning Framework - A planning framework including caps and restrictions would have a negative impact on home sharing. The planning frameworks in both South Australia and Tasmania don’t include any caps on nights at all.
Section 7: Registration or Licensing - A registration or licensing system such as fees to share your own home would have a negative impact on home sharing. In South Australia there are no fees and no registration or licensing system, allowing the home sharing economy to thrive. In Tasmania, there is a simple, quick and cost effective self-assessment form, which is only required in limited circumstances - usually for holiday homes or weekenders only.
Section 5: Strata Regulation - By-laws which could prohibit hosts from sharing their own homes would see strata residents treated as second class citizens. Current rules in NSW do not allow by-laws that ban hosts from sharing their own home, and this would be a step backwards for NSW.

To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Annette Odell

0646
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Vicki Abel

0647
Dear NSW Government,

Our involvement in AIRBNB has given us an important option for self sufficiency and I believe had a very positive impact on the economic wellbeing of our rural community through providing options for people to enjoy travel, family and friends in ways that do not currently exist.

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Andrew Mashman

0648
Dear NSW Government,

I want to be able to provide inexpensive and good quality accommodation to help families create memories. I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

I wish to support the following options:

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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Sarah Wolfson

0649
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?
I only share my home where I live in. It is not a business simply a spare room I have in the house. Revenue from letting this room short term helps pay increasing household bills in an era of extremely low wage growth.

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

I wish to support the following options:

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Section 5: Strata Regulation - By-laws which could prohibit hosts from sharing their own homes would see strata residents treated as second class citizens. Current rules in NSW do not allow by-laws that ban hosts from sharing their own home, and this would be a step backwards for NSW.

To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Gerard Rampal

0650
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Emma Woodorth

0651
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

We love meeting new people and sharing our home and city with people from all over the world. This enriches our lives and the community in which we live. We use Airbnb when we travel overseas and it is a richer way to get to know new cities and countries than hotels and boosts the local economy in a much more meaningful way.

Hosting visitors in our home has opened our life and utilises resources that would otherwise be idle and given us extra income to spend in Australia on things we might not otherwise have been able to afford plus it helps meet the costs of rising energy and housing costs in Sydney.

I wish to support the following options:

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Section 5: Strata Regulation - This includes options for by-laws to manage visitor behaviour and to receive a revenue share from home sharing. I would also support rules to deal with bad actors and isolated incidents of unruly behaviour. I would not support a regulatory environment which allowed Owners Corporations to ban outright short term rentals.

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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Howard Spencer
I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper. I do not believe that the same rules should be applied to holiday homes that are being considered for apartments and room sharing in strata properties in the city. Short-Term-Rental is a key part of the visitor and tourist economy of regional cities and towns. If some of the proposed options are put in place, it could be too burdensome to rent out holiday homes. If this happens then jobs will be lost and the economy will be starved of much needed tourist income in regional New South Wales. I urge you to treat holiday homes differently to other short term rental and listen to the voices and concerns of homeowners.

I have been in this business for 5 years and initially started STHL as a fore thought to my retirement. It was to act as quality income, that we have all been encouraged to consider, as the age pension will not be adequate or available upon retirement. Not only will my personal income be effected if constraints are placed on the industry but also the people I employ to help me run these properties.

The entire south coast will be adversely affected if rentals are limited. Prices for those available will increase as owners try to play income catch up thus making it accessible to only those that can afford it. We must remember that not all families can afford overseas holidays and their once a year trip is often to our beautiful coast line. They bring much needed overseas holidays and their once a year trip is often to our beautiful coast line. They bring much needed tourist dollars and hospitality employment to these areas that are most often high in low socioeconomic backgrounds and naturally high unemployment, especially their youth.

I am all for greater levels of compliance and self regulation of the industry but feel any other impositions would make me leave the market.

Kindest regards,
Kim Portokalli

0653
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper. Furthermore in Pottsville where I share my granny flat out during festival season (Fallsfest, Blues & Roots, Splendour, etc...) there is a drastic shortage of safe accommodation. Camping onsite is not safe anymore if you ask the festival goers. And this allows the local community to vet attendees also. Besides if we are the ones who have to deal with all the road traffic and crowds in our shops anyway why shouldn't we be compensated in some way if only for a weekend? The rest of the time my wife's parents frequently stay for up to 6 weeks at a time so isn't this the same except compensation is love?

Why do I host with Airbnb?

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

I wish to support the following options:

Section 4: Industry Self Regulation - including industry complaints management and education which encourages responsible hosting and self regulation. Any Code of Conduct would need to be reasonable and representative of the home sharing community.
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I wish to register my opposition to the following options:

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Section 5: Strata Regulation - By-laws which could prohibit hosts from sharing their own homes would see strata residents treated as second class citizens. Current rules in NSW do not allow by-laws that ban hosts from sharing their own home, and this would be a step backwards for NSW.

To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

David Shaw

0654
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

I wish to support the following options:

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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Dinah Broers

0655
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. I also believe having a home in a country town where tourism is important for the local economy, is a benefit for all concerned. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.
Dear NSW Government,

I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper.

I do not believe that the same rules should be applied to holiday homes that are being considered for apartments and room sharing in strata properties in the city. Short-Term-Rental is a key part of the visitor and tourist economy of regional cities and towns including our home town of Katoomba, Blue Mountains.

The tourism industry in the Blue Mountains is the second greatest employer in the LGA. With approximately 12.9% of local jobs attributable to the industry. Moreover, tourism contributes up to $420.88 million in total output to the Blue Mountains LGA. Of that, accommodation and food services contribute the highest percentage of the total output. (https://bmee.org.au/wp-content/uploads/BMEE-Tourism-Industry-Profile-2015.pdf)

The Blue Mountains is experiencing a boom in domestic visitors. New data from the Tourism Research Australia’s National Visitor Survey shows strong growth in overnight visits. Tourism minister, Stuart Ayres, said in the year ending March 2016, NSW received 28.6 million domestic visitors who stayed 92.1 million nights and spent $16.4 billion. “Holiday expenditure in NSW exceeded $7 billion for the first time ($7.2 billion) and business expenditure was up 11.2 per cent to $2.8 billion,” Mr Ayres said, adding the government was “progressing strongly in its strategy to grow overnight visitation”. The number of domestic visitors to the Blue Mountains surged by 19.5 per cent in the last year – from 434,000 overnight visitors to 518,000 overnight visitors. As a comparison visitor growth in the North Coast was up 21.6 per cent and the Snowy Mountains was up 12.2 per cent in the same period. (http://www.bluemountainsgazette.com.au/story/3972235/tourism-numbers-are-up/)

Short term rentals in regional areas reliant on tourism have changed the way people travel. These types of accommodation have made travel more accessible for families and groups. A rented house, apartment, flat or unit (12.7%) was the 2nd most popular accommodation used in the Blue Mountains in 2016-2017. (http://www.destinationnsw.com.au/wp-content/uploads/2014/04/Blue-Mountains-Snapshot-YE-Mar-17.pdf)

If some of the proposed options are put in place, it could be too burdensome to rent out holiday homes. If this happens then jobs will be lost and the economy will be starved of much needed tourist income in regional New South Wales.

I urge you to treat holiday homes differently to other short term rental and listen to the voices and concerns of homeowners in regional NSW.

0657
Dear NSW Government,

As a young family with a baby we depend on the income from home sharing to help pay for our mortgage as well as bear child care costs which are extremely high in Sydney. Not being able to rent our space might mean we have to move further out or decrease the number of days one of us work to reduce the child care expense.

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

I wish to support the following options:

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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Natalia Bello

0658
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Jodie Badawi
0659
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. When my parents come to Australia, I use Airbnb to provide them with a home from home experience. When I travel to my parents, I know that my place will be well looked after, the plants watered and mail collected. This gives me a greater sense of security than leaving my home unoccupied. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

I wish to support the following options:

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Section 5: Strata Regulation - By-laws which could prohibit hosts from sharing their own homes would see strata residents treated as second class citizens. Current rules in NSW do not allow by-laws that ban hosts from sharing their own home, and this would be a step backwards for NSW.

To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Sarah Keast

0660
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

I wish to support the following options:

Section 4: Industry Self Regulation - including industry complaints management and education which encourages responsible hosting and self regulation. Any Code of Conduct would need to be reasonable and representative of the home sharing community.

Section 5: Strata Regulation - This includes options for by-laws to manage visitor behaviour and to receive a revenue share from home sharing. I would also support rules to deal with bad actors and isolated incidents of unruly behaviour. I would not support a regulatory environment which allowed Owners Corporations to ban outright short term rentals.

I wish to register my opposition to the following options:

Section 6: Planning Framework - A planning framework including caps and restrictions would have a negative impact on home sharing. The planning frameworks in both South Australia and Tasmania don’t include any caps on nights at all.

Section 7: Registration or Licensing - A registration or licensing system such as fees to share your own home would have a negative impact on home sharing. In South Australia there are no fees and no registration or licensing system, allowing the home sharing economy to thrive. In Tasmania, there is a simple, quick and cost effective self-assessment form, which is only required in limited circumstances - usually for holiday homes or weekenders only.

Section 5: Strata Regulation - By-laws which could prohibit hosts from sharing their own homes would see strata residents treated as second class citizens. Current rules in NSW do not allow by-laws that ban hosts from sharing their own home, and this would be a step backwards for NSW.

To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Amanda Sutherland

0661
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper. I clean holiday houses and extreme options would decimate my livelihood.

Section 4: Industry Self Regulation - including industry complaints management and education which encourages responsible hosting and self regulation. Any Code of Conduct would need to be reasonable and representative of the home sharing community.

Section 5: Strata Regulation - This includes options for by-laws to manage visitor behaviour and to receive a revenue share from home sharing. I would also support rules to deal with bad actors and isolated incidents of unruly behaviour. I would not support a regulatory environment which allowed Owners Corporations to ban outright short term rentals.

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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Lawrence Brookes

0662
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism. I employ cleaners, gardeners and handymen in my seaside hamlet who spend that money locally. There are another 100 properties just like mine doing the same thing breathing life into regional NSW where there are few options other than beach house rentals during holiday periods. I already have enough hurdles and registration and state government bureaucracy would kill off my interest in continuing because I hate govern mentioned interference. It is my freehold property purchased with short term letting as the intent to make it financially viable. I have been operating this venture for 13 years with no complaints from neighbours as I set strict rules of guest behaviour that they have complied with. Existing legislation regarding noise levels at night may be relied upon by my local community. If extreme state government regulations are brought in then this may lead to a collapse of the holiday rental market in south coast NSW and those communities will then suffer. I own my place outright and I would simply sell up and establish a new venture in Queensland. If I do that then I would sell my main NSW residence too and move to Queensland taking all four vehicle registration fees and two drivers licence fees North if the border. I would abandon other investments I hold in NSW.

I wish to support the following options:

Section 4: Industry Self Regulation - including industry complaints management and education which encourages responsible hosting and self regulation. Any Code of Conduct would need to be reasonable and representative of the home sharing community.
Section 5: Strata Regulation - This includes options for by-laws to manage visitor behaviour and to receive a revenue share from home sharing. I would also support rules to deal with bad actors and isolated incidents of unruly behaviour. I would not support a regulatory environment which allowed Owners Corporations to ban outright short term rentals.

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Section 5: Strata Regulation - By-laws which could prohibit hosts from sharing their own homes would see strata residents treated as second class citizens. Current rules in NSW do not allow by-laws that ban hosts from sharing their own home, and this would be a step backwards for NSW.

To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.
I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Martin Stonebridge

0663
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

I wish to support the following options:

Section 4: Industry Self Regulation - including industry complaints management and education which encourages responsible hosting and self regulation. Any Code of Conduct would need to be reasonable and representative of the home sharing community.
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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Claudia Ascolani

0664
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

As an AirBNB host in rural NSW I provide an affordable stopover for people traveling long distances. With places like mine these people may opt to risk driving longer distances because commercial accommodation is not affordable. Additionally my spare room is available to contract workers who may otherwise have to turn down employment opportunities in this rural area because of a lack of affordable accommodation.

I wish to support the following options:

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Section 5: Strata Regulation - This includes options for by-laws to manage visitor behaviour and to receive a revenue share from home sharing. I would also support rules to deal with bad actors and isolated incidents of unruly behaviour. I would not support a regulatory environment which allowed Owners Corporations to ban outright short term rentals.

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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Fiona McBurney

0665
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

I wish to support the following options:

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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Brendan Casey

0666
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

In the area that I live, there are very few accommodation options for visitors, by sharing my home, I am providing affordable accommodation for people that would otherwise overlook this area, which would mean there would be no boost for the local economy.

I wish to support the following options:

Section 4: Industry Self Regulation - including industry complaints management and education which encourages responsible hosting and self regulation. Any Code of Conduct would need to be reasonable and representative of the home sharing community.

Section 5: Strata Regulation - This includes options for by-laws to manage visitor behaviour and to receive a revenue share from home sharing. I would also support rules to deal with bad actors and isolated incidents of unruly behaviour. I would not support a regulatory environment which allowed Owners Corporations to ban outright short term rentals.

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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Toni Graham

0667
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper. I use Air BnB as a host and a traveller. I also use hotels - they are both completely different experiences. They should be able to co-exist.

Why do I host with Airbnb?

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

I wish to support the following options:

Section 4: Industry Self Regulation - including industry complaints management and education which encourages responsible hosting and self regulation. Any Code of Conduct would need to be reasonable and representative of the home sharing community.
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Section 5: Strata Regulation - By-laws which could prohibit hosts from sharing their own homes would see strata residents treated as second class citizens. Current rules in NSW do not allow by-laws that ban hosts from sharing their own home, and this would be a step backwards for NSW.

To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Phillip Ayers

0668
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

I wish to support the following options:

Section 4: Industry Self Regulation - including industry complaints management and education which encourages responsible hosting and self regulation. Any Code of Conduct would need to be reasonable and representative of the home sharing community.

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Section 5: Strata Regulation - By-laws which could prohibit hosts from sharing their own homes would see strata residents treated as second class citizens. Current rules in NSW do not allow by-laws that ban hosts from sharing their own home, and this would be a step backwards for NSW.

To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

I would also like to add that having your property leased on a permanent basis to one tenant can be much more detrimental to the neighbors as many permanent tenants can be extremely disruptive to the neighbourhood; they are there all day every day and current tenancy regulations can make them very difficult to evict. Air bnb on the other hand has many safeguards requiring the short term occupiers to be behaved!! In summation the neighborhood is better off. We have worked hard to own our property and the government should leave us alone and leave it to us to do what we desire with our property.
Thank you
Poppy Langlands

0669
Dear NSW Government,

As a long term holiday house owner and someone who is committed to maintaining a strong and vibrant tourism economy in Australia's regional areas (where hotels and motels are few and far between and holiday homes and apartments provide the bulk of accommodation options for travelers) I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

The Airbnb host community depends on hosting as an economic lifeline to help us pay the rates, mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism and I am proud of the high quality and safety regulations I adhere to in my property - because I CARE about the service I am provided. I am not an employee...I am an Owner and Manager.

I wish to support the following options:

Section 4: Industry Self Regulation - including industry complaints management and education which encourages responsible hosting and self regulation. Any Code of Conduct would need to be reasonable and representative of the home sharing community.
Section 5: Strata Regulation - This includes options for by-laws to manage visitor behaviour and to receive a revenue share from home sharing. I would also support rules to deal with bad actors and isolated incidents of unruly behaviour. I would not support a regulatory environment which allowed Owners Corporations to ban outright short term rentals.

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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

SOPHIE CAMPBELL

0670
Dear NSW Government,

I am an Airbnb host operating on a remote NSW border town and have been extremely pleased with the business model.
There is no nearby accommodation for travellers or people wanting to experience the natural wonders of this area. I am not in competition with any large motel or hotel.
The accommodation business allows me to make a living AND SPEND MONEY in the nearby towns and to employ local businesses

Jill Redwood

0671
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops this ensures small businesses get a boost from local tourism. It also allows those with limited income to be able to afford short stays they may not otherwise have been able too.

I wish to support the following options:

Section 4: Industry Self Regulation - including industry complaints management and education which encourages responsible hosting and self regulation. Any Code of Conduct would need to be reasonable and representative of the home sharing community.
Section 5: Strata Regulation - This includes options for by-laws to manage visitor behaviour and to receive a revenue share from home sharing. I would also support rules to deal with bad guests and isolated incidents of unruly behaviour. I would not support a regulatory environment which allowed Owners Corporations to ban outright short term rentals.

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Section 5: Strata Regulation - By-laws which could prohibit hosts from sharing their own homes would see strata residents treated as second class citizens. Current rules in NSW do not allow by-laws that ban hosts from sharing their own home, and this would be a step backwards for NSW.

To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

0672
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb? Because it gives us an opportunity to get some money to help pay my children's school fees.

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

I wish to support the following options:

Section 4: Industry Self Regulation - including industry complaints management and education which encourages responsible hosting and self regulation. Any Code of Conduct would need to be reasonable and representative of the home sharing community.
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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Emma taylor

0673
Dear NSW Government,

As a responsible host and frequent traveller using Airbnb, I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host & travel with Airbnb?

Many people like myself do not wish to stay in faceless hotels or chintzy BnBs, we want to stay with people who are like us. Who can share their local knowledge on our level and understand what we want out of our travel experience. We want to comforts of home when we're away from our own ones and not just a tea and coffee maker in the corner of the room. I can 100% guarantee that we would not travel half as much within Australia without this option. We simply couldn't afford to. So whilst those big hotel chains might be kicking up a fuss, they aren't losing out on anything from people like us....we simply wouldn't travel if that was our only option. Not only that but local businesses benefit far more from customers sent from local hosts - hotels try and keep your dollars entirely with them.

When hosting, I recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

I wish to support the following options:
Section 4: Industry Self Regulation - including industry complaints management and education which encourages responsible hosting and self regulation. Any Code of Conduct would need to be reasonable and representative of the home sharing community.
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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.
I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards. Joy Hua

0674
Dear NSW Government,

I strongly believe in the right of everyone being able to share their homes throughout New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

I wish to support the following options:

Section 4: Industry Self Regulation - including industry complaints management and education which encourages responsible hosting and self regulation. Any Code of Conduct would need to be reasonable and representative of the home sharing community.
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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Daniel Purser

0675
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I stay with Airbnb?

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

I’m from Regional NSW and find that when I travel to the city or other Regional Areas for work, it is preferable for me to stay with a local community member so that I feel safe and comfortable in my new, temporary environment and also for my safety on the roads travelling so many kms.

Before Air BNB, I used to drive very long distances without stopping overnight for rest - mainly because I just could not afford to stay in often times expensive hotels. I remember clearly one evening when I parked at a servo station to pick up some drinking water and woke up 3 hours later - I hadn't even got out of my car! This really shocked me into reality.

I told this story to a friend of mine, who in turn told me about her AirBNB hosting. I now use AirBNB to break up these really long trips in accommodation I can afford.

Often times I have to travel over 1,000 km to get home, and this way, I can still get home in the morning, but I've had a safe sleep in somebody's spare bed that otherwise would have been empty. That to me, saves lives and is an important byproduct of a service such as AirBNB.

I get that in the city large hotels are feeling the pinch, but in Regional NSW AirBNB is a lifesaver.

Please, do not make a rule that is Sydney Centric that is designed to assist already wealthy organisations and people, when the blanket rule affects others in Regional NSW who don't have as many affordable options available to them.

I wish to support the following options:

Section 4: Industry Self Regulation - including industry complaints management and education which encourages responsible hosting and self regulation. Any Code of Conduct would need to be reasonable and representative of the home sharing community.
Section 5: Strata Regulation - This includes options for by-laws to manage visitor behaviour and to receive a revenue share from home sharing. I would also support rules to deal with bad actors and isolated incidents of unruly behaviour. I would not support a regulatory environment which allowed Owners Corporations to ban outright short term rentals.

I wish to register my opposition to the following options:

Section 6: Planning Framework - A planning framework including caps and restrictions would have a negative impact on home sharing. The planning frameworks in both South Australia and Tasmania don’t include any caps on nights at all.
Section 7: Registration or Licensing - A registration or licensing system such as fees to share your own home would have a negative impact on home sharing. In South Australia there are no fees and no registration or licensing system, allowing the home sharing economy to thrive. In Tasmania, there is a simple, quick and cost effective self-assessment form, which is only required in limited circumstances - usually for holiday homes or weekenders only.

Section 5: Strata Regulation - By-laws which could prohibit hosts from sharing their own homes would see strata residents treated as second class citizens. Current rules in NSW do not allow by-laws that ban hosts from sharing their own home, and this would be a step backwards for NSW.

To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Julie-Anne Ellem

0676
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Staying in people's homes as an Air BnB guest is a totally different experience to staying in a big hotel. An experience the State Government should be encouraging. Lone travellers especially, gain great comfort in staying in a home stay, where the hosts are friendly and helpful. I am positive that the opportunity to travel and stay in this way is a huge boost to tourism. Please don't make it hard for small operators to offer this experience. The dodgy ones will cease to operate with the excellent review system that exists with operators like Air BnB. It does not need government intervention.

Please ignore the big hotels' push to stamp our home stays. There's plenty of business to go around.

Please accept this as a formal submission to the Options Paper.

I wish to support the following options:

Section 4: Industry Self Regulation - including industry complaints management and education which encourages responsible hosting and self regulation. Any Code of Conduct would need to be reasonable and representative of the home sharing community.
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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with as well as being cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing.

Jennifer Capel
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

My hosting as a single pensioner helps offset ever increasing service costs. I also use it as a means of meeting people to offset living on my own. I do however believe that a host should be present when sharing homes. I don’t agree that people should be able to rent out properties without direct supervision. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

I wish to support the following options:

Section 4: Industry Self Regulation - including industry complaints management and education which encourages responsible hosting and self regulation. Any Code of Conduct would need to be reasonable and representative of the home sharing community.

Section 5: Strata Regulation - This includes options for by-laws to manage visitor behaviour and to receive a revenue share from home sharing. I would also support rules to deal with bad actors and isolated incidents of unruly behaviour. I would not support a regulatory environment which allowed Owners Corporations to ban outright short term rentals.

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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

GEOFF Martin

0678
Dear NSW Government,

My name is Janice Morrell, I am a part-time airbnb host from Wentworth Falls and decided to host my cottage. This choice has been one of the best decisions made after much deliberation of how I was to generate a bit of income and be self-sufficient. I'm 60 years old and by doing airbnb has allowed enough income to cover my college fees in reflexology.

The airbnb income has given me financial independence, confidence to pursue a new vocation in reflexology and the capacity to pay the bills and keep the cottage.

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

I wish to support the following options:

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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as
other cities around the world, which have embraced home sharing and are reaping the rewards. Janice Morrell
Dear NSW Government,

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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

My lifestyle and my families financial situation is linked to the health of my AirBnB. I have worked hard to set my AirBnB up as a legitimate business. AirBnB lets me safely rent out my apartment and works with me to help me pay the appropriate fees and charges - including taxes.

I have spent at least $10 000 setting my AirBnB up - money that would be wasted if some of the options being considered go ahead. And this is money that I could never recoup due to the lost income stream.

If you limit my ability to host, my families financial situation will be adversely affected - in fact we
could not pay our mortgage.

In addition to this I live in an area of NSW that is being heavily promoted by the NSW government as a tourist destination, yet the standard accommodation options (motels, hotels and traditional BnBs) are not able to service demand. Without AirBnB and the connections it provides - linking people with space to people who need space - I fail to see how events like Orange F.O.O.D Week and the Bathurst Car Races can continue to grow without the accommodation options to support it.

Government regulation should exist to ensure a level playing field, to protect those that need protecting and to address market failure. AirBnB is new, incumbents are scared and are pressuring you to act. I fail to see how AirBnB is creating enough damage to justify direct action from the government at the level some of the options on the table are proposing.

Work with AirBnB to make the platform work for the NSW community as best as possible. Many, many people will still choose to stay in a hotel/motel but shouldn’t the public/customer decide (uninhibited) where to spend their dollar and also what type of property meets their needs best.

I have an excellent product, offered at a fair price in line with local accommodation prices and delivered with no impact on my neighbours or community. I provide an accommodation option during peak demand where all traditional accommodation is already booked out, and the income generated by my small business (enabled by the AirBnB platform but grown and maintained by my hard work and excellent customer service) is integral to my family and without it we couldn’t meet our financial obligations.

Don’t make it hard for me to contribute to my local community through hosting.

Kind regards Kathryn Hurford - Suburban Nest Apartment, Orange NSW 2800

Kathryn Hurford

0680
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?
My sister has early onset alzheimer's, and airbnb has allowed me the funds to pay a full time carer and look after her in my home thus saving the government a fortune

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

I wish to support the following options:

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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Robbie Flowers

0681
To whom it may concern,

In my opinion the economy of rural and coastal NSW would be severely diminished if policies were adopted to prohibit or limit the provision of short term rental accommodation.

Below is a summary of money I spent in the Eurobodalla shire FY 2016-17.
All suppliers were local residents.

CLEANING AND MOWING INVOICES 34 x $60
REPAIRS $1198 + $770
PAINTING $500 + $5,600
SCAFFOLD $1977
LOCAL SUPPLIES $670
TOTAL $12,755

As well as the above expenditure in the region all the guests who visited the house would have spent a minimum of $10/day for supplies and services from local businesses.
Approximately 121 days of accommodation were supplied with an average of 3 people per stay. $10 x 3 people x 121 days = $3,600

By choosing to put my capital into that region I am also a rate and utilities payer so local government agencies receive approximately $4000 per annum.

My short term rental contributes a conservative average of $20,000 into the region’s economy.

I have chosen to put my capital into the region for approximately 15 years. The short term rental model is the only attractive model by which I would retain my capital investment in the region. I enjoy the flexibility of renting and occupying at my discretion.

In the region in which I am an investor there are limited commercial entities offering accommodation. It is a difficult economic proposition for a commercial entity to hold their capital in commercial accommodation for limited seasonal occupancy.

Property held by short term rental accommodation providers attracts several federal taxes when income is derived and state land tax when values are above the Land Tax threshold.

Using the housing stock as short term rental accommodation rather than a full time offering for rental has a positive effect on full time occupancy rates for investors in regional and coastal economies. It may be that the limiting of short term rental accommodation would have the negative effect of creating a crash in full time rental returns and a consequent withdrawal by investors. A crash in the value of all properties in the areas affected would be a risk.

I understand there are noise and behavioural issues associated with some short term rental situations. Those guests are quickly identified by the intense review and rating processes utilised by Host agencies.
Restrictions based on reputation on those individuals may be more appropriate than penalising investors and diminishing economic activity in a region.
I submit that a requirement on Real Estate agencies to align with host agencies’ guest rating and review processes would assist in diminishing unwanted elements in the short term accommodation market. Real Estate agencies would have to pay for the implementation of these systems. Visibility to investors in regard to this feedback would have to be mandatory. Costs would inevitably be passed on to guests via the agencies and the property investors but that makes it a user pays system which protects the social capital of a region.

I submit that limitations or prohibitions should be applied to short term accommodation under body corporate governance - if only out of respect for fellow occupants. This State wide rule would be a mechanism by which one rule would be ubiquitous across the jurisdiction but would have greatest effect in areas of high population density.

I submit that demonstration of the appropriate Landlord insurance be the limit of any other restrictions.

I submit that any additional fees imposed by state governments upon investors who choose to provide short term rental accommodation in rural and coastal economies will have the negative consequence of diminishing the transfer of wealth from centres of high population density to areas of low population density.

I submit that if the short term rental accommodation model was withdrawn as an option for me as an investor I would transfer my capital to a Superannuation fund. The withdrawal of capital by investors who enjoy the utility of this kind of investment would create downward pressure on house values and rental returns in areas of low population density as well as severely diminish the client base for local goods and services providers. This would widen the gap in prosperity between city and country.

Yours Sincerely

Stephen Little

0682
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Laura Williams

0683
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Rose Pengilly

0684
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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

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Sandra betts

0685
I own and run an award-winning holiday rental cottage in Wentworth Falls called Poet's Cottage - Blue Mountains Tranquility.

I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper. I wish to appeal for common sense with regard to the short-term rental options. I do not believe that the same rules should be applied to holiday homes that are being considered for apartments and room sharing in strata properties in cities. Short Term Rental is a key part of the visitor and tourist economy of regional cities and towns. If some of the proposed options are put in place, it could be too burdensome to rent out holiday homes. If this happens then jobs will be lost and the economy will be starved of much needed tourist income in regional New South Wales. I urge you to treat holiday homes differently to other short term rentals and listen to the voices and concerns of homeowners.

My property provides much needed accommodation in a small town that struggles to survive. Regional towns need tourism to survive - this is a fact. I employ local cleaners, electricians, plumbers, painters, gardeners, tree loppers, interior decorators etc, and purchase local goods such as chocolates and wine for my guests as well as furniture, art, crockery, linen, towels etc. During their stay my guests spend money in local cafes, restaurants, on clothing, jewellery, book, furniture and in gift stores, supermarkets, florists, art galleries, cinemas, and on transport such as taxis, buses and limousines. Holiday home rental tourism is vital to local economic prosperity.

Poet's Cottage is the former home of a celebrated Australian poet. Short term holiday rental enables me to showcase his life and work to Australians and to the world in a unique and personal way, something a hotel or motel cannot do.

Setting a cap on the number of nights rented would be catastrophic for local communities and for my family. Holiday rentals are a business and to put a cap on nights rented would be grossly unfair and put Australia behind the rest of the world. You wouldn’t ask a cafe to close it’s doors at 11am each day so why would you effectively do the same to a holiday rental? My property rents out for over 200 nights a year and I have no issues with any disruption to my neighbours. My neighbours are my eyes and ears regarding my guests. I have actively cultivated an excellent relationship with them and we are friends. Given that we are in a remote part of the mountains, backing directly onto the National Park, my neighbours prefer to have regular guests next door than an empty property that is only used occasionally on weekends as my own holiday home, thereby attracting thieves seeking to break and enter.

The sharing economy is a world-wide phenomenon that is here to stay. There is a great deal of support for holiday rentals in my area. We do not feel that holiday homes in regional areas should be tarred with the same brush as unscrupulous Airbnb owners in apartment blocks in cities. It is a totally different proposition and should be treated accordingly. I support a form of light regulation to raise the standard of holiday rental owner behaviour, we believe that sweeping wholesale changes with substantial restrictions will damage the entire New South Wales economy and lead to a black market of holiday rental properties.

In summary:
I do not believe that the same rules should be applied to holiday homes that are being considered for apartments and room sharing in strata properties in the city.

Short Term Rental is a key part of the visitor and tourist economy of regional cities and towns. If the proposed options are put in place, it could be too burdensome to rent out holiday homes at all. If this happens vital jobs will be lost and the economy will be starved of much needed tourist income in regional New South Wales.

I urge you to treat holiday homes differently to other short term rental properties. Please heed to the voices and concerns of homeowners.
I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper. I do not believe that the same rules should be applied to holiday homes that are being considered for apartments and room sharing in strata properties in the city. Short-Term-Rental is a key part of the visitor and tourist economy of regional cities and towns. If some of the proposed options are put in place, it could be too burdensome to rent out holiday homes. If this happens then jobs will be lost and the economy will be starved of much needed tourist income in regional New South Wales. I urge you to treat holiday homes differently to other short term rental and listen to the voices and concerns of homeowners.

Maxine Addinsall

0687
We write to make a submission to the New South Wales Government’s Short Term Holiday Letting Options Paper.

We believe that:
1. one's neighbour is the best ground-up "auditor", and
2. managed properly, the advent of increasingly sophisticated letting platforms has brought efficiencies, choice and benefits to the short stay rental market.

Before letting platforms:
Guests stayed at designated places such as hotels, motels, caravan parks, camping grounds - behaviour was controlled by managers and staff with oversight by Councils - rates were finely tuned in response to supply/demand often to the disadvantage of larger families - designated places were and still are regulated according to local government rules, development consents, health, insurance, etc - residents had a direct measure of control by their involvement through Councils and the Development Application (DA) process, to mention two.

After letting platforms:
Is the enablement of empty rooms, whether single or by a unit and house full, to be offered for short term stays - thereby widening choice, increasing supply, consolidating rates and encouraging use of otherwise vacant or little used property for mutual benefit of host/owner and guest/s - as the platforms became more sophisticated, they grew to be "clubby" (sense of belonging), introduced guest/owner assessments/reviews feedback, guidelines, standards, with demand shifting to a more unique experience whether this be by way of location, host or décor.

Notwithstanding these benefits, it must be acknowledged that short term stays have permeated previously unused (in short term stay terms) residential areas, whether these be the house next door or the strata unit next door (in both cases, host/owner/manager not being present) to existing residents and at times at the expense of longer term lettings by "entrepreneurial" short stay margin seekers.

Media plays its part (due to its morally skewed obligations to the public) loves to concentrate on presenting the unpleasant experiences and feed unbalanced, fear induced sensational occurrences and perspectives which can so easily pervert a meaningful and constructive discussion.

All this leads one to observe that the resident control mechanism or “resident audit” to the extent it existed pre letting platforms, as mentioned above, has been somewhat diluted in the current short term letting market.

Our experience with condaminebnb was born as a result of a combination of a recent renovation and family movements which created a spare two adult, 1st level, 30m² loft room with ensuite, a shared entrance with live-in hosts occupying the ground floor level - we go to great lengths to set and confirm expectations, provide written and verbal guidelines, adhere to a homestay standard, are guest centric hosts during their stay and above all else attach great importance to the conduct of our bnb (including guests) as if we were living next door ("resident audit" principle mentioned above) – we do our best to be mindful of not only our neighbours but our guests.

We have been operating some 4 years and have hosted a range of guests including parents/grandparents repeat visits from overseas and transparently post all comments on our website as well as inviting comments on letting platforms.

It is our belief that houses and units should also be subject to the "resident audit" principle
especially as the host/owner/manager are "remote" and not in a position to directly monitor and immediately influence the behaviour of a number of guests such that the amenity of neighbours is not adversely affected – neighbours should be encouraged to have an input as to their expectation and be regarded as pseudo-hosts, the eyes and ears of remote hosts.

In such situations it seems to us that any arrangements intended for alternative use other than long term rentals, that is, for short term stays in peak and off peak time periods, handling of complaints etc, should be designed with the input and agreement of neighbouring residents to protect their mutual rights of peaceful enjoyment of their properties.

As once close living, unit dwellers (as renters and owner/occupiers) ourselves, we understand and empathise with unit residents who experience loss of what ever control they had over their free and unfettered enjoyment of their unit and its environment due to insensitive (intentional or unintentional) short term guests invited to their common property by remote hosts – a 24/7 concierge service mitigates to some extent inconvenience in such cases, however, where this service is not available, the prospect of inflated monetary returns at the expense of other residents can arise.

It is our contention, in the case of strata units, that developers or residents (whoever controls the Owners Corporation at a point in time) determine whether short term stays are permitted and under what conditions, etc in which case prospective unit purchasers can make an informed prospective decision at the time of purchase and residents are free to modify these conditions in such a way as to protect their environment and do not bare the burden of selfless, unexpected wear and tear maintenance costs and unpleasantness due to noise and of intentional or unintentional property disrespect.

Critically, in the event of any sticking points which cannot be immediately or comfortably resolved, access to speedy mediation should be appropriately made available.

We make ourselves available to answer any queries resulting from the above and invite inspection at a mutually agreeable time.

Kind regards,

Kaye and Michael Peters

0688
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

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Section 5: Strata Regulation - By-laws which could prohibit hosts from sharing their own homes would see strata residents treated as second class citizens. Current rules in NSW do not allow by-laws that ban hosts from sharing their own home, and this would be a step backwards for NSW.

To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Jodie Woo

0689
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Michelle Myers

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maureen jennings

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Lisa Russel

0692
I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper.
I do not believe that the same rules should be applied to holiday homes that are being considered for apartments and room sharing in strata properties in the city.

Short-Term-Rental is a key part of the visitor and tourist economy of regional cities and towns. If some of the proposed options are put in place, it could be too burdensome to rent out holiday homes. If this happens then jobs will be lost and the economy will be starved of much needed tourist income in regional New South Wales.

I urge you to treat holiday homes differently to other short term rental and listen to the voices and concerns of homeowners.

Regards

Denny

0693
Nola Barker

I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper. I do not believe that the same rules should be applied to holiday homes that are being considered for apartments and room sharing in strata properties in the city. Short-Term-Rental is a key part of the visitor and tourist economy of regional cities and towns. If some of the proposed options are put in place, it could be too burdensome to rent out holiday home. If this happens then jobs will be lost and the economy will be starved of much needed tourist income in regional New South Wales. I urge you to treat holiday homes differently to other short term rental and listen to the voices and concerns of homeowners.
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Regards Liz

0695
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Our particular situation is as follows.

- We invested $1.1m to purpose build a holiday rental home on the shores of Lake Conjola in the Shoalhaven NSW to help fund our retirement. We are eligible but do not have an aged pension and are totally self-funded.
- The house is 9 years old and sleeps 10 people.
- We have between 35 – 40 bookings per year. In calendar 2017 we currently have a total of 39 bookings, for 121 days with an average of 8.2 guests per stay.
- We only rent directly to guests or through Stayz, not AirBnB or TripAdvisor.
- The majority of our guests come from the Illawarra, Sydney & Canberra regions. Most are family groups.
- The reasons for their stays are, water skiing, boating, fishing, site-seeing, family holidays, weddings, friends get togethers.
- Estimate that we have brought close to 1,620 people to the Shoalhaven that have stayed for approx 900 days.
- We employ local people to clean after each stay, maintain our lawns & do building maintenance.
- I can’t estimate how much people spend but during their trips they buy food, drink, fuel, attend restaurants & local clubs.
- Where we are situated the closest local permanent resident is over 100 meters away. We are surrounded by holiday & holiday rental homes so disruption to the local resident community is kept to a minimum.
- We also pay extra to the council for a large garbage bin and an additional recycle bin so we don’t have a problem with disposal of rubbish.
- In nine years we have only had one problem with noisy guests.
- We do not rent for Schoolies, End of Year Celebrations, Bucks or Hens parties.
- We ask each guest to agree to our terms & conditions which specify the behavior expected during their stay. If they don’t agree, we don’t rent the house to these people.

Summary.
The area we are in is a well known holiday area, popular for water skiing, fishing, boating, beach going, camping, surfing and just a lovely beachside location for family holidays. The local community is dependent on the people we and other hosts bring into the area. This is very different to the city areas where a lot of short term rentals bring disruption to the local residents.

We are not against a level of regulation but don’t think this should be entirely focused on Owners. It is difficult, but not impossible, to completely qualify people over the internet as to their reasons to rent a property. It is not such a problem for us as we try to maintain a premium price and get the
guests agreement to our conditions and specify the reasons for their stay. Also, we don’t do automatic bookings so we can first qualify guests.

If regulation is to take place then the onus should be on guests rather than owners. If guests were made to sign an agreement which dictated the T&Cs and behavior expectations when making a booking this would go a long way to eliminating disruption to local residents.

There should not be a one size fits all regulation as the South Coast and other regional holiday location are very different to the metropolitan rental situations that created the need for this survey and planning.

If the number of days we could rent in our area is reduced it would hurt us financially as well as reduce the income to the local community which is a holiday dependent region. This would also mean we would have to put up costs and this might deprive potential guests from having a vacation.

We request that final regulation be confined to residential metropolitan areas and not Country NSW Regions.

Sincerely

Brian Clampett

0696
I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper. I do not believe that the same rules should be applied to holiday homes that are being considered for apartments and room sharing in strata properties in the city. Short-Term-Rental is a key part of the visitor and tourist economy of regional cities and towns. If some of the proposed options are put in place, it could be too burdensome to rent out holiday homes. If this happens then jobs will be lost and the economy will be starved of much needed tourist income in regional New South Wales. I urge you to treat holiday homes differently to other short term rental and listen to the voices and concerns of homeowners.

personally i let out a studio on my property where we live. we are keeping the local water taxi in business. the residents of dangar rely on the water taxi as we live on an island. we also keep the local cafe and bowling club in business as our guest frequently visit both.. both these businesses are in debt at times and struggle. other holiday lets are doing the same. our guests take river cruises and eat over in brooklyn across the water too. i believe the local council collects revenues from the dangar island cafe and the bowling club which both rely on tourism to stay in business.

i also thought local councils were trying to encourage tourism to the Hawkesbury region. why does anything have to change. it seems to be working quite well. if anything there is a shortage of holiday lets on dangar and tourists sure enjoy their visits here.

as for occasional noise issues. i think a sign should be placed in all holiday lets. warning tenants that excessive noise may result in fines and removal from the premises by the police. the owners have little control over noisy tenants. we do advertise on stayz and airbnb with a warning of no excessive noise after 9.30 as this is a residential area. to date we have had no noisy tenants. no complaints from neighbours. the correct procedures in place will largely eliminate noise issues.

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Furthermore, my house is in Callala Bay and there is no hotels/Motels there. These rules would disadvantage holiday makers and tourism to the area would drop. They would have to book a hotel in Nowra which is 30 minute drive away.

Regards

Thomas Ferro.

0698
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William Hyman

0700