

Dear NSW Government,

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Extreme regulations, and red tape like caps and costly registration processes could severely affect my ability to travel using Airbnb and restrict my choices as a traveller. Please accept this as a formal submission to the Options Paper.

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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.

Sandoche Adittane

3601

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Meena Ahn

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people are supposed to believe in free market economics so don't fold to lobbyists of vested interests from the extortionist hotel industry.

John Ainsaar

3606

Dear NSW Government,

As a host and a guest using Airbnb I see it vital that the NSW Government take into consideration my case as well as many other community members.

As a host I have increased my taxable income. The income has allowed for us to continue to work full time in our small business. Increasing our income has allowed for us to have a higher borrowing power from lenders, it has allowed for us to expand our business and employ more people and it has allowed us to work for our money using the Airbnb platform.

It means we do not require Centrelink benefits to raise our child or assist with the low income our business provides us.

The loss of this income would prove detrimental to our family and could put us into financial hardship.

After meeting many guests through hosting I see how many overseas guests travel to Australia as accomodation is often more affordable through Airbnb rather than hotel stays. This is an obvious boost to our economy.

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Sincerely,
Ashley Ainsworth

3607

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Laura Alessandra

3611

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.

This could mean the end of people holding onto their properties as I know many of them have to rent them out to try and cover their mortgages.

Lynne Alexander

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Shadia ali

3613

Dear NSW Government,

Home sharing is such an important part of the community and an invaluable source of income for people with properties they can't find suitable long term tenants for.

Like me, trying to find a suitable tenant in my apartment in Sydney was unsuccessful after 6 weeks of advertising, re advertising and price dropping below market expectations. This left me with no other option than to seek other avenues of renting out the apartment.

For many owners, it's become a necessity and valuable source of income and security.

Also, managed well, like I manage mine, has a positive impact and experience for everyone involved. In recent times I have been able to help out families who seek medical attention for their children who would otherwise not be able to afford a hotel or other suitable accommodation for their stay in Sydney, uni students living away from home for extended periods of time who are unable to get a lease themselves and family members visiting the community where my apartment is to spend time with family and friends during holiday seasons.

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Alexandra Allen

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AirBNB offers amazing opportunity for families (like ours) to maintain normal family routines while abroad. We stayed at AirBNBs throughout Australia and were beyond pleased with our hosts. AirBNB hosts gave us the ability to have different sleeping quarters, separate baths, the ability to cook and it made our trip amazing. We hope to return to Australia and NSW and use AirBNB in the future.

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Amy Allen

3615

Gina,

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.

Being located in a regional area I am not only providing employment for a cleaner, gardener and local trades people I am also providing accommodation for many of the local tourism events especially FOOD Week and the Wine Festival in Orange and surrounding areas.

A couple of my guests have enjoyed their stay so much that they are relocating from Sydney to Orange.

I live in Western New South Wales and have used the house when we have come down to Orange for our children who attend boarding school here.

If the Government are going to impose extra charges or limit stays then I would have to sell my property.

3616

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.

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.

Nathalie Almaan

3617

Dear NSW Government,

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Sabine Altena

3618

Dear NSW Government,

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Patricia Alvarez

3619

Dear NSW Government,

Hi

I have saved and finally managed to purchase a holiday house in Byron Bay area. I stay in it at least once a month and will probably retire in it, but I NEED THE INCOME FROM AIRBNB GUESTS TO PAY THE MORTGAGE in the mean time.

Guests enjoy the home like atmosphere and I believe this is a PRODUCT THEY SHOULD BE ENTITLED TO have.

It is close to the water where visitors like to stay, so IS NOT taking up housing stock back in the suburbs where the general population is based.

IT EMPLOYS cleaners, gardeners, tradesmen and the like from the local community.

I feel GRASS ROOTS TOURISM VENTURES such as renting out your personally owned property should be allowed along side the big hotel chains and should be supported by our governments so long as appropriate rules and policing are put in place around noise.

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.

Whilst the Options Paper does not canvass opinions on a potential bed tax, I would like to register my personal support for a bed tax that applies to all accommodation providers in the Byron Shire Council. Such a tax would go a long way to ensuring a sustainable tourism economy in Byron Bay to pay for much needed infrastructure and services.

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Rohan Anderson

3620

Dear NSW Government,

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Extreme regulations, and red tape like caps and costly registration processes could severely affect my ability to travel using Airbnb and restrict my choices as a traveller. Please accept this as a formal submission to the Options Paper.

Why do I travel to NSW using Airbnb?

Local hosts make valuable recommendations of their favourite cafes, restaurants and shops so that small businesses get a boost from local tourism, with a ripple effect of supporting jobs in these communities.

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Jade Anderson

3621

Name: Katy Anderson

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

1. Impacts such as noise or party-house caused by short-term holiday letting (STHL) can be managed by industry self regulation such as (1) code of conduct (2) complaints management (3) education.
2. STHL and strata management can work collaboratively whereby strata management can receive fair compensation to adverse impacts of STHL, if any.
3. STHL should be treated equally to long-term letting in terms of licenses required to operate.

3622

Dear NSW Government,

As a guest who has travelled to NSW using the Airbnb platform in the past 12 months, I strongly believe in the right of people to share their houses and apartments. I absolutely embrace my responsibilities as a guest to treat hosts' homes in a responsible and respectful way, and I know that Airbnb's review system keeps hosts and guests accountable for their travelling behaviours.

Extreme regulations, and red tape like caps and costly registration processes could severely affect my ability to travel using Airbnb and restrict my choices as a traveller. Please accept this as a formal submission to the Options Paper.

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CHEUNG ANDREW

3623

Dear NSW Government,

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Extreme regulations, and red tape like caps and costly registration processes could severely affect my ability to travel using Airbnb and restrict my choices as a traveller. Please accept this as a formal submission to the Options Paper.

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Emily Andrew

3624

Dear NSW Government,

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 rent my home out for 2-3 weeks a year to families who could probably not afford to have a holiday in the area without airbnb.

Whilst the Options Paper does not canvass opinions on a potential bed tax, I would like to register my personal support for a bed tax that applies to all accommodation providers in the Byron Shire Council. Such a tax would go a long way to ensuring a sustainable tourism economy in Byron Bay to pay for much needed infrastructure and services.

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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.

Rebecca Anne

3625

Dear NSW Government,

As a guest who has travelled extensively across NSW using the Airbnb platform in the past 12 months, I strongly believe in the right of people to share their houses and apartments. I absolutely embrace my responsibilities as a guest to treat hosts' homes in a responsible and respectful way, and I know that Airbnb's review system keeps hosts and guests accountable for their travelling behaviours.

Extreme regulations, and red tape like caps and costly registration processes could severely affect my ability to travel using Airbnb and restrict my choices as a traveller. Please accept this as a formal submission to the Options Paper.

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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. Valerie Antaki

3626

Dear NSW Government,

As a guest who has travelled to NSW using the Airbnb platform in the past 12 months, I strongly believe in the right of people to share their houses and apartments. I absolutely embrace my responsibilities as a guest to treat hosts' homes in a responsible and respectful way, and I know that Airbnb's review system keeps hosts and guests accountable for their travelling behaviours.

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Dione Anthony

3627

Stuart Arantz,

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. (You might like to add a personal message for the review here based on your own experience as a homeowner or guest.)

Please let me know if we can be of any further assistance.

Kind Regards

Stuart Arantz

3628

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.

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Cindy Araujo

3269

Dear NSW Government,

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Amanda Arena

3630

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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.

Stephanie Arifin

3631

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.

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.

Al Armitage

3632

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?

In the country areas of NSW the Airbnb host community depends on hosting as an economic lifeline to help us pay the upkeep of the farm and the bills. It also provides an opportunity to educate guests in the importance of eating real nutritious food. I also recommend my favourite tourist activities, 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.

David Armstrong

3633

Dear NSW Government,

As a guest who has travelled to NSW using the Airbnb platform in the past 12 months, I strongly believe in the right of people to share their houses and apartments. I absolutely embrace my responsibilities as a guest to treat hosts' homes in a responsible and respectful way, and I know that Airbnb's review system keeps hosts and guests accountable for their travelling behaviours.

Extreme regulations, and red tape like caps and costly registration processes could severely affect my ability to travel using Airbnb and restrict my choices as a traveller. Please accept this as a formal submission to the Options Paper.

Why do I travel to NSW using Airbnb?

Local hosts make valuable recommendations of their favourite cafes, restaurants and shops so that small businesses get a boost from local tourism, with a ripple effect of supporting jobs in these communities.

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 allows Owners Corporations to ban outright short term rentals.

I wish to register my opposition to the following options:

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 any change to this would be a step backwards for NSW.

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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.

Paul Armstrong

3634

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.

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.

Rachel Aron

3636

Dear NSW Government,

As a guest who has travelled to NSW using the Airbnb platform in the past 12 months, I strongly believe in the right of people to share their houses and apartments. I absolutely embrace my responsibilities as a guest to treat hosts' homes in a responsible and respectful way, and I know that Airbnb's review system keeps hosts and guests accountable for their travelling behaviours. Extreme regulations, and red tape like caps and costly registration processes could severely affect my ability to travel using Airbnb and restrict my choices as a traveller. Please accept this as a formal submission to the Options Paper.

Why do I travel to NSW using Airbnb?

Local hosts make valuable recommendations of their favourite cafes, restaurants and shops so that small businesses get a boost from local tourism, with a ripple effect of supporting jobs in these communities.

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 allows 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.

David Ashton

3637

Dear Sir/Madam

There are I believe a number of issues which surround short-term holiday letting (STHL) activities in NSW.

Firstly, there are private holiday houses, mostly outside Sydney, which owners make available to other holiday makers, mostly families. The letting is mostly through websites such as Stayz or Airbnb. This activity has been going on for the best part of a century and until comparatively recently was largely conducted through real estate agents. I have professional and personal experience in this field and it is my view that the system as it currently stands works well. I am sure that there must be the occasional problem, but no doubt the local authorities can deal with them.

The other main STL activity is within Sydney where some owners or tenants of home unit buildings are letting or sub-letting their premises, often in contravention of the by-laws of the building and their lease. I have had personal experience of this type of STHL and have seen the negative impact it can sometimes cause. The guests are very often young single people and sometimes do not show any respect for either the property they are in or for the permanent residents. Councils apparently are seldom inclined to enforce their requirements on the travelers which leaves only the building's by-laws.

Young people have been travelling for decades and for many years often stayed in non-profit youth hostels, or more recently, their commercial equivalents. Hostels have known standards of acceptable behavior, and on-site staff to enforce them.

The other group which is effected by STHL are those who are employed in the hospitality industry. Outside of Sydney STHL helps provide some employment for cleaners and other low-paid local residents, which would always be a boon, especially in smaller communities. In Sydney, on the other hand, there are already a very large number of beds for travelers available. They range from YHA accommodation - Sydney has some of the largest YHA hostels in the world - a large number of commercial backpackers hostels, modestly priced hotels up to luxury ones. Everyone is catered for and a very large number of jobs rely on the Sydney accommodation industry. STL provided no jobs, except for the occasional security guard or lawyer.

It is the job of governments to do those things which are essential for a civilized community but cannot be done by individuals. Providing and enforcing fire regulations and generally encouraging growth in jobs are two examples. Apart from that governments should interfere as little as possible. We have good strata legislation in NSW and all that is necessary is to let Owners' Corporations make their own decisions. That is a pure form of democracy. No further legislation is required.

Kind regards

Stuart Ashton

3638

Dear NSW Government,

As a guest who has travelled to NSW using the Airbnb platform in the past 12 months, I strongly believe in the right of people to share their houses and apartments. I absolutely embrace my responsibilities as a guest to treat hosts' homes in a responsible and respectful way, and I know that Airbnb's review system keeps hosts and guests accountable for their travelling behaviours.

Extreme regulations, and red tape like caps and costly registration processes could severely affect my ability to travel using Airbnb and restrict my choices as a traveller. Please accept this as a formal submission to the Options Paper.

Why do I travel to NSW using Airbnb?

Local hosts make valuable recommendations of their favourite cafes, restaurants and shops so that small businesses get a boost from local tourism, with a ripple effect of supporting jobs in these communities.

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 allows Owners Corporations to ban outright short term rentals.

I wish to register my opposition to the following options:

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 any change to this would be a step backwards for NSW.

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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.

Victoria Ashton

3639

Dear NSW Government,

As a guest who has travelled to NSW using the Airbnb platform in the past 12 months, I strongly believe in the right of people to share their houses and apartments. I absolutely embrace my responsibilities as a guest to treat hosts' homes in a responsible and respectful way, and I know that Airbnb's review system keeps hosts and guests accountable for their travelling behaviours.

Extreme regulations, and red tape like caps and costly registration processes could severely affect my ability to travel using Airbnb and restrict my choices as a traveller. Please accept this as a formal submission to the Options Paper.

Why do I travel to NSW using Airbnb?

Local hosts make valuable recommendations of their favourite cafes, restaurants and shops so that small businesses get a boost from local tourism, with a ripple effect of supporting jobs in these communities. I was staying in a small village as I was visiting friends. The village had no other accommodation options.

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 allows 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. Bevin Aston

3640

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.

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.

James Atkinson

3641

Dear NSW Government,

As a guest who has travelled to NSW using the Airbnb platform in the past 12 months, I strongly believe in the right of people to share their houses and apartments. I absolutely embrace my responsibilities as a guest to treat hosts' homes in a responsible and respectful way, and I know that Airbnb's review system keeps hosts and guests accountable for their travelling behaviours.

Extreme regulations, and red tape like caps and costly registration processes could severely affect my ability to travel using Airbnb and restrict my choices as a traveller. Please accept this as a formal submission to the Options Paper.

Why do I travel to NSW using Airbnb?

Local hosts make valuable recommendations of their favourite cafes, restaurants and shops so that small businesses get a boost from local tourism, with a ripple effect of supporting jobs in these communities.

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.

Julie Atkinson

3642

Dear NSW Government,

As a guest who has travelled to NSW using the Airbnb platform in the past 12 months, I strongly believe in the right of people to share their houses and apartments. I absolutely embrace my responsibilities as a guest to treat hosts' homes in a responsible and respectful way, and I know that Airbnb's review system keeps hosts and guests accountable for their travelling behaviours.

Extreme regulations, and red tape like caps and costly registration processes could severely affect my ability to travel using Airbnb and restrict my choices as a traveller. Please accept this as a formal submission to the Options Paper.

Why do I travel to NSW using Airbnb?

Local hosts make valuable recommendations of their favourite cafes, restaurants and shops so that small businesses get a boost from local tourism, with a ripple effect of supporting jobs in these communities.

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.

Richard Auchter

3643

Dear NSW Government,

As a guest who has travelled to Sydney using the Airbnb platform in the past 12 months, I strongly believe in the right of people to share their houses and apartments. I absolutely embrace my responsibilities as a guest to treat hosts' homes in a responsible and respectful way, and I know that Airbnb's review system keeps hosts and guests accountable for their travelling behaviours.

Extreme regulations, and red tape like caps and costly registration processes could severely affect my ability to travel using Airbnb and restrict my choices as a traveller. Please accept this as a formal submission to the Options Paper.

Why do I travel to NSW using Airbnb?

My experience using Airbnb could not have been replicated at a hotel, hostel, or any other housing option. I made friends for life and had an extremely local experience for someone traveling abroad.

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 allows 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.

Scott Austin

3644

Dear NSW Government,

As a guest who has travelled to NSW using the Airbnb platform in the past 12 months, and is planning to come back and have already made my Airbnb reservations for this summer I strongly believe in the right of people to share their houses and apartments . I absolutely embrace my responsibilities as a guest to treat hosts' homes in a responsible and respectful way, and I know that Airbnb's review system keeps hosts and guests accountable for their traveling behaviors.

Extreme regulations, and red tape like caps and costly registration processes could severely affect my ability and of many others to travel and restrict our length of time for my stay or even consider your beautiful country to visit. Please accept this as a formal submission to the Options Paper.

Why do I travel to NSW using Airbnb?

We love using Airbnb because of the advantages of getting to know the local people through the hosts and their valuable recommendations of their favorite cafes, restaurants and shops so that small businesses get a boost from local tourism, with a ripple effect of supporting jobs in these communities.

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.

Emmy Avila

3645

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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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.

Jacob Awad

3646

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Fatemeh Azizian

3647

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Dan B

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Eve Bailey

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Appendices

Appendix 1 – STHL Options Paper Submission Form

SHORT-TERM HOLIDAY LETTING OPTIONS PAPER SUBMISSION FORM	
<p>The NSW Government has released an Options Paper, building on the work of the Parliamentary Inquiry and existing practice, to start a public discussion or potential options to develop a suitable approach for short-term holiday letting (STHL) in NSW.</p> <p>The Options Paper for STHL outlines potential options around the development of an appropriate approach to managing STHL. These options could be considered either individually or in combination.</p> <p>Prior to making a whole of government policy framework, we are seeking feedback from the community and our stakeholders on the options discussed in the paper.</p> <p>You are invited to respond to the Options Paper by submitting this form to the NSW Department of Planning and Environment.</p> <p>You can also provide your feedback by:</p> <ul style="list-style-type: none"> filling out the online survey email to STHL@planning.nsw.gov.au writing to: <p>Director, Housing Policy <i>Department of Planning and Environment</i> GPO Box 39, Sydney NSW 2001</p> <p>If you have further inquiries, please email us at STHL@planning.nsw.gov.au</p> <p>The consultation process is open until 31 October 2017.</p> <p>By hitting submit you agree to the <u>Department's Privacy Policy</u>.</p>	<p>How will your personal information be used when you make a submission?</p> <p>Your personal information is protected under the Privacy and Personal Information Protection Act 1998 (PPIP Act). The Department collects personal information in submissions for the purposes set out in the Department's <u>Privacy Statement</u>.</p> <p>We respect your right to privacy. Before lodging your submission, you will be asked to confirm that you have read the terms of the <u>Privacy Statement</u>, which sets out:</p> <ul style="list-style-type: none"> how personal information is defined under the PPIP Act - it includes but is not limited to your name, address, and email address; the purposes for which the department collects personal information; and how personal information collected by the department will be used. <p>When you make a submission, we will publish:</p> <ul style="list-style-type: none"> the content of your submission - including any personal information about you which you have chosen to include in those documents a list of submitters, which will include: <ul style="list-style-type: none"> your name your suburb or town <p>We will not publish offensive, threatening, defamatory or other inappropriate material.</p> <p>If you do not want your personal information published, do not include any personal information in your submission.</p> <p>All other information gathered in this submission form will be collated and used towards making a recommendation on the future approach of STHL in NSW.</p>
Name, Surname	CHARLES BALDRY.
Organisation	
Suburb	Postcode
E-mail Address	
Date of Submission	

Introduction

1 Do you use or have you ever used short-term holiday accommodation?

Yes

2 Are you or have you ever been a short-term holiday accommodation host?

Yes, I am a short-term rental host

3 Do you provide another form of short-term holiday accommodation?

No

4 Do you live near a property that provides short-term holiday accommodation?

Yes, other homes in my neighbourhood are available for short-term rent

5 Are you from an STHL industry group, owners' corporations or community group?

No

Impacts Associated with STHL

6 Please indicate below which impact(s) are you most concerned about and how do you believe these could be managed.

- Noise
- Waste
- Party Houses
- Parking
- Hazards and Evacuation

Self-Regulation

7 Considering the mechanisms below, how could self-regulation in NSW address any negative impacts of STHL?

- The Code of Conduct
- Complaint Management Mechanism
- Monitoring & Reporting

8 Are there barriers that may reduce the effectiveness of self-regulation?

No

STHL in Strata Properties

9 Should owners' corporations be given the legal ability to prohibit or restrict STHL? If so, how and under what circumstances?

No

10 Should the Strata Schemes Management Act be amended to increase the ability of owners' corporations to manage the impact of STHL and obtain compensation for adverse impacts? If so, under what circumstances?

Yes, fair compensation in the form of a small percentage of the rental returns, should extra cost be likely.

11 Is there scope for industry self-regulation in the short-term holiday letting industry? Would this effectively address issues that occur in short-term letting in strata schemes?

Yes, self-regulation is the most effective and fairest without restricting the positive impact of STR

Regulation through the Planning System

12 How should STHL be subject to a planning regulatory framework? What would be the impacts of applying a planning framework to STHL?

- Exempt
- Complying
- Development Consent
- No planning regulation

Please indicate your reasons below:

13 If STHL is to be regulated via the planning framework, how should it apply?

- Number of total days per year
- Number of consecutive days
- Number of bedrooms
- Length of stay
- Presence of a host
- Location (*metro vs. regional*)
- Compliance with a Code of Conduct

14 Should there be different planning frameworks in regional and metropolitan areas? If so, how and why?

No, everyone should have the same opportunity to benefit from the sharing economy

Registration or Licensing

15 Could a licensing system for STHL work in NSW? If so, how might it operate?

No, it should be the equivalent to long term rent where no licenses are required

Summary of Options

16 The options outlined in this paper are summarised in the below table. For the future regulatory framework, which top 3 options (if any) would you like to see in this framework? Why?

(Please tell us the reasons for your choices).

Potential Options

Themes		INDUSTRY SELF REGULATION	STRATA REGULATION	PLANNING REGULATION	REGISTRATION
		Refer Section 4	Refer Section 5	Refer Section 6	Refer Section 7
Multiple Options	Code of conduct		By-laws to manage visitor behaviour	Development approval - exempt/complying	
	Complaints management			Development approval - development consent	Registration to manage safety and amenity issues
	Education		By-laws to receive compensation for adverse effects	Limit the length of stay	
	Monitoring and reporting		By-laws to prohibit STHL	Limit the number of days per year	Registration to monitor that other regulatory approaches (e.g. number of days, number of properties) are being met
				Limit the number of bedrooms	
				Regulate by whether the host is present when STHL takes place	

Note: The policy options for STHL could include regulatory or non-regulatory approaches, or a combination of both. A combination of options from any rows or columns (or/and other options not covered in the paper) can be chosen to suggest a policy framework for the STHL in the submission form.

Dear NSW Government,

I utilized AirBnB for the first time (April 2017) for my first offshore trip - which happened to be in NSW, Australia. It was simply a superb and brilliant experience. AirBnB is a revolutionary application to both the hosts and the guests.

I support in the right of people to share their houses and apartments . I absolutely embrace my responsibilities as a guest to treat hosts' homes in a responsible and respectful way, and I know that AirbnB's review system keeps hosts and guests accountable for their travelling behaviours.

Extreme regulations, and red tape like caps and costly registration processes could severely affect my ability to travel using AirbnB and restrict my choices as a traveller. Please accept this as a formal submission to the Options Paper.

Why do I travel to NSW using AirbnB?

Accommodation is a big chunk in a traveler's budget. AirBnB allows more affordable accommodations and guests are given more options of where they wish to stay. Personally, I preferred a place not in the center of the city, but still accessible via easy transportation. AirBnB allowed me to specifically narrow it down, see the pictures of the room/place, and within the budget I set.

As a solo traveler, I opted to have a room with access to a private bathroom because it perfectly balances privacy and interaction with my hosts. It gave me the option to ask my hosts for recommendation of cafes, restaurants, shops, and not-so-known beautiful spots (hidden gems) of the country. It was like a free advertising of the hosts to such recommendations which would otherwise be unknown and limited to the usual popular spots. Hence, this helps tourism.

The bonus of the type of accommodation I chose is I gained new friends. This would have been limited if I followed the usual style of renting a hotel room (which are normally more 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 - 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 allows Owners Corporations to ban outright short term rentals.

I wish to register my opposition to the following options:

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 any change to this would be a step backwards for NSW.

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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.

Nelba Baloyo

3659

Dear NSW Government,

As a guest who has travelled to NSW using the Airbnb platform in the past 12 months, I strongly believe in the right of people to share their houses and apartments. I absolutely embrace my responsibilities as a guest to treat hosts' homes in a responsible and respectful way, and I know that Airbnb's review system keeps hosts and guests accountable for their travelling behaviours.

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Why do I travel to NSW using Airbnb?

Local hosts make valuable recommendations of their favourite cafes, restaurants and shops so that small businesses get a boost from local tourism, with a ripple effect of supporting jobs in these communities.

There is nothing like moving into someone's home, a place that is cared for and proudly looked after with all the tangible adornments that radiate love, comfort, companionship, friendship, generosity and kindness from the agents who live there. It is far more conducive to experiencing REAL Australian hospitality than some cold emotionless roadside motel. Not that those businesses don't have their quirks, I just prefer using AirBnB. As a New South Welshman by birth, I want to experience that homelife option. I want to experience meeting other families, make great contacts and possibly return the favour for whenever my hosts travel to the U.K where I now live.

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Jason Balzarano

3660

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Cindra Banks

3661

Dear NSW Government,

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Patricia Banos

3662

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Tala Barakat

Name: Eva Baranowski

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.

3664

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Ghislaine Barbe

3665

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Emily Barber

3666

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.

My husband & myself were self employed for some 30 years and we were unable to financially contribute to superannuation due to the fluctuations of income we experienced over that time. So we have very little to fund our retirement, now with the new age limits set in place by the government for pension Age it is unlikely that we will have any government assistance in the future. Having space to put a granny flat to rent out as a BnB to fund our retirement & also having a debt to fund the project as well - the income earned will have to fund the loan and then in time fund our retirement as well!

We are planning to never be dependent on the government and any fees charges etc will only slow our hope of this!! People like ourselves should not be penalised for trying to set ourselves up for to be self funding in our retirement !! Wouldn't this in the long term benefit the government financially greatly . MORE SELF FUNDED RETIREES LESS PENSIONS TO BE GIVEN IS A WIN WIN

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3667

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3668

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David Barclay

3669

Jane Baré

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Ben Barker

3672

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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.

David Barker

3673

Dear NSW Government,

As a guest who has travelled to NSW using the Airbnb platform in the past 12 months, I strongly believe in the right of people to share their houses and apartments. I absolutely embrace my responsibilities as a guest to treat hosts' homes in a responsible and respectful way, and I know that Airbnb's review system keeps hosts and guests accountable for their travelling behaviours.

Extreme regulations, and red tape like caps and costly registration processes could severely affect my ability to travel using Airbnb and restrict my choices as a traveller. Please accept this as a formal submission to the Options Paper.

Why do I travel to NSW using Airbnb?

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Donald Barker

3674

Dear NSW Government,

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Jennifer Barker

3675

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.

My wife and myself have a 3 bedroom Terrace that is available 365 days a year. We don't have it for personal use, unless, on the odd occasion, we offer it to people who can't afford a stay in Sydney. We then offer it to those people for free. The place employs cleaners and launderers every couple of days. We work very hard at keeping the place fresh and serviceable, and regularly employ many different local contractors to meet this goal.

The place turns a modest profit, but after paying tax and overheads, there is not a lot left over, so if there are any further impositions placed on us to run the business, it would probably become unviable, and we would have to close it down. Many people would lose income, as the maintenance and cleaning would no longer be required, and the chance to offer it to help people out would disappear, as we would have to sell it, or let it out to full time renters.

We have good relations with the neighbours, and have even used some of the profits to help them with improving their properties, or offering our place for their use.

All guests who rent the place are assessed as carefully as we can to avoid any disturbances to our neighbours, and we regularly check with those neighbours to make sure there are no problems. (...and there haven't been any over the many years we have run the business).

Please leave things as they are so we can keep the business viable, and allow many others to get the benefits. It's not just about us.

Sincerely,
William Barker

3676

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 registered with my local tourist office as a tourist facility provider and are already required to meet regulations imposed by my local regional council. However, I receive very few visitors through this network and have had to look for alternate options ie Air BNB for ensuring I can meet my expenses.

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 do not believe air bnb is competing in the same market as hotels and motels. Most of my air bnb clients are looking for a small establishment usually in a quiet (often residential) area and do not want to stay at a larger hotel or motel which is often on a main road or busy location with lots of cars and people coming and going at all hours. They usually want to meet me personally and a seeking a friendship type of experience to enhance their visit and travelling experience. Given that many people are hosting in their own homes, this type of accommodation is generally not in the same area in which hotels are located.

Hotels and motels have high overheads which is reflected in their rates, which may be unaffordable for some people. Air bnb provides a more economical option for people who perhaps otherwise would not be able to afford to travel, thereby boosting the local economy. (particularly in regional areas where businesses rely on visitor expenditure.)

My air bnb is in a regional rural town which hosts a number of sporting events throughout the year and does not have sufficient hotel and motel accommodation available during these peak times. Without air bnb, visitor numbers would be restricted at these times due to lack of accommodation. At the same time, if there was a cap on the number of nights I could host, then due to the nature of my property, it would be vacant for certain periods of the year, which poses problems in terms of meeting mortgage payments, insurance problems from leaving properties vacant and potential vandalism

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.

Joanne Barlow

3677

Dear NSW Government,

We travel to Sydney frequently to visit our son and his growing family, we rely on Airbnb to give us easy access to the family at an affordable price. Any policy that restricted this availability would be of great sadness and severely restrict our visits.

As a guest who has travelled to NSW using the Airbnb platform in the past 12 months, I strongly believe in the right of people to share their houses and apartments. I absolutely embrace my responsibilities as a guest to treat hosts' homes in a responsible and respectful way, and I know that Airbnb's review system keeps hosts and guests accountable for their travelling behaviours.

Extreme regulations, and red tape like caps and costly registration processes could severely affect my ability to travel using Airbnb and restrict my choices as a traveller. Please accept this as a formal submission to the Options Paper.

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Anne Barnes

3678

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Neil Barnett

3679

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. This is MY home after all. If I let people in for 6 months lease - I do not have any regulations, caps or registration processes. So if I want to let people in for 6 days - what is the difference? The Airbnb/Stayz etc arrangement creates enormous flow of cash to our area - guests love coming to private places, being micromanaged and looked after, not like in a hotel being handed the key and that's it. Please accept this as a formal submission to the Options Paper.

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Peter Barrie

3680

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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.

Air bnb was the only way I could have traveled and stayed in Australia. Because of the price verses hotels, washer/dryer options and locations. There's no way I could have stayed and enjoyed so much of the city. Thank you.

Brooke barringer

3681

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Marita Barron

3682

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Tonia Barton

3683

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Jarrold Batchelor

3684

To NSW Department of Planning and Environment,

This e-mail is in response by the Owners Corporation SP61931 to the NSW Government's response to the Parliamentary Inquiry Option Paper released on 20th April 2017.

- The NSW Parliamentary Committee Option Paper released on 20 April 2017 provided a comprehensive overview of the SHTL situation. It also gave consideration to the need of additional powers for Owners Corporations to deal with SHTL. This paper asked for responses by the 31st October 2017.
- The Option paper noted that SHTL in Strata Buildings is creating a number of disruptive issues ranging from impacts on the general amenity items such as noise, party houses, waste, traffic and parking, evacuation, and impacts within strata properties.
- The creation of a large turnover of new tenants within our strata building caused by SHTL would be of concern. Presently tenants stay for over a year on average, but if SHTL was approved that would probably generate 30 or more new tenants a year per unit.
- If only a third of our owners chose to SHTL their units, this would amount to over a 1,000 new tenants a year for our 93 unit building.
- This compares with the existing turnover of rented premises of 52 tenants a year.
- This would mean our current building management would need to be substantially increased
- This would impact on the security of our building, with a number of new occupants each week all being given security access to our lifts and residential floors by a swipe tag.
- How do we ensure when these short-term occupants leave they will surrender their security access?
- How can we be assured they won't give the access ability to undesirable people who could then gain unlawful access to our building?
- There is a constant battle getting new occupants to our building to sort their garbage correctly. Many just dump a plastic bag full of various items of garbage into the first bin they come to. This failure to comply with Councils sorting requirement ends up costing us more for our garbage removal costs.
- Many tenants place garbage that contains cooking oil in plastic shopping bags that generally have a hole in them. In carrying these bags to the garbage bins this often leaves a trail of cooking oil along the carpets in our common areas.
- The large number of transient tenants will greatly add to the load on our building management.
- We the Owners of our building should be allowed to determine whether we would allow SHTL in our building.

- STHL should not be forced on us by Government.
- Strata Buildings come in different configurations and sizes. These buildings range from 2 units to 400 units. Each building has its own complexities in management and ensuring everyone living in the complex has a reasonable quality of life. STHL will jeopardise this.
- The same condition for approval of major works in a strata building should apply, requiring a vote of 75% or more of unit entitlements to approve STHL for our building.
- Government needs to ensure that STHL does not reduce the availability of longer term rentals. Sydney already has a shortage of this type of accommodation.
- We need stable occupation of our building so we can develop a sense of community, so all occupants take a degree of “Ownership” of our building common area and assets and look after it.
- As Owners of a strata building who selected where we want to live and have worked to belong to a pleasant living environment, we don't think it is right and proper that random Government action might force us to accept STHL in our building.
- Please ensure we are allowed to decide on this matter by a vote of the owners of our Strata Building.

Yours faithfully

John Bates
Chairman
Strata Committee

3685

To NSW Department of Planning and Environment,

This e-mail is in response to the NSW Government's response to the Parliamentary Inquiry Option Paper released on 20th April 2017.

STHL Impact on Strata Buildings

- o The NSW Parliamentary Committee Option Paper was released on 20 April 2017. It provided a comprehensive overview of the SHTL situation. It also gave consideration to the need of additional powers for Owners Corporations.
- o The Committee did not accept that SHTL was incompatible with strata living.
- o However in reaching this position they didn't take into account that there exist two elements of Strata Living,
 - a. Investors who lease their units out
 - b. Owner Occupiers whose units are their home.
- o The Investor and Owner have in most case totally divergent interests. For one it is an investment to be used for financial gain and traded when other opportunities arise. For the other it is their long-term place of residence and probably their major asset.
- o The Committee's comments are possibly correct for the Investor Owner, but certainly not correct for the Owner Occupier.
- o The building management and security issues appear to not have been considered by the Committee.
- o A typical 100 unit building with 70% units rented on 6 month or longer leases will generate approx. 40 new tenants per year, which requires 80 (in and out) moves per year.
- o In a 100 unit building with 70% leased of which 50% are SHTL, based on an average stay of 7 days and a 70% occupancy the SHTL would generate over 1,200 SHTL tenants and 20 long stay tenants per annum.
- o Comparison of Long or Short Stay Rentals for a 100 Unit 100% Rented Building.
 - o Long Stay Rentals Tenant moves per annum - 57
 - o Short Stay Rentals Visitor moves per annum – 3,441
- o If SHTL are approved for all strata building, they could become apartment hotels. This certainly doesn't fit in with strata living.
- o How can some units in a strata building be given permission to have SHTL and others not? The financial gain of SHTL for the Investor would be so much greater, so ultimately all owners would seek to go the SHTL route.
- o Clearly owners of strata buildings should be empowered to decide if they wanted to allow SHTL in their building. This should only be agreed if at least 75% of owners want it.
- o Our homes should not be in hotels. We need a say on short-term stays in the buildings we live in.
- o The impact of allowing a building to be used for SHTL, changes how a strata building is operated.
- o It ceases being primarily a residence for people and becomes to a large extent temporary accommodation for a large transient population, which implies providing totally different of management systems to provide for the issues of safety regulations, parking, garbage, use of common area, cleaning and especially security.
- o If 75% or more of owners want to operate their strata building for SHTL it then becomes a totally different building use and the strata market will over time segment into SHTL Strata Buildings and Residential Strata Buildings.

- o As more retirees move into Strata Units there is going to be a demand for more totally Owner Occupied Buildings or Condominiums where the conflict between the Investor and Owner would be eliminated.
- o As a Strata Unit Owner Occupier please don't take away my power to decide what building I live in. I made that decision when I moved from a separate house to my strata unit 12 years ago. Allowing STHL in my unit building would destroy everything I have worked for.

I realise STHL provides many tourists a good way to obtain accommodation while visiting our country and believe they can be accommodated in some strata buildings where the percentage of Investor Owners is 75% or greater and they freely make the decision to capitalise on the STHL market.

For us Owner Occupiers, our units are our homes and we have in most cases had to trade off benefits of separate dwellings for Strata Living which has pluses and minuses. The introduction of STHL into our home buildings destroys the whole concept of our home. We Owner occupiers already have friction with tenants who don't follow our by-laws and generally in various ways abuse our common areas. Where we have had STHL visitors they in general add another layer of complexity.

With the high rentals STHL generate we can see more Investor Owners going in that direction, so the few will become the many. We would need more building management to deal with the huge influx of additional people coming in and out of our building which quickly destroys the security systems we have set up to protect us.

Having regulations to deal with the issues STHL generates seems a good idea but as their stay is short, mainly they have gone leaving us with the problems and we would be wasting a lot of time and money trying to enforce these regulations. It would be better to have owners decide to designate their building open for STHL and allow others of us to ban STHL in our building. We really don't need government to impose STHL on us.

Given the shortage of housing in Sydney and the need for more of us to live in medium and high density housing, it seems to be a conflict that we have an attempt to make this type of housing more unattractive by mixing it up with what is really part of the hotel/motel/B&B market.

Owners who have allowed STHL of their units in a number of buildings I am aware of, speak of the huge rentals they receive that makes such lettings so attractive for the investor.

Australia has historically helped investors fund the building of strata buildings for units for the young as their first home before they got into the house ownership market. The dream of the detached house may be fading so more people will look at owning their apartment instead of a detached house. This will bring more apartment occupier ownership which will conflict with the investor STHL.

I hope the points I have made are considered in Government reaching their decision.

Yours faithfully

Richard Bates

3686

I Live in Gloucester street Stamford Residences and am totally against short term leases. The wear and tear of the building doubles and so many disruptions in lift timings is annoying. Less than one year is not acceptable.

Mina W Singh Batra AM

3687

short-term holiday letting submission

Do you use or have you ever used short-term holiday accommodation? NO

Are you or have you ever been a short-term holiday accommodation host? NO

Do you provide another form of short-term holiday accommodation? NO

Do you live near a property that provides short-term holiday accommodation? YES

Impacts Associated with STHL

Please indicate below which impact(s) are you most concerned about and how do you believe these could be managed

Noise you need to be able to contact the owner to complain about and get immediate action on offensive/excessive noise

Swimming pool hours to reduce noise (9.00 pm and 7.00 am no use)

House Rules to include noise limits and to be displayed on the premises

STHL need to advise there guest **IF they are among Permanent residents** (front/rear/next door) to in order to realise there vacation can impact there neighbours

Party Houses

No party houses in residential areas

House Rules to include rule of no parties and be displayed on premises

Parking

Limit the cars to the available spaces (if the home has a Garage this must be available for the guest to use.) Restrict number of vehicles to what can fit in the garage and on the driveway of the premises

Waste

Instructions on dealing with waste and the use of the bin system must be included in House Rules

Excess waste must not be stockpiled on premises or on nature strip

CONFLICT OF USE BETWEEN RESIDENTIAL NORMAL DAILY LIFE v HOLIDAY MAKERS

Normal family lifestyle patterns conflict with Holiday mode, we get up go to work etc then at some stage go to sleep. HOLIDAY makers can stay up late be outside drinking & conversing (perhaps music dancing etc) this can go on for HOURS after residents would have gone to bed. What to they care they are on holidays for a few days or weeks. The permanent residents gets this extended noise MULTIPLE nights per week with basically every time there is a new 'letting period'

Self Regulation

Complaint management Mechanism in conjunction with Code of Conduct

Local council to monitor STHL in their areas

Are there barriers to that may reduce the effectiveness of self- regulation?

YES, owners NOT responding to a direct complaint on there current STHL occupant, or not knowing how to contact them. Police availability to noise complaint due to staffing levels

Regulation through the Planning System

How should STHL be subject to a planning regulatory framework? What would be the impacts of applying a planning framework to STHL?

Development Consent for unhosted accommodation

If STHL is to be regulated via the planning framework, how should it apply?

Regulate the maximum number of persons in the premises based on the the DA both daytime (visitor limitations) to prevent noisy parties

sleeping , how many can sleep in a house - suddenly non habitable spaces can become sleeping spaces. What was once a study in a house or enclosed veranda is now a bedroom that can sleep?? extra people

Should there be different planning frameworks in regional and metropolitan areas? If so, how and why?

Possibly, but in reality it still is an issue of noise & number of people in a physical space, with different times of use & activity to a home/family unit

Registration and Licensing

Could a licensing system for STHL work in NSW? If so, how might it operate?

YES if this involved an inspection to determine **how many people were permitted to sleep in a particular premise** and also determine hours of outdoor activities based on the proximity to neighbours who are permanent residents

My personal experiences & observations of short term holiday rentals in my street
For 2 years plus we had a holiday house next door, (the way it was advertised was child friendly so we had lots of pre school children.) Daytime you would have children playing & making noise, you accept that as life. Dependent on if it was a Single Family/ 2 Families or a multil generational family the noise level at night can vary - You get the effect of how the different family members interact, sometimes you would not know they were there othertimes there were the normal raised voices of disputes on how they interacted or didn't. Similarly the Noise from late night conversations or music would impact on my daily life. The popularity of this rental was that over 80% of the year we had guest next door and the income for the owner was over \$180,000.00 per year. Knocking on the door to complain you would get varying responses & never knew if you would be abused. When we had too much noise we would contact the owner & normally this would be managed quickly. This is now a permanent family home.

Another holiday house 5years plus operation(who had a council DA) really never caused any problems, a few weeks ago there was unusually 'a lot of noise at 1am, we called the owner. Within 1 hour he had a security service visit the house & all became quiet. Early on they had guest who brought extra bedding to exceed the number of guest the house was rented for, they were made to leave & blacklisted

Recently the other home next to us was listed on Airbnb, We had noise issues, which required 3 calls to the police over noise from. Having the owners number they ignored or calls & text messages.

Why should I be woken up at 12.30am and again at 3.40am when the decide to go swimming in the pool? The owners of the short term holiday rentals make excellent returns with a house rented for at least \$700.00 per night.

We the permanent resident have no financial benefit from a business that has no noise control or operating hours that any commercial business would need to comply with. We risk abuse if we try and let the noise makers aware of there lack of consideration. Somehow we get the worst part of the Short Term Holiday letting in the current environment.

Yours Truly

Paul Batson

3688

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.

Lucey Be

3689

Name: Angela Beale

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

Angela Beale

3690

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Linda Beaver

3691

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Travis Becker

3692

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Paul Begg

3693

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3694

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Lorraine Belbin

3695

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Kathryn Bell

3696

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Peter Bell

3697

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SUSAN Bell

3698

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3699

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3700