Dear Sir/Madam

I am a 91yo resident of a nine unit strata block in - and I am very concerned about AirBNB because of safety and security reasons.

I have been mugged and robbed in my own car park/underground garage and seeing strangers around the property makes me very nervous.

I would like to live in my own home and feel safe.

Recently, one of the units in our building was sold to a flipper/developer who was only interested in profit and didn’t care about our small community. Without informing us, he posted on AirBnB his whole 3 bedroom unit accommodating more than 6+ people for $300-400 per night. There was a constant stream of unknown people around the property. With summer approaching, the pool will also be used.

I would like the government to allow Owners Corporations to legally decide themselves whether they allow STHL.

Yours sincerely

Mrs Ruth Bender

3701
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.

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 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, most home sharing requires no approvals. For others 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.

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.
Please note that my travel to NSW is ALWAYS based around AirBNB availability. Without it it woudnt travel as often nor stay overnight robbing many NSW businesses of my tourism dollars.

Ben Beneke

3702
To whom it may concern:

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 use Airbnb?

Many (most) in the Airbnb host community depend on hosting as an economic lifeline to help pay the mortgage and the bills. Hosts also recommend favourite cafes, restaurants and shops so small businesses get a boost from local tourism. I have found these hosts recommendations to be reliable and helpful and feel that utilising their recommendations certainly advantages local small businesses.

The majority of Airbnb users are also respectful of neighbours and we do not create loud or excessive noise. Indeed, I am told that most neighbours are unaware of our presence.

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.

Thank you for the opportunity to comment on these options. Robyn Benjamin
On behalf of the owners and residents, I am writing to express our meaningful concern at even the slightest possibility forthcoming NSW legislation could obviate the long standing restrictions on short-term rentals in our building via such as Airbnb, Stayz, etc. Our By-Laws cross reference to the Council LEP that prohibits leases of less than 3 months, and we have enforced that rule carefully and thoroughly since building occupancy began in 1996.

With our prime location directly across from the Ferry wharf, and harbour beach, together with resort like facilities of a pool, picnic area and gym, we would be prime targets for the short term holiday makers of Airbnb et al.

Whilst fully agreeing with reported comments from other concerned buildings around Sydney about short term holiday makers being close to impossible to police with excessive noise and damage to property both individual and corporate frequent worries, our equal concern is unknown and possibly irresponsible parties using the aforementioned recreational facilities. We have 80 units in the residential side of our complex and many families have young children.

The worrisome thought of vulnerable children being in a pool with complete strangers even exceeds the certain frustrations that would occur from disrespect of pool closing times at night, glass bottles in the area and prohibited smoking. As we have neither a concierge nor ever a need for guard service, trying to sort out troubles of any sort would devolve in a haphazard fashion to owners who rightly expect “quiet enjoyment” of their building in general and the common recreational areas in particular.

With the current average sale price per bedroom in our complex of $1.4 million Airbnb type guests would equally likely diminish investment value in short order for all of the above reasons.

We urge Parliament to reject any lessening of the current 3 month minimum leasing rule for designated areas presently in force with Manly Council and similar jurisdictions. Any such would be a gross mistake in our situation and we protest in the strongest terms at the possibility.

Please let me know if you have any questions or need for further comment.

Thank you for your support and understanding.

David W Benn OAM

3704
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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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.

Cameron Bennett

3705
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.

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Kurt Bennett

3706
Dear NSW Government,

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Denise Benson

3707
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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Liz Berger
3708
Dear NSW Government,

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Alan Bernard

3709
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Dr. Bernstein

3710
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Paul Bernstein

3711
Dear NSW Government,

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Jason Berrigan

3712
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.

NSW has a lot of hidden treasures for tourists to visit and experience. Short term holiday letting opens these destinations up, creates jobs and attracts significant amounts of money. These same areas would directly suffer if these regulations were brought into place.

Kind regards
David Berry

3713
25 October 2017

Director, Housing Policy
Department of Planning and Environment
STHL@planning.nsw.gov.au

Dear Director,

Re: Short-term Holiday Letting (STHL) Options Paper

Earlier this year I purchased and moved into an apartment. This complex comprises four high-rise buildings and several low-rise buildings. They are separate for strata purposes but they share common amenities which are accessible to all residents. At present our strata/community management rules specify a minimum term of 6 months for leases, which ensures that we will not have the disruption that is commonly associated with holiday rentals.

As an owner, I want to retain the right to have a say on the rules that apply to short-term holiday letting. There are several key factors that would cause me to oppose this for our strata:

- **Security** - I would be concerned for my personal security in the complex. I enjoy the security of knowing that the only people who have access to my floor are long-term neighbours. I also regularly walk across the grounds to use the gym facilities in the basement of one of the other buildings or go to the garbage room in the basement at night. I do so secure in the knowledge that I am only likely to encounter other residents.

- **Standards of Behaviour** - The shared amenities, such as the pool and barbecue areas are overlooked by hundreds of apartments. Currently all of the residents are long-term, which ensures that there is a better buy-in to observing the conditions required for use and the standards of behaviour expected. I could foresee a situation that if we were unable to prevent short-term letting, the apartments overlooking these areas would regularly be disturbed by holiday makers for whom there would be no real consequence for creating a disturbance.

- **Possible Additional Costs** - Any potential damage or disruption caused is going to put a burden on our shared resources and could create a cost to the owners.

I chose my new home carefully - I wanted to feel safe and I wanted to enjoy a sense of community. I feel this would be lost if we had no option but to allow short-term holiday letting in our complex. I am not saying that STHL should be banned, just that the individual strata should have the right to determine what is appropriate for their building.

Yours sincerely

Caroline Bessemer

3715
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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Jane Bevins

3716
Dear NSW Government,

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

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 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, most home sharing requires no approvals. For others 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.

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.
Achal Bhagi

3717
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 and have found it hard to secure a job due to my age!
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.

Deepa Bhatnagar

3718
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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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.

Virginia Bielski

3719
To Whom It May Concern,

we purchased in a residential zoned neighbourhood in a Strata complex.

The vast majority of owners ie 39 out of 40 lots would like to add a by law stating no short term letting ie no Air BnB. Many of us are owners with young families. We live in a community.

However one owner chooses to let her property on Air Bnb. An example of the disruption this causes:

Nov 2016 - the Air BnB guests hold a hens party. Multiple male strippers arrive with their boom boxes. Noise, screeching from the excited hens and rowdy comments go on for a long period of time. The next morning the Air Bnb guest are all giggly having had a fine old time wandering around noisily looking for garbage bins to dump all the refuse from their party. They think its been the best night ever. Not as amusing for the multiple neighbours in our complex:

1. The late night noise

2. Having to explain to our child why there are strippers leaving past our front door.

3. The security swipe for our previously secure garage is in the hands of different strangers every week

Why do we have no say? We didn't buy in a mixed used zone we bought in a residential zone. Why do we have to have full bins after Air BnB parties that keep us and our kids awake? If the majority want to vote in a by law why can't we?

We insist it is only reasonable to be able to vote for a by law prohibiting STHL within a Strata complex.

Dee & Anthony Biltoft

3720
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.

We live in Newport where there are many beach and Pittwater weddings but very little short-term accommodation; Airbnb fills the shortfall.

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.

Ed Binney

3721
I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper.

I have worked in a variety of sectors of the travel and tourism industry for over 30 years and do not believe that additional restrictions and fees should be placed on holiday rental properties. I have witnessed many small businesses that rely on the tourist dollar collapse when they are not supported by this important market. The local population in many of these areas simply cannot afford to support these local businesses (e.g. eat out every week) and without tourists bringing in the additional income many restaurants, cafes, shops and general stores would have to close down.

The holiday rental industry provides a huge number of jobs and employment in many areas including hospitality, property maintenance and property management (both on site and online) as well as in related fields such as attractions (e.g. paddle boat hire, tennis courts, golf courses, nature parks, gardens etc) and even effects other industries including medical, pharmaceutical, real estate and transport. In many coastal and rural areas there are few or no other accommodation options and to burden property owners with extra expenses or restrictions would no doubt lead to additional costs for holiday makers meaning the long term tradition of renting holiday homes is no longer affordable for many Australians. Hotels are often too expensive and/or lack the facilities and space required for a family, hence renting of holiday homes is the only affordable option for many people. Property owners usually have large mortgages and already pay hefty land taxes and other ongoing expenses so many would have to sell up as they can no longer afford to keep their properties. This in turn would have a devastating effect on the local housing market and local businesses which rely on this income during the busy parts of the year. Only the very wealthy could still afford a holiday house and overall house prices in these areas would reduce and local businesses would close meaning loss of employment in areas that most need it.

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 where there is an abundance of hotels and other accommodation options. The situations are entirely different and the short term holiday industry is capable of regulating itself and does not need government interference. It is in the interests of all stakeholders to ensure that their properties are properly managed and no-one, especially the owner wants unruly guests. There are many ways to manage the industry other than by unfairly penalising people who have secondary properties.

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.

Kind regards
Lisa Birch

3722
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.

Andrea Bird

3723
Dear NSW Government,

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

Why do I host with Airbnb?

I host with Airbnb because, as a young professional, it provides me with a way to (i) meet people from all over the world; (ii) live a much more flexible life, allowing me to travel Australia and the world easily (as I can rent out my apartment easily whilst I’m not in it); and (iii) from time-to-time rent it out full time by staying with friends and housestay and getting well ahead on my mortgage.

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 most certainly NOT support a regulatory environment which allowed Owners Corporations to ban outright short term rentals or place any restriction on them.

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.

Truman Biro

3724
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.

Jenny Birrell

3725
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? My husband and I love the personal nature of home sharing with Air BnB. We get to meet ‘real’ people in towns we are visiting - an excellent way to learn about the people and industry in the area. Air BnB is also often much better value than conventional impersonal and predictable boring motel accommodation. Please let this wonderful concept continue and prosper!

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.

Lesley Bishop

3726
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? Airbnb is affordable and I really enjoy learning about local things to do, places to go from hosts.

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:

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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. Amanda Bkack
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.

David Black

3728
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?

Airbnb allows me to host families visiting Sydney’s Eastern Beaches where there are really no nearby accommodation options other than Airbnb. Local cafes and restaurants reap the benefits that increased tourism brings to Tamarama and Bondi. The community benefits from the increased vibrancy of the area buzzing with locals and tourists.

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.

Jennifer Black
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?

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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.
Linda Black
3730
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.

Michelle Black

3731
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, landscapers, trades people, niche retail outlets, markets, musicians and shops so small businesses get a boost from local tourism. Many of these businesses in Byron are dependent on tourism they certainly would not exist without the constant flow of tourists in the area.

Whilst the Options Paper does not canvass opinions on a potential bed tax, I would like stress that a bed tax will deter many people from offering their own piece of paradise for tourists to experience as the costs of this would be seen as an added tax to already exorbitant taxes, if I don’t stay at my property hence it is vacant for a great part of the year - so I am paying taxes for services that I’m not using then why should I have to be charged a bed tax when I have a guest at my place? If a bed tax is imposed it will need to be across all accommodation providers in the Byron Shire Council which will push fees up and in so doing attract less people to the area. We already pay our taxes which would be enough to pay for infrastructure and services if the council didn’t waste this money paying for legal matters and having to pay for court fees in the high court without the consent of the tax payer.

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. The amount of income generated by holiday makers to this area is helping the area to thrive for the benefit of everyone who lives in the area - including the multitude of homeless people who victimise visitors to the area by frequenting areas where tourists are trying to enjoy the nightlife in Byron Bay. Why are these people allowed to drain public resources (police) and why are they not moved to an area where they are not a nuisance to the community?

Furthermore property values in the area have increased as this area has become more desirable for retirees, young families and others who wish to live in the area. Hence the increase in new homes in the area. Why on earth would you impose a tax to ruin a thriving community?

Crisi Blackmore

3732
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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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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Bernadette Blades

3733
Dear Sir

I wish to object in the most strenuous terms to what seems to be a push for the legalisation of Airbnb leasing. While it’s an idea that might appeal theoretically, in practice where I live at Jacksons Landing in Pyrmont we as owners have already experienced many what I can only describe as disastrous results from what I believe the Sydney City Council identifies as the illegal implementation of this practice.

As owner-residents most of us value the sense of community we have built up over the years. Sadly, we now have some opportunistic owners who seek by the Airbnb scheme to capitalise on their investment, often as has been already proven, to the discomfort of existing residents. An extreme example has been that of an owner who increased the benefit by transforming their living area into a number of sleeping cubicles.

Revenue must not be seen to be the enemy of amenity.

Yours faithfully

(Dr) Jenny Blain

Impact on Security
- Reduced sense of Community
- Increased demands on maintenance and the costs associated
- Potential for transient occupation
- Potential effects on the values of properties
- Potential Impact on harmonious living
- Apartment no longer being homes
- the impact on existing owners and tenants relying on the occupation of the building being a minimum of six month leases
Dear NSW Government,

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Taneka Blok
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 am a retiree living in a small community 20 kms north of Byron Bay. My Air BnB is a flat beneath my own living area. My stand alone house is part of 3 houses in a Strata. Living on site I keep close overview of my Air BnB accommodation and have full support from the 2 other Strata owners. My Air BnB provides our small community with a visitor accommodation option in an area with no forms of accommodation other than such forms of rental. For me it allows me to share my home and earn a valuable additional bit of income. My guests eat at our one local shop contributing to its place in our community.

My 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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Di Bloomfield

3736
Dear Director,

I am writing to you in response to your proposal to FORCE Short Term (Hotel style) letting into all buildings in Sydney

I bought into (at great cost) my current residential accommodation because it was NOT a Hotel style building, purely LONG term Residential

I have experienced Air BNB tenants and although most may be acceptable there are a number that make HELL for residence especially if one was to complain of their erratic behaviour

I hope you and the Department resist the push by Air BNB and other similar big business groups who ONLY want to increase their own gains without any consideration for other residents

I would like you to also consider the likely prospect of a buildings devaluation under this situation which in turn may relate to a lower income for Government Departments and a possible class action Court Case if proven the loss in Assets was a direct cause of your ill considered action

Regards

Mark Bloustein

Residential Owner

3737
Name: Richard Blow

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.

The proposed changes will result in more cost and fewer affordable options for families to holiday.

3738
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Gary Blumberg

3739
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Daniel Blyth

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Dejan Bogic

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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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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.
Kirsten Bonnelle

3748
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Mitchell Books

3750
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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.
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.

Short-term holiday letting and the tourism industry in general is the major contributor to the regional economy both where I live in Forster/Tuncurry and also where my holiday house reside in Kangaroo Valley NSW. Properties which provide STHLs vary from purposely built and Council approved properties through whole house lets on acreage to weekenders, beach houses and spare rooms in private houses. The variety of properties and scenic natural beauty of both areas is a huge drawcard for tourist both from the city areas and overseas. Most people do not visit Kangaroo Valley or Forster/Tuncurry to stay in large hotels/motels.

It is acknowledged that there are some adverse effects associated with STHL, particularly in Sydney, where many of the properties being let are in apartment building managed by strata schemes. In such properties any increase in noise, waste or damage caused by the short-term nature of the stay has a substantial impact on other, permanent residents of the building and the body corporate which has the repair any damage caused by wilful neglect or simple ignorance, as well as maintain common property such as pools which would have a higher rate of wear and tear due to the short-term nature of the let.

However, in regional areas such as ours, the vast majority of STHLs are separate Torrens title houses, where noise is less of an issue and all repairs and waste managemental are the responsibility of the owner. Within both regional area, the vast majority of accommodation available to STHL is managed either by an owner or a professional local agent, who provide a comprehensive booking and guests service offering much greater accountability and a minimisation of any problems as well as early correction should any arise. They also provide advice with regard to insurance, fire & risk assessment requirements.

Taking into account the economic contribution to the NSW economy (estimated in the region of $15 million), the provision of a wide range of accommodation types for both domestic and overseas tourists, and the existing proper management of properties in rural areas, we ask the Government steer towards options one and two in the Options paper when reviewing legislation with regard to Short Term Holiday Letting. To adopt an option involving Complying or development Applications, while attractive at first sight, would place even further burden on Local Council, who struggle to meet current demand in this area.

Thank you for your consideration
Vittoria Borazio

3752
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Gayle Borg

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Samantha Borg

3754
I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper.

I am very much in favor of home sharing, and we do not need any more regulation or council involvement. We already have too much regulation.

I think a Code of Conduct would be helpful, as well as self regulation (eg AIRBNB has the ability to report on both hosts and guests). If guests cause problems, then they should be banned from using the service. This is far more effective than council or government regulation.

Owners Corporations already have enough powers, they do not need any more.

Short-Term-Rental is a key part of the visitor and tourist economy in Sydney and many other cities.

When I travel overseas, staying in another person’s home is a wonderful part of the travel experience. I have done this in various cities in Europe, as well as in the US. We should have the same opportunities in Sydney and in other cities in Australia.

Kind regards

Anthony Borgese

3755
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My children are at a very high level in their chosen sport, competition target pistol shooting. We and friends travel NNSW and Qld sharing Airbnb homes that suit our needs and budget approx once a month we always respect the hosts and their neighbors. We like the comfort and keeping the costs to a minimum. Airbnb can accommodate this whereas camping, motels and caravan parks cannot.

Brad Bouchaud

3756
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Michael Bowden
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Elaine Bowen

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Gary Bowen

3761
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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 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.

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 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, most home sharing requires no approvals. For others 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.

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.
Belinda Bowers

3762
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.
Lynn Bowers

3763
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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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 Bowes

3764
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.

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 using Airbnb?
I prefer to have the family and homely atmosphere that Airbnb hosts provide, rather than the sterility of hotels. I also appreciate the information Airbnb hosts provide about the local area, including things like where to get a cheap meal, rather than relying on advertising from the internet. I really like the option of being able to get accommodation near where I need to go, especially if my travel is for tourism or to visit friends in other cities.

Freedom of choice in accommodation is similar to freedom of speech - don't deprive the citizens of Australia of freedoms other developed nations are enjoying.

Joy Bowles

3765
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:

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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.

Amy Bowtell

3766
Dear NSW Government,

As a guest who has travelled to NSW using the Airbnb platform in the past 12 months, I absolutely appreciated hosts who share their houses and apartments with my pets as well. 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. There are very few choices for accommodation with pets, without airbnb I would not have been able to visit Sydney for an important family event on short notice with no pet care at home available at the time.

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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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.

Alison Boynton

3767
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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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 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.

Camilla Bracey

3769
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.

Lee Bradfield
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. Our family have been Airbnb hosts since March 2013. Our first Airbnb was our backyard cabin, and since moving we now have our attached 2 bed unit listed on Airbnb. Over the last 4 and half years we have hosted close to 200 guest groups (couples, singles, families, friends) and have loved every minute of the experience. Hosting allows us to supplement our income which for us is essential as we are a large family and the cost of living in Sydney is so high, allows us to meet and share our beautiful area with people from all over Sydney and the world and boosts our local economy - 100% of our guests eat out at least a couple of times in the local area during their stay as well as use tourist services and local shops. We have visitors who have stayed 1 night all the way through to people who have stayed 8 weeks. We feel our Airbnb accommodation and others in our area fills a real need for accommodation both short and longer term and any move to restrict the ability to share our homes would be a big step backwards.

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.

Pip Bradhurst

3771
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.

Alan Bradshaw

3772
Dear NSW Government,

I have travelled to NSW twice in the last year using the Airbnb platform and this has been great in enabling me to find longer term lets that are economical for three people while visiting family in Sydney. 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.

Dealing with individuals who market their property through Airbnb has been far more effective than using other letting agencies and the accommodation has been better because it is someone’s own home.

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.

Chris Bradshaw

3773
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.

Aisling Brady

3774
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.

christine brady

3775
Dear NSW Government,

In addition to the points outlined below, Airbnb offers more choice and more affordability for Australian families like mine to HOLIDAY WITHIN AUSTRALIA. Not only does this benefit our economy but Airbnb accommodation encourages Australians to use their annual leave and take a holiday. I am happy to spend savings on experiences that include 'more homely' styles of accommodation which can be found through Airbnb whereas I will not holiday in a hotel as I don't fancy apartment style living or holidaying. Airbnb benefits locals - without it there would be LESS Australians holidaying (therefore stockpiling their leave - detrimental for families wellbeing and work productivity) and LESS Australians holidaying within NSW and Australia.

In addition to the above comments, I agree with what is outlined below.

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.

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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 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, most home sharing requires no approvals. For others 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.

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.

Natasha Brain

3776
Dear NSW Government,

Thanks for the opportunity to comment on the proposed changes to regulations affecting AirBnB. I use AirBnB frequently and have in fact just spent a week travelling across NSW. I often travel with my dog, and AirBnB has dramatically increased the number and quality of options for accommodation, particularly in rural areas. As a result of being able to stay in good quality accommodation, fully equipped with all the niceties of home, I probably spent at least 2-3 days longer in these rural areas than I might otherwise have done - just for this one trip. And I make that trip numerous times a year. If you consider all the money I spend buying fuel, food, visiting the chemist, even a vet in Tamworth on this trip - that's a significant addition to the local economies.

I am concerned that tighter regulations on AirBnB properties will again reduce the availability of accommodation and limit the quality of accommodation (certainly the options available for pet owners!) - and have a flow on effect to reducing visitor nights and contribution to the economy of rural and regional areas.

I am concerned at stories that I've heard about the proportion of properties, particularly in Sydney, that are vacant. There have been some aspersions cast that this is because of AirBnB or similar services. However it seems much more likely that negative gearing and other factors that apply across the property investment sector would lead to this outcome, so it would seem futile trying to impose tighter regulations on AirBnB to try to redress this problem.

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

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.

Jenny Brands

3777
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.
Christina Brauer

3778
Good afternoon -

I strongly support the need to regulate the STHL system in NSW - regulation imposed by the NSW Government - not self-regulation by the STHL industry.

A parliamentary inquiry and the recent Options Paper into Short Term Holiday Letting indicates that this type of accommodation service is causing severe problems for communities everywhere.

What we need is substantial Government regulation of STHL. To allow this industry to self-regulate will change the dynamic of residential living long term and probably forever.

New York, San Francisco, Paris, Berlin and Vancouver have all tightened or implemented new regulations to ensure harmony within communities. Some Australian states have already taken note of the problem and moved accordingly. It is time for NSW to act accordingly.

At the moment it is possible for an owner to disregard any responsibility for their short term renters. The only path that affected residents has is through the local Police Station, most of whom are under-staffed to attend to any noise/disruption complaints. This leads to continual aggravation and tension for neighbours as each week they face a new situation.

There is limited capacity for an on-line option via any of the STHL platforms for residents to register a complaint about the house/apartment being rented under their scheme. The owner doesn’t care, the renters don’t care (it is not their house or their neighbourhood) and the STHL operator doesn’t care.

Thank you

Geoff Brauer

3779
Dear NSW Government,

As a guest who has traveled 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 traveling behaviors.

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

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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.
Lisa Braun

3780
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

Tracey

3781
I am writing as a member of the public concerned about the NSW government’s proposals to overregulate Short-Term Home Lending (STHL) and the adverse impacts of these proposals on holidaying families, businesses, home owners, consumer choice, jobs, innovation and the tourist economy of New South Wales.

The STHL sector has contributed significantly to the tourism sector and tourist economy in recent years, buoyed by the growth of the ‘sharing economy’ and its innovative platforms.

STHL has a longstanding history in Australia since the 1900s and these platforms have simply made the process more efficient and transparent. As a result, they have allowed Australian families to supplement their household income while attracting tourists from all over the world to New South Wales and creating 40,823 Full-time jobs for Australians. Half of these fall within the regional economy where accommodation options have traditionally been limited. These platforms should be encouraged and facilitated as part of the government’s innovation agenda – not undermined.

I am concerned that heavy handed or punitive measures such as new taxes, draconian limits on how long a family can lend their home, mandatory development consent or a licensing regime telling Australians what they can or can’t do with their own home will only hurt the sector, cost jobs and harm businesses while driving tourists to other states and impinging upon private property rights.

Home lenders already pay income tax on their STHL earnings and innovative online platforms only make these earnings more transparent.

I believe that preventing the lending of secondary homes is also undesirable. When this measure was introduced in Berlin, Germany, it lead to a sharp drop in available STHL accommodation, a reduction in government income tax revenue as well as a significant increase in the prices of available accommodation – taking money out of visitors’ pockets which could be spent on local businesses. Such a reform would especially wreak havoc in our tourism-dependent regional economy.

If the government or traditional hospitality providers such as hotels are concerned about tax neutrality, the government should instead cut the significant red tape, zoning laws and taxes which burden these establishments – not punish their competitors and competitors’ customers.

I believe that non-coercive measures such as an industry code of conduct or community-focused measures such as allowing Strata associations to create by-laws for STHL accommodation offer a more sensible solution for addressing community concerns without the dire consequences of heavy-handed, anti-innovative options. I urge you to do the right thing by avoiding any overregulation of the burgeoning and innovative STHL sector.

Thank you for considering my concerns on this vital matter.
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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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.

Dan Brearley

3783
Dear NSW Government,

Australia is currently going through a tourist boom. Our tourists deserve the right to choose whether they stay in a hotel or with a host. Staying with a host is also a affordable option for many. We all offer valuable free tourist information to our guests. As tourist booms in Australia are inversely correlated to the mining recession. I find it hard to understand a government that would attempt to undermine this source of tax income and job generation in the Australian economy. Airbnb hosts are doing a good job boosting the Australian economy.

Also in some areas this provides the only source of income to many. For mums it provides an opportunity to be at home with their children.

I live on an island most people who visit use a water taxi and ferry service. Sometime more than 10 fares a week. These services struggle as it is, to stay in business. Also our visitors support our local café and club. These businesses struggle to stay in business also.

If we could not airbnb we not choose to rent a room permanently. Most people our age 40+ prefer the airbnb option. We don’t like permanent flatmates. My friends feel the same. We want the flexibility of a spare room if we have international guests.

As for noise control. We have placed a message on our page saying no excessive noise after 9.30pm as this is a residential area. This has never been an issue for us. In my opinion the landlords should not be held responsible for noise pollution. Rather the guests who make the noise. We have no control over noisy guests. At the most it could be included with all booking a noise pollution fine warning of some sort. This should reduce this issue.

As far as registration. This is unnecessary cost and time to local and state governments. it is unnecessary to administer this. Local and state governments should be focusing their energy where they will make a difference.

leanne bremner
3784
Appendices

Appendix 1 – STHL Options Paper Submission Form

SHORT-TERM HOLIDAY LETTING OPTIONS PAPER SUBMISSION FORM

The NSW Government has released an Options Paper, building on the work of the Parliamentary Inquiry and existing practice, to start a public discussion on potential options to develop a suitable approach for short-term holiday letting (STHL) in NSW.

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.

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.

You are invited to respond to the Options Paper by submitting this form to the NSW Department of Planning and Environment.

You can also provide your feedback by:
- filling out the online survey
- email to STHL@planning.nsw.gov.au
- writing to:
  Director, Housing Policy
  Department of Planning and Environment
  GPO Box 39, Sydney NSW 2001

If you have further inquiries, please email us at STHL@planning.nsw.gov.au

The consultation process is open until 31 October 2017.

By hitting submit you agree to the Department’s Privacy Policy.

Name, Surname: Catherine Brennan
Organisation: 
Suburb: 
Postcode: 
Email address: 
Date of submission: 5 October 2017

How will your personal information be used when you make a submission?

Your personal information is protected under the Privacy and Personal Information Protection Act 1998 (PPPIA Act). The Department collects personal information in submissions for the purposes set out in the Department’s Privacy Statement.

We respect your right to privacy. Before lodging your submission, you will be asked to confirm that you have read the terms of the Privacy Statement, which sets out:
- how personal information is defined under the PPPIA 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.

When you make a submission, we will publish:
- 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:
  - your name
  - your suburb or town

We will not publish offensive, threatening, defamatory or other inappropriate material.

If you do not want your personal information published, do not include any personal information in your submission.

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.
**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 STIL industry group, owners’ corporations or community group?
   - No

**Impacts Associated with STIL**

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 STIL?
   - [ ] The Code of Conduct
   - [ ] Complaint Management Mechanism
   - [ ] Monitoring & Reporting

8. Are there barriers that may reduce the effectiveness of self-regulation?
   - No

**STIL in Strata Properties**

9. Should owners’ corporations be given the legal ability to prohibit or restrict STIL? 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 STIL 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 STIL be subject to a planning regulatory framework? What would be the impacts of applying a planning framework to STIL?
    - [ ] Exempt
    - [ ] Complying
    - [ ] Development Consent
    - [ ] No planning regulation

Please indicate your reasons below:

---

26 Short-term Holiday Letting in NSW Options Paper
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).

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

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

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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.
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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.

Secondly, finding medium term accommodation is far more difficult through real estate agents who generally don’t specialise in shorter accommodation options, whilst hotels only specialise and cost for short stays. AirBnB provides travellers like myself important services when there is such a gap in the market.

I wish to support the following options:

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Eleonore Bridier

3787
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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Hayley Briggs

3788
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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.
Michelle Brindley

3789
31 October 2017

**Short Term Holiday Letting Submission by email.**

Dear Planning,

We have operated a ‘real’ Bed and Breakfast in a popular NSW tourist area for almost 14 years.

While we welcome the concept of the ‘sharing economy’, we feel strongly there should be clear rules and definitions in place to make it safe and fair to all visitors, hosts, neighbours and competitors.

The subject of your report seems to be primarily whole house/apartment short term lettings, otherwise known as ‘self-contained accommodation’. However, a great many of the Airbnb listings offer a ‘private room’ in a house.

These households are running private rooms (and or a studio/converted garage) in one house. They often have several separate listings on Airbnb (in the same house) and they offer breakfast. They are therefore running a B&B.

According to our local council, you need a Development Application approved to run a B&B — even if you are only running a one room. Our local council’s criteria to qualify as a B&B is selling one or more hosted rooms and offering breakfast. If there is a kitchen provided and no breakfast is offered, then it is ‘self-contained’ and doesn’t need a DA! But, if the kitchen is used by the public then it needs a safety audit, and if it is a second kitchen (with a food heating device), it needs a DA.

At the moment the onus is on the host to comply with council/state regulations. Our local council does not currently research or attempt to regulate those who are listed on online sites such as Airbnb to check if they have a DA approved.

This all needs clarifying and regulating.

Getting a DA for a B&B is very costly and time-consuming, and the restrictions can mean that the request is easily denied. One parking space per guest and host bedroom is required, fire and safety audits, kitchen and food preparation courses and qualifications are required, and, in our case, a hard surface driveway (on the council owned nature strip!) that cost us almost $4000 due to mandated engineering requirements. It all adds up to many thousands.

There is also a loophole: in NSW, the State Government allows up to 3 bedrooms to be let in a hosted dwelling if it is a ‘complying development’ and this supersedes council regulation - which presumably means it already complies with all of the above? Who regulates this? Council or State Government? I think it is supposed to be local council.

Our local council states that it cannot afford to research or monitor the booming number of private rooms (unofficial B&Bs) being offered on the online accommodation sites. Surely this is missing an opportunity for local or state government to regulate for safety and even generate income to cover costs. In other countries, many local governments have funded the extra work by charging a small lodging tax (3-5%) which could come with benefits to the accommodation provider too: ‘free’ public listing, industry membership, networking, advice etc. If people are benefiting from areas where tax dollars are spent on attracting tourism and building extra infrastructure, they should see a small percentage contribution as reasonable.
Another solution is to relax the onerous rules required to get a B&B Development Application approved, so that people are not put off by the bureaucratic and expensive hoops they have to jump though to become a 'legally operating' B&B - even with one room.

The whole culture needs to change so that it is not about, 'What can we get away with,' but, 'We are operating openly and legally and therefore getting all these benefits by partnering with our local tourism board / council.' At the very least, State Government or councils could require local registration *per listing* from the online company (Airbnb, Stayz, Booking.com etc) to monitor visitor numbers, safety, tourism infrastructure needs etc.

You must hear the term 'level playing field' in many of these submissions. This is all we are asking for: the same clear rules for all, with fair compliance regulation.

Many thanks,

Kate and Steve Broadhurst

3790
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:

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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.
Andrea Brock

3791
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Kerry Brogan

3792
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I loved my stay in Oura. I travelled with my pet Chihuahua and she wouldn't have been able to travel with us, nor get the love and attention a dog deserves if we hasn't booked an AirBnB.

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Suzanna Broughton
3794
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Ben Brown

3795
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Daniel Brown

3796
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.

Our family use portals like AirBNB and Stayz wherever we travel in Australia and the world. It is the only way we travel these days, and imposing regulations or restrictions on it in Australia would be the end of our weekenders within NSW and Australia.

We are also a home owner and follow the regulations set out by HLO, and believe we add value to the local community. We have hosted many families that use the house for family gatherings, exploring local attractions (Diving/Hiking/Cycling).

It would be a real shame if council rules and regulations were to restrict this culture which has made amazing places in this country so more accessible.

Regards

Darren Brown

3797
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Jacqueline Brown

3798
Name: Lee Brown

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

Families have used holiday homes in regional beach areas forever. As a child growing up in Chatswood, I can remember the adventure of catching a long distance train to Gosford with mum and dad, three sisters and lots of luggage and my dad’s fishing gear. From Gosford or Wyong stations, local buses would drop you off right outside your holiday house at Patonga and Pearl Beach. Later, we had a car and it would take all day to travel the Pacific Highway, stopping at the many level crossings that held up traffic on the highway and stopping at places such as Taree and Buladelah for food and a break.

Fast forward many years and my husband and I are self funded retirees living in Port Macquarie. Last year, we bought a house and set it up for holiday letting. It is an interest for us as well as helping in trying to get a better return than the bank for our savings. It is now almost a year and we have met and helped many families to enjoy a beach holiday at Port Macquarie. Our house is walking distance from beaches and has a large safe backyard, perfect for children to run around and for families to bring the family pet. We employ local people for cleaning, lawns, electrical and other trades. We monitor who asks to rent our home and will not allow large groups or ‘schoolies’. We have had no complaints from our neighbours.

Holiday houses in regional areas do not need to be regulated. The online platforms such as Stayz have regulations in place for the protection of both home owners and guests.
We already pay enough for Council rates, water, electricity and internet/media. Having to pay for compliance and limiting the number of days would make our home uneconomic and we would have to think about continuing with short term rental.
Dear NSW Government,

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Lisa Brown

3800