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

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

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

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

We get lots of weekend bookings of family’s (8), who if they had to stay at a hotel would be too expensive, they have all the facilities of home, eg dishwasher, TV, air conditioner, linen supplied so they virtually just walk in with personal belongings.

We employ staff to prepare and clean the house, laundry for linen, gardener to keep the grounds, bookings are usually for 2 or 3 day stay.
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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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.

Marilyn parke

4902
Dear Director,

As a resident of a large strata title building in Sydney, operating as a hotel and as residential apartments, I am appalled at the advised information that the State Government is even considering short term letting, such as Air B and B, in strata buildings which are opposed to such lettings.

Following the death of my wife, I moved from [redacted] to the [redacted] and chose to buy in this building for two reasons:-

1. The floors from Level 11 to Level 15 were exclusive for residential use. Any sort of short term letting is prohibited, but long term letting allowed.
2. Only the floors from Level 4 to Level 10, operated by a separate set of lifts, could be used for residential purposes, or could be let as hotel rooms under the management of skilled hotel operators, originally Mirvac and now Accor.

I think that the Members of Parliament, and the executives of your department, should be reminded that my apartment is now MY HOME. On our floors, most residents are similarly placed. It is a quiet and peaceful ambience which we sought, and which we purchased.

And with overnight access available to the hotel units on the lower floors, I am also aware that on these floors this causes:

1. Disruption to the lives of residents with constant parties, although this, fortunately, is policed as far as possible by the hotel management in this building. If overnight stays were allowed in all inner-city apartments, it would not only be lifestyle ambience, but also the value of the apartments occupied by full time residents, that could would also be affected.
2. Security concerns with letting of apartments to strata buildings, more particularly those without full time management or concierge.
3. Similarly, fire safety concerns with casual renters who have no concerns for either the short term or long term future of the building.
4. Wear and tear on common property.

And all of these concerns would be exacerbated if short term lettings are allowed in inner city strata apartment buildings as a whole.

Surely we have enough democracy left in this State to allow people to purchase their home under conditions applying at time of purchase, and not have Governments change the rules and change the lifestyle of seniors like myself. I know that if overnight letting was allowed in the exclusive residential portion of this building, this constituent, with heart problems, would be forced to move after 15 years of very happy and acceptable living as a single senior.

And surely the Government should not interfere with the wishes of the owners of strata units in apartment blocks. If the majority of owners vote against any short term letting, that should be the rigid rule. Similarly, if the owners of any particular block vote in favour of short term letting, that should be the rule for that block.

And I think that our building, [redacted], is a wonderful example of the wishes of the strata owners here – levels 4 to 10 are for both residential and short term hotel letting under competent 24 hour hotel management – floors 11 to 15 are different and are exclusively for residential living, with long term letting allowed in a few cases. And this is how the owners
wanted it right from the start and still want it that way – it is our decision, not governed by some Government statute. I feel very strongly that the owners of each block of strata units should continue to be make their own decisions on short term letting. I trust our State Government, and the departments concerned, will not allow new rules to be forced on so many people whose lives will be detrimentally affected.

Yours faithfully,
John L Parker

4903
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.

Stephen Parker-Kempe
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,

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Sutopa Parrab

4906
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As a guest who has travelled to NSW using the Airbnb platform constantly 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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Sam Parsons

4907
Appendices

Appendix 1 – STHL Options Paper Submission Form

<table>
<thead>
<tr>
<th>SHORT-TERM HOLIDAY LETTING OPTIONS PAPER SUBMISSION FORM</th>
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<tbody>
<tr>
<td>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.</td>
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<tr>
<td>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.</td>
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<tr>
<td>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.</td>
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<tr>
<td>You are invited to respond to the Options Paper by submitting this form to the NSW Department of Planning and Environment.</td>
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<tr>
<td>You can also provide your feedback by:</td>
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<td>• filling out the online survey</td>
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<tr>
<td>• email to <a href="mailto:STHL@planning.nsw.gov.au">STHL@planning.nsw.gov.au</a></td>
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<td>• writing to:</td>
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<tr>
<td>Director, Housing Policy</td>
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<tr>
<td>Department of Planning and Environment</td>
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<tr>
<td>GPO Box 39, Sydney NSW 2001</td>
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<td>If you have further inquiries, please email us at <a href="mailto:STHL@planning.nsw.gov.au">STHL@planning.nsw.gov.au</a></td>
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<td>The consultation process is open until 31 October 2017.</td>
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<td>By filling in this form you agree to the Department's Privacy Policy.</td>
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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 (PPiP 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 PPiP Act - it includes but is not limited to your name, address, and email address;
• the purposes for which the department collects personal information; and
• how personal information collected by the department will be used.

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.

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<tr>
<th>Name, Surname</th>
<th>Conrad Passas</th>
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<tr>
<td>Organisation</td>
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<tr>
<td>Suburb</td>
<td>12th October 2017</td>
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<tr>
<td>E-mail Address</td>
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<td>Date of Submission</td>
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### Introduction

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

2. Are you or have you ever been a short-term holiday accommodation host?
   - Yes, I am a short-term rental host

3. Do you provide another form of short-term holiday accommodation?
   - No

4. Do you live near a property that provides short-term holiday accommodation?
   - Yes, other homes in my neighbourhood are available for short-term rent

5. Are you from an STHL industry group, owners' corporations or community group?
   - No

### Impacts Associated with STHL

6. Please indicate below which impact(s) are you most concerned about and how do you believe these could be managed.
   - Noise
   - Waste
   - Party Houses
   - Parking
   - Hazards and Evacuation

### Self-Regulation

7. Considering the mechanisms below, how could self-regulation in NSW address any negative impacts of STHL?
   - The Code of Conduct
   - Complaint Management Mechanism
   - Monitoring & Reporting

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

### STHL in Strata Properties

9. Should owners’ corporations be given the legal ability to prohibit or restrict STHL? If so, how and under what circumstances?
   - No

10. Should the Strata Schemes Management Act be amended to increase the ability of owners’ corporations to manage the impact of STHL and obtain compensation for adverse impacts? If so, under what circumstances?
    - Yes, fair compensation in the form of a small percentage of the rental returns, should extra cost be likely.

11. Is there scope for industry self-regulation in the short-term holiday letting industry? Would this effectively address issues that occur in short-term letting in strata schemes?
    - Yes, self-regulation is the most effective and fairest without restricting the positive impact of STR

### Regulation through the Planning System

12. How should STHL be subject to a planning regulatory framework? What would be the impacts of applying a planning framework to STHL?
    - Exempt
    - Complying
    - Development Consent
    - No planning regulation

Please indicate your reasons below:
13. If STHL is to be regulated via the planning framework, how should it apply?
   - Number of total days per year
   - Number of consecutive days
   - Number of bedrooms
   - Length of stay
   - Presence of a host
   - Location (metro vs. regional)
   - Compliance with a Code of Conduct

14. Should there be different planning frameworks in regional and metropolitan areas? If so, how and why?
   No, everyone should have the same opportunity to benefit from the sharing economy.

Registration or Licensing

15. Could a licensing system for STHL work in NSW? If so, how might it operate?
   No, it should be the equivalent to long term rent where no licenses are required.

Summary of Options

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

<table>
<thead>
<tr>
<th><strong>Potential Options</strong></th>
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<td><strong>Themes</strong></td>
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*Note: The policy options for STHL could include regulatory or non-regulatory approaches, or a combination of both. A combination of options from any number of columns is to be included as part of the paper. The chosen combination will be suggested as a policy framework for the STHL in the submission form.*
Dear NSW Government,

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Let’s keep our travel money in Australia & show off our beautiful homes.
If it’s too expensive to travel in Australia then money will go overseas.

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Heidi Patricks
Dear NSW Government,

As a guest who has travelled to NSW using the Airbnb platform in the past 12 months, I received the benefit of a lovely home in the Rocks in which to stay with my husband and 3 adult children. No hotel could have accommodated us in such a fashion with full kitchen, living room, and enough bedrooms for a week as the choices offered by Airbnb was able to do! We could not have stayed in Sydney for such a long time otherwise! At the same time, we had (and continue to have) ultimate respect for the fact we were staying at someone’s home and are respectful of that and the neighbors.

Please do not limit or restrict or add undue regulations and costs to the Airbnb offerings! It will greatly impact my choices as a traveler and restrict our families’ travel destinations.

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Denise Patton
23 October 2017

Director of Housing
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Sir/Madam

Re: Short Term Letting

I write regarding short term letting in apartment buildings within the Sydney city area.

I have lived in my apartment for the last 16 years and when I purchased the property it was because of the strict terms and conditions which were in the By-Laws. My objections to the short term letting in my apartment building are as follows:

1) Over-crowding of rented apartments;
2) Loud music;
3) Late night parties;
4) Over-use of facilities, e.g. lifts, lighting, heating etc.;
5) Over-crowding of gymnasium, swimming pool and misuse of equipment and not obeying the rules in gym and pool;
6) Excessive home food delivery services and incorrect disposal of rubbish;
7) Damage to interior of doors and lifts with luggage and damage to carpets dragging luggage;
8) Continued lettings will decrease the value of individual properties within the building
9) Inappropriate demands and approaches to staff such as cleaners, managers and concierges;
10) Occasionally wearing offensive clothing in the building.

By-Laws require 3 confirmed references for each person living within and with the short term letting, these people are unvetted and unknown.

I would request that your department take the above reasons very seriously before allowing any short-term letting to be made available. From speaking to owners in adjacent buildings, they all concerned and have very similar views to the above.

I would like a reply from you in the affirmative in the very near future.

Yours sincerely

John Paull

4913
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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Wendy Paulusz
4914
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Patricia Peasland
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Sue pedley

4916
Personal details

I am a retired solicitor having been accredited by the Law Society of NSW as a specialist in property law and in local government and planning law while still in practice. Currently, I am the secretary of the owners corporation of the building in which I and my wife have resided for the past 8 years. However, this submission is made by me personally and not formally on behalf of our owners corporation.

Strata scheme

The building to which our strata scheme applies contains 35 residential units over 11 levels, including one level of basement parking. Residents are able to gain access to the basement, ground floor foyer and the level on which their unit is located using a security card. Visitors are able to gain access to a unit by contacting a resident via an intercom system located at the front door. Security is important to all residents who are concerned that it would be compromised by short term accommodation.

By-laws

Our owners corporation has recently amended its by-laws by adopting the model by-laws set out in Schedule 3 to the Strata Schemes Management Act 2015 with amendments considered appropriate to our strata scheme. They include:

26 Short term accommodation

(1) An owner of a lot must not (and must ensure that any occupier of a lot does not) use the lot or permit it to be used for short term accommodation.

(2) In this by-law: short term accommodation includes the provision of temporary or short term accommodation on a commercial basis or for payment or reward for a period of less than 3 months.

Planning legislation

The local environmental plan applying to the residential zone in which our building is located contains a definition similar to that in the above by-law and prohibits that use of land in the zone. However, I understand that, following its current review of the subject, the government may consider introducing legislation to override such planning provisions. For the reasons set out below I submit that it should not do so.

Submission

My principal objection to legislation which might override a by-law or planning legislation such as the above is that the provisions of the Act relating to the enforcement of by-laws cannot practically be implemented against a person who may occupy a unit for only a brief period (possibly as little as one or 2 nights).

Moreover that person may inadvertently commit a breach of a by-law as a result of not being provided with a copy of the by-laws or finding them too lengthy to absorb (our by-laws occupy 13 pages in order to comply with the requirement of Land and Property Information for consolidation).

For that reason (and the several valid reasons previously raised by others in relation to security and other issues) I submit that the control of short accommodation in strata scheme buildings should be subject to the wishes of their owners corporations.

John Peedom
27 October 2017

4917
I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper.

1. Impacts such as noise or party-house caused by short-term holiday letting (STHL) can be managed by industry self-regulation such as (1) code of conduct (2) complaints management (3) education.

2. STHL and strata management can work collaboratively whereby strata management can receive fair compensation to adverse impacts of STHL, if any.

3. STHL should be treated equally to long-term letting in terms of licenses required to operate.

I have been working managing short term rentals for almost three years. I have seen the benefit of short term rental properly managed and the positive impact in the lives of home owners, guests and the community. After managing more than 15,000 guests stays we have had a balance of 3 complaints for noise that were immediately attended and fixed. In addition to this, my business has been able to generate close to 40 employees, helping and supporting the growth of the NSW economy.

Norvic Sabrina Pena Bethunin

4918
Dear NSW Government,

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Angela Pennefather

4919
Please reply acknowledging receipt as this email is important to me
--- --- --- ---

(1) Strata title: I am a part equity owner of Lot 3, SP 67526 49-51 Roscoe St Bondi Beach 2026

(2) This response: I respond to the NSW State governments invitation to express my views – asking Ministers Anthony Roberts & Matt Kean to please respect my rights – as an owner/resident in a strata plan I purchased then and now in Waverley counsel residential zoning

(3) regarding short-term lettings ("STL / STLs") in RESIDENTIAL strata parcels which are clearly a business/commercial use

Considerations & comments:
"strata act" = the Strata Schemes Management Act 2015 + Regs 2016 (and prior = 1996)

(A) Business = commercial –V– Residential

I OBJECT to STLs as they are clearly a commercial = business = profit-making enterprise running within a residential zoning, a residential environment and amongst others who regard the strata parcel as their home

(B) transients ... who don't give a damn – overcrowding – increased overheads TO the Owners Corporation (OC) = increased levies TO ALL lot owners

I OBJECT to STLs as they (1) often result in an overcrowding = against council regulations – and impossible to police without extreme additional cost to the Owners Corporation

I OBJECT to STLs as there is clear evidence the create increase levies – and – the increase caused by the STLs is NOT recoverable from the lot owners (and through the owners – to their tenants) who are profiteering from running an STL business

I OBJECT to STLs as the transients generally don't give a damn regarding others meaning homeowners & long-term residents – tenants all owners doesn't matter

(C) destroying residential communities (1) within strata parcels and (B) residential communities

I OBJECT to STLs as by their nature they make no contribution to the residential environment (1) within the strata parcels nor (B) within the local community

(D) effect on long-term residential availability (1) removing high % of previous long-term residential availability from the market (2) causing genuine long-term residents = workers = taxpayers into unreasonably high residential rental – or – a long way from their place of work = increased commuting costs

I OBJECT to STLs for their affect on the long-term residential letting markets

(E) fire hazards – and – business use = need for business-zoned fire protection & general BCA (Building Code of Australia) fire requirements for COMMERCIAL premises

I OBJECT to STLs as they do not comply with fire protection controls required by BCA for all business-use / owned premises
I OBJECT to STLs as they therefore can create life-threatening fire risks

(F) insurance – meaning the Owners Corporation’s required insurance of the building as per the strata act – OCs usually insured for RESIDENTIAL use

I OBJECT to STLs as, sooner or later, an insurer covering an OC will either (1) substantially increase the premium to cover the increased risk of STLs and/or (2) in which case the increased premium should ONLY be paid by the owners of the lots used for STLs and/or (3) an insurer will reject a claim based on (say) the OC failing to declare the majority of the apartments being occupied by STLs = a business use when the premium was for residential-only use

(G) democratic rights – of the lot owners within a community strata parcel having the right of choice – STLs or no STLs

I OBJECT to STLs within strata parcels until legislation gives all lot owners the democratic right of choice – meaning the ability to vote by person or poll and decide by majority as to whether or not STLs are permitted to be run within the Strata Plan

I WILL FURTHER OBJECT to STLs unless the referred vote – by person or poll – is classified as a Special Resolution, meaning along the lines of

(1) "not more than 25% of those present – meaning in person or by proxy – & eligible to vote do not vote AGAINST the motion – and
(2) the motion be along the lines of "That STLs be permitted within Strata Plan ##" – and
(3) legislation requires the motion to be re-put at every AGM ... with the community having the usual right to call an EGM on the subject should it so desire mid-financial year

There's lots more but that will do me for the moment

__________________________
Nick Penny

4920
Dear NSW Government,

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denie pentecost

4921
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Theresa Perry

4924
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. It is the only way that my family can make any sort of extra income to help pay the mortgage of our very large investment. Please accept this as a formal submission to the Options Paper.

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Tony Peter

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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.

Jason Peters
Dear NSW Government,

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

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

Why do I travel to NSW using Airbnb?

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

I wish to support the following options:

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

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

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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.
Naomi Peters

4927
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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John Peterson

4928
Dear NSW Government,

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Fabien Petitpied

4929
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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Mark Pettitt

4930
Dear NSW Government,

I request that my name and personal information not be published, and that it be kept confidential.

As a traveller with Airbnb, I find the accommodation options available to me much better for my needs. When travelling for work, I sometimes need to stay in areas where there is no other accommodation option and Airbnb provides a place for me to stay. As a young family, Airbnb often provides travel options that are more accessible so that we can plan a family holiday within budget.

Should I ever live in a place where I have a bedroom to share, or would want to host from time to time whilst I am away, I should be able to do so. That money would help pay bills or fund my own holiday.

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

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Dear NSW Government,

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Why do I host with Airbnb?

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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.

Nicole Phin

4932
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.

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

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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. Thanks for your consideration of this vital matter.

Corr Piccone

4933
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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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.

Nicola Pickard
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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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.

Lauren Pickering

4935
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper. The way Airbnb is set up it provides reasonably priced accommodation, income to the homeowner and money into our local tourist industry.

Why do I host with Airbnb? As well as the above, as an older person living alone, hosting people in my home provides me with interaction with travellers from all parts of the world. This is important for older Australians to have this outlet. It gives me and others a platform to socialise in this way as well as an income to pay for our bills, especially electricity and the further cost of living. Why should the Government receive any of the income I gain as a result of my sharing MY home with others.

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, especially through incoming tourism.

Lyn Pickering
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 pay the electricity whilst they are there, the phone cost and the washing machine usage etc... There are extra unforeseen costs you take on when having anyone stay like toilet paper for instance!!! Then they use my pool, so pool cleaning, chemicals, etc etc Then there are all the sheets, towels and place to clean (so cleaning products too!) How on earth can ANYONE regulate how much onboard costs there are with people staying - (which when deducted isn’t much), way before any income is made. Please accept this as a formal submission to the Options Paper.

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Donna Pike

4937
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Kim Pilgrim

4938
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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.

Diana Plater

4940
I have read your STL Options Paper of July 2017 with interest and I would like to make several, unrelated, comments:

I am a British citizen, domiciled in Florida but with "second homes" in Dublin, London and Sydney. Since my wife retired in 2008, we have spent a significant part of each year living in these 3 cities. Correction, we did until we were banned from doing STL in Sydney in 2013.

We are fortunate enough to own properties in 4 different countries and enjoy spending time in these different places. However, it is neither practical nor good for the properties to be empty when we are not in residence. STL provide us with a way to 'pay the bills' and keep the property lived in but it also allow us to visit when we wish - we just have to make sure that we 'book ourselves in'.

We continue to do this in Dublin and London (and, of course Florida) but can no longer do so in Sydney. We can only visit Sydney now between 'long term tenant' stays. This is impractical most times due to the tenant leaving when we do not wish (or cannot) devote 6 weeks for a visit to Sydney. Additionally, we have found the exit date for a tenant is very flexible - some need to stay longer than their lease and have requested an extension for a few weeks but not until a month before the tenancy is complete.

A history of our Sydney experience: we bought a 2 bed 2 bath unit in Pyrmont in 2002. We were planning to migrate to NSW for 2 years (my wife became registered as a nurse in NSW) and my work was done over the internet. For unrelated reasons our migration to NSW never happened and so we rented the unit, unfurnished, to long term tenants for income. In 2008, my wife retired and we immediately visited Sydney to furnish our unit (for our needs) so that we could use it and we made it available as a vacation rental for about 10 months of the year. (Our visits in 2008 to 2013 were at different times of the year and of different lengths).

In 2012 we were reported to the city of Sydney for doing STL. The reason was nothing to do with STL! We had a 'neighbour' (2 floors above us) who, apparently, had problems with the strata company for our building. He proceeded to list all of the things that the strata company was failing to do correctly and listed us as one of those failures. (No one has ever explained how he even knew what we were doing.) He took his case to the city and, as a result, the city informed us that our building was not on their list allowed to do STL. We had never heard of such a 'list' prior to this problem.

We have, since 2013, reverted to co-porate rentals and we have visited the unit twice in this period of time. The only reason we have not sold the unit is because my family (4 of us) cannot all agree to doing so, yet!

A side comment: to the best of my knowledge, none of our neighbours in Sydney, nor the strata company has had a complaint about any of our tenants except one of the co-porate tenants 2 years ago. Since this is based on the number of different renters and not the length of their visits, it is worth noting that, in 15 years, we have had 8 'long term' tenants and, I am guessing, about 150 'short term' tenants.

A word about our STL visitors: we like them to fly in! We do not encourage the British to go to London, the Aussies to go to Sydney nor the Irish to go to Dublin. Our visitor, with few exceptions, are there to visit a different city in a different country and the concept of coming to 'party' is a joke. I also speak with almost all of our visitors prior to their visit. I realise that we may be an exception in
terms of STL but we are part of this industry that will be affected by any rules/regulations that you impose.

I have sat through STL discussions with other owners in all 3 countries. One thing is very clear to me. If you allow the management company the power to ban STL, they will unless the management company directors are doing STL themselves. Why? because everyone wants to 'protect' their property and allowing a 'rowdy group of teenagers to party next door' (and that is the image people not involved with STL have) is in no one's best interest. So, to your point about strata control of STL, please do not allow them to ban STL. Fines, extra charges and licences are all (potentially) good ideas. Basically, I believe in a simple rule: the owner is responsible for his property. If he lives there himself or rents it out (short or long term) the owner should be punished for violations of house rules. It is the owner's responsibility to pass on his punishment to his agent and/or his tenant.

I should also add that we have been doing STL since 2002 and, as I said before, in 3 different countries. My guess is that in these 15 years we have have 1500 visitors to our properties. To the best of my knowledge, there has been one complain about a visitor that was reported to the equivalent of the strata group.

Some comments on the vacation rental industry:

1) web based vacation rental bookings started in the 90's with a group called VRBO. Many companies followed them (STAYZ was an Aussie based outfit) but they all were "advertising sites". They put the property owner in touch with a prospective visitor and they worked out a mutually acceptable deal with each other. I spoke with almost all of my visitors before renting my home to them. Who has the most at stake when a visitor stays in your property? Not the neighbours!!

2) VRBO was an advertising site to rent out your second home when you were not using it

3) HomeAway (HA) appeared on the scene after 2000 and bought VRBO and almost all significant competitors (monopolies are always a good way to run your business!)

4) Once HA had cornered the market, they became a 'booking site'. They encouraged visitors to book through them rather than deal with the owner. They charged the owners a 'credit card' fee for this (as well as the advertising fee).

5) in, I believe, 2008 Airbnb was founded. Like Uber with taxis, Airbnb changed the marketplace. They did two things differently. As well as charging the owner a 'credit card' fee, they charged the visitor a 'service fee' and they would not put the visitor in touch with the owner directly until a booking was made. Much worse, they opened up a new market. They encouraged homeowners to 'rent out their spare bedroom'. This was not unique, homeowners had been doing this for years but only on a monthly or annual basis. Airbnb offered 'nightly' rentals and the whole industry changed. Their success (to the point that your letter, and other discussion groups I have been involved with, refer to "Airbnb" as THE vacation rentals industry) has been amazing. By market cap, they are the largest real estate company in the world and they do not own one building!

Let me comment on the suggestions/recommendations in your paper:

1) In strata controlled buildings I very stongly believe that the unit owner(s) must be held responsible for problems associated with their unit. Whether they live there themselves, rent it out on a long term basis, rent it out on a short term basis or leave it vacant they are responsible to other owners in their building for what happens with their unit. To restrict what they do with their unit is discriminatory and unjustified. Should they do something that is in conflict with the house rules, the
appropriate punishment should be levied and it is up to the owner(s) to pass on that punishment to agents, tenants or other parties when relevant.

2) Allowing management companies or stratas to ban STL: do not allow it. It is discriminatory and unjustified. Having owners register with the strata is a good idea as are punishments for owners (all owners) whose property occupiers do not follow the house rules

3) Restricting lengths of visits: handle this carefully. Seaside STL can usually handle a week but for central Sydney a week would be horribly restrictive. Most of our visitors were "doing" Australia and would spend 3 to 6 nights in Sydney. 3 days or more would be reasonable - as a visitor I have always questioned if it is worth getting your own 'house' for one or two nights.

4) A restriction on the number of people (2 per bedroom) is very reasonable. (This should be applicable to long term tenants as well). We used a 'blowup bed' in the living room to accommodate more than 4 people but I would not have a problem with a maximum of 4 people for our unit.

5) Having STL owners pay a higher strata fee: not justified. STL properties are not 100% occupied and so there are days (25% in a year with a 'good' STL) when no one is using the common facilities. Additionally, but I am not sure if it extends to common property, my experience is that 'wear and tear' on my unit is substantially higher with long term tenants than it is with short term tenants.

6) Putting Airbnb in charge: PLEASE do not do that. Airbnb (and HomeAway) now basically control this industry. They have consistently squeezed both owners and visitors - more from year to year. To give them the power to remove my listing based on a city complaint is putting the fox (further) into the hen house.

7) Hosts: not even relevant until Airbnb came along! Before Airbnb the only hosts who would be available 'on site' would be people who rented a second home adjacent to or very close to their own home. The original vacation rental industry was, mostly, host independent. You remove all of the people (like us) who have second homes in different places from doing STL when 'hosts' are required. That benefits no one.

8) Waste Management: this should be included in the STL rules - explain what needs to be done. Second home owners rely on cleaning services after their visitor leaves and cleaning the fridge is part of the job.

Finally, let me wrap up this long epistle! As a longstanding STL owner in "strata controlled" buildings, I welcome most of the rules/regulations that are being discussed. I do not want the be stopped (and, therefore, discriminated against) because I do STL but I am more than willing to abide by reasonable rules and to accept punishment if I break them. Noise is biggest complaint that I have heard about in STL discussions and, as an STL owner, I want this controlled. In one of our properties I have had 3 visitors complain about not being able to get to sleep at 01:00 due to noise from other apartments. There are no other STL apartments near this unit so my only conclusion is that this noise came from either long term tenants or owners. My visitor can post a review on the advertising website saying that this is a noisy place. That is not good for business.

If you can prohibit the city of Sydney from banning my STL in Pyrmont, this hour of writing will be the best hour that I have spent in several years!!

Thank you,
David Plummer
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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Carolyn Polley-Peters

4942
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Gina Porteous

4943
Hi,

I am writing to ask about if reviewing STHL regulation is looking into the safety/protection, risks and rights of the visitor? I was staying at a private home and the owner/host was negligent in leaving the house unlocked with the back door open when they decided to leave the premise very late at night without giving notice. Unfortunately, a stranger passing by at around 2am look at this as a crime of opportunity. I was held up at knife point in bed as well as being kicked in the skull. I wrote to the online booking service and the response was as below. The host/owner was apologetic but the problem was having no legal redress outside the lengthy and cumbersome torts law process. The host/owner had no insurance and I assume in Australia most insurers do not cover Airbnb hosts and their tenants/visitors.

Kind regards,

Grant Porter
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kerri Pothin

4945
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Helene Potter

4946
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Debbie Powell

4947
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Rachel Power

4948
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.

The government should not bend to the will of the hotel lobby simply because it is costing them the right to let as many over-priced rooms as they want.

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

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Michael Powter

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Ruth Presti
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Alisa Price

4951
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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.

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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.
Ken Price

4952
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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Nikki Prime

4953
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Kennie pritchard

4954
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Vipin Pruthi

4955
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Alan Pursch

4957
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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. I am an elderly pensioner fighting a battle with cancer. The Airbnb gives me a little bit of pocket money but it isn’t about the money, gives me something to do and helps with my mental state. I live in a town that has very little accommodation and I believe Airbnb in this area serves a need for the area.

Take Airbnb away and the money coming into the area will drop significantly.

It is a good service and helps retired people like myself stay in their own homes. It doesn’t affect motels in the area as they are always busy and can’t cope with the demand.
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 particularly in regional NSW where everyone benefits from the tourism dollar by visitors spending their money in our country towns where farm fresh produce is sold helping our farmers and businesses. Everyone benefits.

I wish to support the following options:

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Lindsay Pyne.
Dear NSW Government,

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Why do I travel to NSW using Airbnb?

I have family in Sydney, including my sister who has early onset Alzheimers, whom I visit 2 to 4 times a year. My partner and I take our two small elderly dogs with us when we travel to NSW because they do not cope with being boarded in kennels. Airbnb hosts offer us pet friendly accommodation that is handy to my sister and at reasonable rates; these options are not available to us through hotels/motels/etc.

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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David Quinn-Watson

4960
**Submission Short Term Holiday Letting.**

**Background**

- Around 4 years ago we retired from Adelaide, South Australia and moved to a 28 acre property we purchased in far northern NSW.
- We don’t see any neighbours from our property – it is private and secluded.
- My partner and I poured all our super into renovating the house specifically for the purposes of STHL (‘Short Term Holiday Letting’) as an income stream for us. The house comprises two wings all under the same roof. We live in one wing and host AIRBNB guests in the other wing.
- We have been hosting now for around 2 years.
- We are making a success of our STHL, we have a unique property and are highly praised by all our guests by what we offer. We provide quality accommodation in a rural setting that is not found in any mainstream standard accommodation offering.
- The income from hosting allows us to maintain a moderate lifestyle on this property. We actively advertise as best we can to maximise the number of guests and therefore our income in relation to our STHL activities.
- We are steadily increasing the number of guest stays and impose a 2 to 3 night minimum stay.
- The NSW Government is now considering options in relation to STHL in NSW.

**Discussion / Issues**

- Our income stream maybe effected depending on the requirements /any regulation of STHL.
- Hosting STHL guests in rural areas, such as ours, when compared to hosting in densely population areas/suburbs/strata/body corporate present very different issues. We are hosts that live under the same roof as our STHL guests and we are present on the property when hosting. This type of hosting must be considered in a different category to hosting in densely populated situation.
- The ‘neighbours not strangers’ slogan and its implications do not relate to our type of hosting but do in other forms of hosting.
- There are no neighbours that would be impacted by our hosting activities and we are present to manage our guests accordingly to ensure compliance with our ‘house’ rules. Because of the distances involved we physically can’t see our neighbours and hardly have any interaction with them.
- Given our type of hosting we don’t require any additional form of regulation other than that of performance reviews currently managed for example though platforms such as AIRBNB – if we get bad reviews nobody will book with us.
- We consider any imposed additional regulation that will have a detrimental impact on our income stream, particularly in relation to any annual caps on the allowed number of occupied room nights and/or restrictions on determining a minimum night stay, as unnecessary and unfair.
- Income generated from hosting is our major income and we do it well and are rewarded accordingly with increased stays – any restrictions that will detrimentally effect our income will mean we have to sell our property against our will.
- In our locality there are many examples of our ‘type’ of hosting as described above.
- Our guests can be visitors or tourists – we have many situations where guests stay and visit family or friends in the locality due to shortages in standard tourist accommodation.
- We heavily promote goods and services of our immediate locality and broader region to ensure delivery of financial and broad social benefit.
Conclusion

Clearly our type of hosting does not warrant any additional regulation that would have a detrimental impact on our incomes stream, any such imposed restriction would be unfair and unjustified.

Our accommodation offering and its rural setting is a rare find and as such does not compete with more traditional types of available accommodation.

We should be allowed to continue to operate as we currently are.

Yours sincerely

Peter Rackauskas and Philip Baker:

4961
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?

I travel a lot for business working for a non-for profit volunteer organisation on a tight budget and Airbnb provides reliable, clean, comfortable, safe and affordable accommodation.

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.
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Demi-Rae
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Karina Rafailov

4963
Dear NSW Government,

As a guest who has travelled to Sydney and booked lodging through AirBnb this year, I believe in the right of people to share their houses and apartments. I absolutely embrace my responsibilities as a guest to treat hosts' homes and their neighborhoods 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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Kristin Rahenkamp

4964
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.

Kind regards

Andrew Raines

4965
Dear NSW Government,

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

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

4966
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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Jose Ramalho

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Bassel Rana

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Kate Randall

4969
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Maddison Reace
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Ian Read

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Riccardo Recalcati

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Sophie Redmond

4974
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.

Home sharing provides a unique way to enjoy all that regional and metro NSW has to offer. Without access to this service travel to regional areas would be much harder and would directly impact revenue generated by visitors to regional NSW.

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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Oliver Rees

4975
Norelle Reeves

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.
Dear NSW Government,

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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.

Strangers are ‘friends we haven’t met yet’. Airbnb guests who go into the suburbs want to belong and to live like locals. Our house rules make our guests aware of how to behave in our neighbourhood.

• Airbnb guests spread the tourist dollar so that suburban businesses thrive as well as the hosts.
• Hosts provide word of mouth recommendations for their favourite businesses.
• Airbnb hosts are great ambassadors who give visitors an insight into the incredible friendliness of Australians, encouraging them to stay longer and spend more.
• Airbnb hosts are constantly being reviewed to ensure the standard of service is maintained.
• Many Airbnb hosts are retirees. Sharing their homes empowers them to feel useful and earn income to enjoy retirement.

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Trudi Refshauge

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Anne Reggiani

4980
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. As a retiree, sharing my home helps to supplement my income without putting any strain on the government purse. Please accept this as a formal submission to the Options Paper.

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

I wish to register my opposition to the following options:

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

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

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

Holly Reichstein

4981
Dear NSW Government,

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

Why do I host with Airbnb?

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

I wish to support the following options:

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

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

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

Marcelo Reis

4982
Dear NSW Government,

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

Why do I host with Airbnb?

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism. As an Occupational Therapist, I also support people with disability and special needs who might otherwise have extremely limited or costly choices. I also provide accommodation for homeless in exchange for work.

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.

Jacqueline Renton

4983
The Hon. Anthony Roberts MP  
Minister for Planning  
Minister for Housing  
Special Minister of State

The Hon Matt Kean MP  
Minister for Innovation and Better Regulation

The Hon. Gareth Ward MP  
Member for Kiama  
Parliamentary Secretary to the Premier, Illawarra and South Coast, Parliamentary Secretary for Education

Dear Sir(s)

We are property owners in . Presently short term holiday letting is the core of our industry and survival in Rural NSW, Kangaroo Valley, without which we would not be able to survive.

We would respectfully request that out of the 4 options put forward in the Short Term Holiday Letting NSW Review, Option 2 “Strata Regulation” be considered as the preferred option.

Yours respectfully

Leonard Resnekov  
Property Owner

4984
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.

Rita Restuccia

4985
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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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.
Kate Revyakina

4986
We wish to provide the following input:-

MANY OWNERS PROVIDING SHORT TERM/HOLIDAY RENTALS only operate/offer ONE PROPERTY - SMALL, SMALL, SMALL BUSINESS.

WE CURRENTLY ARE ABLE TO PROVIDE AFFORDABLE ACCOMMODATION WITH A PERSONAL TOUCH TO PEOPLE WHO MAY OTHERWISE BE UNABLE TO AFFORD OTHER OPTIONS.

IF ADDITIONAL COSTS/LIMITATIONS ARE APPLIED BY THE NSW GOVT, IT WOULD NO LONGER BE FEASIBLE TO CONTINUE PROVIDING OUR SHORT TERM/HOLIDAY RENTALS.

WITHOUT THE INCOME FROM OUR SMALL BUSINESS, WE WOULD NEED TO APPLY FOR INCREASED PENSION ASSISTANCE. INCOMES FROM LOCAL TRADES & SERVICES WOULD BE REDUCED WITHOUT HOLIDAY RENTAL SERVICE WORK.

MOST PROPERTY OWNERS ARE RESPONSIBLE & SENSITIVE TO THE RIGHT TO PRIVACY & AMENITY OF NEIGHBOURS & WILL HAPPILY INSTIGATE STRICT RULES FOR THEIR GUESTS TO FOLLOW & STATE OUTCOMES IF AUTHORITIES ARE REQUIRED TO ATTEND THE PROPERTY.

PLEASE DO NOT CHANGE ANYTHING WITHOUT EXTENSIVE CONSULTATION & CONSIDERATIONS FOR THOSE WHO WILL BE ADVERSELY AFFECTED.......WE THE PROPERTY OWNERS.

Anne & Geoff Reynolds

4987
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.

David Rich
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.

4989
Dear NSW Government,

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

Why do I host with Airbnb?

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

I wish to support the following options:

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

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

Jessica Richards

4990
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.
Leigh Richardson

4991
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.

Steven Richardson

4992
Dear NSW Government,

As a guest who has traveled to Sydney using the Airbnb platform multiple times in the past year AND as an Airbnb host, 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 Syndey using Airbnb?

I managed to stay at an amazing apartment last time that directly overlooked the bridge. It was incredible. I was able to save my company 50% of my team’s travel costs because we shared this 2bd/2ba apartment. It allowed me to bring another member of my team from Melbourne to the meeting. Beyond this, I stayed in a a part of Sydney I had never visited before and loved it (near the quarry). It was a great place to run and check out the local cafe’s.

I wish to support the following options:

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

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

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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.

Charlie Richardson

4993
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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Judith Richmond
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.
David Rico

4995
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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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.
Alexa Roberts

4996
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. Hosts have found a way to make some extra income to help with the ridiculous high costs of living and I don’t see why the government needs to ruin it for us. 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. Dolores Roberts
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.
Dear NSW Government,

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

Why do I host with Airbnb?

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

I wish to support the following options:

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

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

I wish to register my opposition to the following options:

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

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

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

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

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

Emma Robertson

4999
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.
Amanda Robinson

5000