Dear NSW Government,

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

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

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I wish to support the following options:

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

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

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

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

5101
Dear NSW Government,

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

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Stacy Simpson
Dear NSW Government,

As property owners we need to preserve the full right of ownership and use. We pay rates and taxes which help fund the community. Traditionally people have taken in "boarders and guests" into their homes. Airbnb has given an opportunity to do this well. With a general housing crisis (this is what we hear) it is good for this avenue to be open to willing participants.
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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P. Simpson

5103
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Iain Sinclair

5104
Dear NSW Government,

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Jaswant Singh

5105
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Prabhdial Singh

5106
Name: Rob Smith and Trish Worley-Smith

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. For example many of our guests are families traveling from interstate or overseas to attend weddings which provides employment in our local area.

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

Regards,
Trish & Rob

5107
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Terence Sitiabudi

5108
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gregory skorich

5109
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I also have small children and want to create lasting family memories with vacations being something we all cherish. Staying in a lovely home with all of the conveniences of a home is essential for comfortable travel with little ones.

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Amanda Slabosz

5110
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Claire Sleeman

5111
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Darek Smalec

5112
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5113
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Section 6: Planning Framework - A planning framework including caps and restrictions would have a negative impact on home sharing. The planning frameworks in both South Australia and Tasmania don’t include any caps on nights at all.

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

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

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

Natalie Smalec

5115
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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I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

rebecca small

5116
Hi

The following is my feedback on the ‘Options Paper for short-term holiday letting in NSW’.

My main concern relates to whether strata building by-laws should be able to ban short-term holiday lettings. Obviously some people will say they should and other people will say they shouldn’t.

As a compromise I would suggest that strata building by-laws should not be able to ban short-term holiday lettings. Instead the law should permit short-term holiday lettings in strata buildings but only when the owner of the premises being let, or a member of the owner’s family, is also living in the premises at the time of the letting (similar to the usual situation at bed and breakfast premises).

This would allow genuine lettings on a share basis by individual strata owners while stopping strata buildings being turned into de facto hotels by investors and commercial organisations.

Another important advantage is that the presence of the owner or owner’s relative would tend to deter any noisy or disruptive behaviour which might adversely affect other residents in the strata title building. The other residents have a right to peace and quiet in their homes.

If a potential short-term lessee considers this an invasion of their privacy, they can always check into a hotel instead.

Regards,

Colin Smith

5117
Dear NSW Government,

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

I host Airbnb as I live in a small community where I am unable to get full time work in my profession. As I have 2 children to support. The income from Airbnb is vital.

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.

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.

Deidre Smith

5118
Dear NSW Government,

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

Why do I host with Airbnb?

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

I wish to support the following options:

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

Ian Smith
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.

JAN SMITH

5120
I am writing as a member of the public concerned about the NSW government’s proposals to overregulate Short-Term Home Lending (STHL) and the adverse impacts of these proposals on holidaying families, businesses, home owners, consumer choice, jobs, innovation and the tourist economy of New South Wales.

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

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

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

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

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

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

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

I urge you to do the right thing by avoiding any overregulation of the burgeoning and innovative STHL sector.

Thank you for considering my concerns on this vital matter.
Dear NSW Government,

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

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

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.
Julian Smith

5122
Dear Sir/Madam,

I’m writing in respect to the inquiry into home sharing in New South Wales, as a host of travellers and tourists etc. I operate solely through the Airbnb network and have done so for the last three years. My wife and I are self funded and although of the age to receive age benefits we do not, the only exception being the daily travel card. As a host with Airbnb we are able to supplement our income with what we earn from hosting with Airbnb.

We have been awarded “Super Host” recognition by Airbnb as a reward for our performance with visitors, travelling business people and tourists, I urge you to allow people such as ourselves to continue this service as we do not wish to be a burden on the state. We would support any changes you deem necessary to improve home sharing such as weeding out the bad apples that seem to infiltrate any good and decent organization that Airbnb fundamentally are.

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 will increase already high cost accommodation in NSW and 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.
Louise Smith

5124
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'm a stay at home mum so the extra income enables me to stay home with my kids instead of putting them into care and having to go out to work.

I wish to support the following options:

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Michelle Smith

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rod smith

5126
Dear NSW Government,

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Ursula Smith
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>
</tr>
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</table>

The Options Paper for STHL outlines potential options around the development of an appropriate approach to managing STHL. These options could be considered either individually or in combination.

Prior to making a whole of government policy framework, we are seeking feedback from the community and our stakeholders on the options discussed in the paper.

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

You can also provide your feedback by:

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

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

The consultation process is open until 31 October 2017.

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

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<table>
<thead>
<tr>
<th>Name, Surname</th>
<th>Carlene Smith</th>
</tr>
</thead>
<tbody>
<tr>
<td>Organisation</td>
<td>Stamford Marque Owners Corporation</td>
</tr>
<tr>
<td>Suburb</td>
<td>Postcode</td>
</tr>
<tr>
<td>E-mail Address</td>
<td></td>
</tr>
<tr>
<td>Date of Submission</td>
<td>31st October 2017</td>
</tr>
<tr>
<td>Introduction</td>
<td></td>
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<td>--------------</td>
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</tbody>
</table>
| 1. Do you use or have you ever used short-term holiday accommodation?  
No |
| 2. Are you or have you ever been a short-term holiday accommodation host?  
No |
| 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?  
No |
| 5. Are you from an STHL industry group, owners’ corporations or community group?  
No |

<table>
<thead>
<tr>
<th>Impacts Associated with STHL</th>
</tr>
</thead>
</table>
| 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 |

All of the above are a concern and can only be addressed in Strata by giving the Owners Corporation control through appropriate bylaw.

<table>
<thead>
<tr>
<th>Self-Regulation</th>
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</thead>
</table>
| 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 |

None will work because there is no mechanism for enforcing good behaviour by STHL resident.

<table>
<thead>
<tr>
<th>STHL in Strata Properties</th>
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| 8. Are there barriers that may reduce the effectiveness of self-regulation?  
Neither the hosts nor the owners corporation can control behaviour while the STHL resident is in residence and by definition they return home and are uncontrollable. |

<table>
<thead>
<tr>
<th>Regulation through the Planning System</th>
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</table>
| 9. Should owners’ corporations be given the legal ability to prohibit or restrict STHL? If so, how and under what circumstances?  
Owners Corporations are able to vote on all bylaws, a majority should be able to vote on how their building |
| 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?  
Owners Corporations needs the ability to make bylaws to regulate STHL |
| 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?  
No. The ‘hosts’ simply do not realise they are running a “small business” and though they benefit, it is at the expense of everyone else in the Strata. |

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:

Development Consent because a purchaser is then on notice if the building they're buying into allows short-term letting.
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?

Different planning for Strata versus stand alone homes

Registration or Licensing

15 Could a licensing system for STHL work in NSW? If so, how might it operate?
- Licensing would be better because if complaints they the host would lose license, should be time limited with penalty for non-compliance

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.)

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<tr>
<th>Potential Options</th>
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<tr>
<td>Industry Self Regulation</td>
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<td>Code of conduct</td>
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<td>Complaints management</td>
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<td>Education</td>
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<td>Monitoring and reporting</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 rows or columns for and other options not covered in the paper can be chosen to suggest a policy framework for the STHL in the submission form.

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**Stratford Marque have set up a Short Term Letting Bylaw to manage Short Term lettings. We have provided structure to ensure the Stratford remains safe, meets its obligations under the legislation. In this by-law a tenant means one or more persons who do not own but occupy a lot for a period of less than 3 months.**

33.1 Occupiers must not allow their lot to be used for any purpose that is prohibited by law or the LEP or a purpose that requires approval by the Council without that approval.

33.2 Occupiers must ensure that the lot is only used as a permanent dwelling unless Council approval is obtained to use it for another purpose.

33.3 Owners must take all reasonable steps to ensure their lot.

33.4 It is not used for unlawful short term accommodation.

33.5.2 Does not exceed occupancy limits.

33.6 The lot must be provided with a copy of the Stratford Marque Welcome Pack and a copy of the by-laws applicable to this scheme.

33.7 If this by-law is not to be used for permitted short term letting the owners corporation must also be provided with copies of insurance which indemnifies the owners corporation against any damage to common part.
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, especially Gerroa in which the majority of properties are holiday rental homes, and have been so for many years.

If some of the proposed options are put in place, I would lose a large proportion of my sole source of income (the rent received from letting my property to holidaymakers). My property - in a seaside holiday town - was purchased (& subsequently renovated) specifically for the purpose of holiday rental. It also will result in loss of income for the people I hire (cleaners, gardeners, etc). Since most of the properties in the area are also holiday rentals, it is inevitable that if restrictions are put in place, fewer people will stay in the area (because there won't be enough affordable accommodation available) and the town will be starved of much needed tourist income (the main generator of revenue in the area). I urge you to treat holiday homes differently to other short term rental and listen to the voices and concerns of homeowners.

Regards,
Cathie Smithers

5129
Dear NSW Government,

As a guest who has travelled around the world 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. As a host myself I also enjoy having travellers from all around the world sharing my home and hearing their stories.

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 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. Again, as a host myself I enjoy telling my guests about my favourite local restaurants, helping support them instead of larger chains.

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.

Anna Smithson

5130
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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Andrew Snape

5131
Dear Sir / Madam

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

We have a small holiday rental which is a heritage cottage in Burrawang Southern Highlands NSW. There is very little accommodation of its type in the area and the rural village often hosts weddings so the letting is much needed.

The holiday rental;

- Is nearly always for families
- The renters are quiet and we have never had complaints from neighbours
- The cottage is 150 years old and set in large grounds which is unique and cannot be repeated in a hotel setting
- Brings business to the small village that keeps it alive.

I therefore 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 country holiday homes differently to other short term rental and listen to the voices and concerns of homeowners.

Thank you.

Richard Snowden

5132
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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Madeline Somers

5133
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 favorite cafes, restaurants and shops so small businesses get a boost from local tourism. A lot overseas travelers visiting Sydney need affordable accommodations. Expensive hotel bills may be a reason stop them from visiting. Airbnb is an excellent way to help attract overseas tourists.

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Jessica Song

5134
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Kathryn Sonogan
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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Tammy Sooveere

5136
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Susie Sountornsorn

5137
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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.
Mrs Spence

5138
Dear NSW Government,

Seriously... housing affordability is RIDICULOUS in Australia. These changes and reforms will make it even worse for travellers - whether it's for business or pleasure.

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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Katie Spencer

5139
STHL Options Paper Submission

Name: KIRK, Spencer (MR)
Organisation: None
Suburb: E
E-mail Address: 
Date of Submission: 5 September 2017

This submission relates to my style of short term accommodation – a live in host that welcomes guests to my apartment located within a strata building, guests sleep in the second bedroom while I reside in the master bedroom.

Introduction

1. Yes, I have used short term holiday letting in various places across New South Wales and many countries including Japan, Indonesia, Thailand and the United States.
2. Yes, I am a live in short term accommodation host for the past six years welcoming guests to my home who sleep in the second bedroom while I reside in the master bedroom.
3. No, I do not provide any other forms of short-term holiday accommodation other than in point 2.
4. Yes, I live near a few short-term holiday accommodations within the Suburb of Redfern and believe that there is no negative impact rather an extremely positive impact on local businesses such as Yens Vietnamese Restaurant, Eddi’s Bakery, Urban Piccolo Café and many local bars.
5. No, I am not from any short-term industry group/s.
6. From my experience of six years as a host of short-term accommodation I believe there is little negative impact, the vast majority of complaints are greatly exaggerated. The minor impacts can be addressed via a Code of Conduct process. In my strata building when we do have issues they arise from long term tenants or their friends who are visiting the premises.
7. Speaking as a live-in host within a strata building a Code of Conduct could be implemented and monitored via Strata. To date this method is already operating as there has no issues to date. A yearly report could be issued to Government for inclusion into any further reviews of short-term accommodation.
8. Barriers that may reduce effectiveness of self-regulation include strata’s that already have negative views on STHL although no issues have been registered within their building. For self-regulation to be effective it must not be firstly tarnished with a negative perception of STHL.
9. I do not believe that strata should have the ability to prohibit STHL outright. There needs to be a system where negative issues are reported and if further breaches occur then proceed with a ban on individual lots/apartments. The negative issues must be proven to avoid strata committee’s ‘making things up’.
10. In my experience STHL has very limited impact on the owner’s corporations’ and the building’s amenities. My guests are generally in Sydney on holidays so therefore are out and about for most of their stay. They are not here to use building’s facilities.
11. I believe that the best way to manage STHL within strata schemes is for industry regulation. An outright ban would be far too drastic considering that the NSW Government has already acknowledged STHL has very little impact. It is in the best interests of both the host and the on-line agent such as Airbnb, Stays etc, to adequately enforce self-regulation.
12. As a live-in host within a strata building I agree with the NSW Government’s recommendations that this style of hosting be ‘exempt’ from any planned regulatory framework.
13. I do not believe that STHL should be regulated via a planning framework, a compliance with a Code of Conduct will be more than adequate to ensure that all responsible hosts act accordingly. This system would impact rouge operators who should not be part of the STHL system.

14. Once implemented the same planning framework should be adopted across New South Wales be it City, Regional or Country.

15. Perhaps, once the NSW Government adopts new laws regarding STHL after a further review in three to four years a licensing system could be investigated. However, at this stage I do not believe that this is necessary.

   1. Strata has the ability to enforce a Code of Conduct for STHL hosts that entail a ‘three strikes and you’re banned from STHL’ policy. This would ensure hosts are responsible to ensure guests behave accordingly. A possible financial fine is payed to strata.
   2. All STHL operators must advise strata of operation to manage safety and amenity issues. Registration must occur ahead of commencing STHL.
   3. Complaints Management. The online agent, Airbnb/Stays etc, be more accountable if and when complaints occur. Supply to strata a ‘hotline’ that contacts hosts immediately.
Dear NSW Government,

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

Why do I host with Airbnb?

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

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

Dorienne Spennato

5141
Dear Dominic,

Currently the NSW government is considering an options paper for regulation of short term rentals in NSW. As a B&B/holiday maker rental property owner I fully support regulation for holiday rentals thereby giving certainty to tourism owners, operators, staff & suppliers of services. In the case of Hawkesbury with a council that has for a decade implemented specific anti tourism policies, it is essential that the state government implement reasonable, balanced, well considered regulation that represents the interests of property owners & tourism operators as well as other stakeholders. Specifically the NSW government policy must recognise:

1. Regional holiday house rentals are completely different to inner Sydney high rise unit rentals. Therefore the rules that apply must be very different – a tailored response recognising the vital contribution made to regional communities via visitors staying in holiday house rentals is required. Issues with strata blocks and party houses in Sydney city simply don’t exist in regional areas. Well managed holiday houses in the Hawkesbury & elsewhere in Blue Mtns plus up and down the coast generate tens of thousands of jobs, plow millions of dollars into local communities and add much needed lifeblood to local communities. From local farmers markets selling produce, to restaurants having midweek diners thru to local supermarkets needing more staff along with direct cleaning, maintenance & other service staff, the holiday house rental market and tourism businesses more generally are essential components in local regional economies. The regional holiday house industry should be encouraged not destroyed with over-regulation.

Quite simply if Sydney people can’t find good, affordable family holiday accommodation via holiday house rentals in regional NSW they’ll go to Queensland or Bali to holiday. Is the NSW government in the business of exporting tourism jobs & holiday makers $ to QLD, Bali, Fiji & NZ. Or is the government going to support regional NSW tourism, jobs and $?

2. Talk of a bed tax. If the $ generated are quarantined for regional tourism promotion and development of facilities for tourists then a modest bed tax (QLD had a 2.5% bed tax for years) is reasonable and I’m supportive. If it’s just another tax with $ disappearing into consolidated revenue then I don’t support a bed tax at all.

3. Maximum number days rental. This is completely pointless and unreasonable. Holiday houses are never full-up all the time. Bookings are seasonal and houses should be available when required at holiday time. If they’re not then visitors will be turned away, rents will rise & we’ll simply be exporting jobs & dollars interstate or overseas.

4. The party house furphy! Property owners don’t want party houses. Why would property owners permit visitors to trash a valuable property asset. Bilpin Country Lodge for example is a family place. We’re very mindful of our neighbours, ensuring our visitors don’t cause disturbance to locals. Yet despite being very mindful, I’ve at times had interfering, jealous locals with an axe to grind or other NIMBYs make complaints about my place. These have been investigated and on every occasion any/every complaint has been found to be groundless. Inshort, people make complaints about visitors for no valid reason – just to cause others problems. Politicians then hear about ‘party houses’ proliferating. However has an actual ‘party house’ been identified that’s causing a problem. No. Therefore proposed holiday house rental rules must not address a problem that is rubbish - that in fact does not exist.

Dominic, thanks for your interest in supporting tourism in the Hawkesbury. We have a great product, people love visiting & staying in the Hawkesbury. Please ensure incoming rules do not restrict/destroy regional holiday house rentals. I’m available at anytime to talk with you directly about this important issue. Many thanks Mike Sperling.
Coming to Bilpin? Follow us on Facebook for updates on local events, attractions & more: https://www.facebook.com/bilpinlodge

Bilpin Country Lodge email: res@bilpinlodge.com.au Ph: (02) 45670300 Website: www.bilpinlodge.com.au

Recommending friends, family & colleagues to stay at Bilpin Country Lodge is much appreciated. Positive online reviews to Trip Advisor etc help us improve our guest services & create a better holiday experience.

Australian Country Lodges P/L & Sperling Tourism & Investments P/L

Michael Sperling - Director

This transmission may contain confidential and/or privileged material and is intended only for the addressee. If you receive this in error, please notify the sender and destroy any copies of the material immediately.
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:

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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.

Mr Spiers

5143
Dear NSW Government,

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Kevin Spiteri
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 majority of our guests are international visitors, who are looking for affordable and clean accommodation. We enjoy providing a quality service, which all leads to more dollars being spent in the local area.

Airbnb already has stringent guidelines on hosts and the review process by both guests and hosts ensure quality and respectful behaviour. Introducing another level of administrative red tape by introducing registration processes seems duplicative.

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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Matt Sproule
Yvonne StAff
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. We live on the premises and only have a 1 bedroom unit downstairs. We have full control and have couples only hence Couples Retreat  

5146
Dear NSW Government,

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Craig Stamp

5147
Dear NSW Government,

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Joel Stanton

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I also travel with mum family AND pets and have found that staying in AirBNB properties are the only way we can comfortably stay WITH OUR PETS.

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B. Starbright

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John Stares

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Andrew Stark
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Jane Starkey

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Harry Stathis

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Tamara Stats

5154
Dear NSW Government,

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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. My Local Council has increased my rates by 7 1/2% over the next 4 years, being a pensioner with limited incomes is a great burden and the income I receive through AIR BNB goes towards elevating this financial stress. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

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Cathryn Stavert

5155
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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.

Elena Stavrou

5156
Dear NSW Government,

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

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

Why do I travel to NSW using Airbnb?

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I wish to support the following options:

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Winifred Steeds

5157
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Jacqui Steele

5158
Name: Muffy Steele-Park

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.

Many Thanks

Muffy

5159
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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Robert Steer

5160
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.

I have also been a host in the past on Airbnb and this extra income made an enormous difference in my quality of life, not to mention I have met people from all over the world and have made some lasting friendships.
I love the personal touch of staying in someone’s home, it is like a family experience.
I love hosting for the same reason I have a personal contact with my guests, I can advise them and share the local knowledge from my local area.
It is very cost effective and helps many people manage the incredible cost of living.

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. More than often this income helps with expensive mortgages, gives stay at home mothers a little extra income and not be working away from their children.

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Christine Stein

5161
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Hoyois Stéphanie

5162
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Alexandra Stephens
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Alec Steven

5165
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Faye stevens
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Veronica Stevens

5167
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David Stevenson
Dear NSW Government,

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David Stirling

5169
I am writing as a member of the public concerned about the NSW government’s proposals to overregulate Short-Term Home Lending (STHL) and the adverse impacts of these proposals on holidaying families, businesses, home owners, consumer choice, jobs, innovation and the tourist economy of New South Wales.

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

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

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

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

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

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

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

I urge you to do the right thing by avoiding any overregulation of the burgeoning and innovative STHL sector.

Thank you for considering my concerns on this vital matter.
Dear NSW Government,

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

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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.
Sue Stocks

5171
Dear NSW Government,

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

Why do I host with Airbnb?
I visit Australia every 9 weeks or so and need somewhere to stay when I am there. Sharing my house on Airbnb helps pay my mortgage and allows me somewhere to live when in Sydney.

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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Kenneth Stoddart

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Julie Stokes

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nick stone

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Alfonsas Stonis

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Marissa Strom-Bennie

5179
To Whom it may concern,

Re: Short Term Holiday Letting Options Paper.

The government should not regulate short term rentals at all. Where issues like noise are a problem, they should be dealt with more directly through stronger police powers to punish people causing a disturbance. (Whether they be on holidays or not)

For many families on holidays, hotel rooms do not suit their needs. They want the extra space and amenities that a house or apartment has over a hotel room. Also when rented for a week the holiday home is often cheaper than the smaller unsuitable hotel room.

Holiday homes are a major part of the economy in many regional towns. Many small tourist towns would suffer greatly if any of these changes are enacted.

Shutting down a whole part of the tourism industry is terrible policy. Do not cave in to the multinational hotel businesses and their lobbyists. Competition is good. The overwhelming majority of short term rental guests never cause a problem for anybody. Deal with the bad behaviour of a tiny minority directly with law enforcement, leave the majority alone to enjoy a holiday in peace!

Faithfully,
Andrew Strachan

5180
Dear NSW Government,

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lorraine stralow

5181
Appendices

Appendix 1 – STHL Options Paper Submission Form

SHORT-TERM HOLIDAY LETTING OPTIONS PAPER SUBMISSION FORM

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

The Options Paper for STHL outlines potential options around the development of an appropriate approach to managing STHL. These options could be considered either individually or in combination.

Prior to making a whole of government policy framework, we are seeking feedback from the community and our stakeholders on the options discussed in the paper.

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

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

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

The consultation process is open until 31 October 2017.

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

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 PPPI 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.

<table>
<thead>
<tr>
<th>Name, Surname</th>
<th>Jo Stratmoen</th>
</tr>
</thead>
<tbody>
<tr>
<td>Organisation</td>
<td></td>
</tr>
<tr>
<td>Suburb</td>
<td></td>
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<tr>
<td>Postcode</td>
<td></td>
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<tr>
<td>Email address</td>
<td></td>
</tr>
<tr>
<td>Date of submission</td>
<td></td>
</tr>
</tbody>
</table>
**Introduction**

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

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

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

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

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

**Impacts Associated with STHL**

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

**Self-Regulation**

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

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

**STHL in Strata Properties**

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

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

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

**Regulation through the Planning System**

12. How should STHL be subject to a planning regulatory framework? What would be the impacts of applying a planning framework to STHL?
    - Exempt
    - Complying
    - Development Consent
    - No planning regulation
    - Please indicate your reasons below:
13 If STHL is to be regulated via the planning framework, how should it apply?
- Number of total days per year
- Number of consecutive days
- Number of bedrooms
- Length of stay
- Presence of a host
- Location (metro vs. regional)
- Compliance with a Code of Conduct

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

**Registration or Licensing**

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

**Summary of Options**

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

*(Please tell us the reasons for your choices).*

**Potential Options**

<table>
<thead>
<tr>
<th>Themes</th>
<th>INDUSTRY SELF REGULATION</th>
<th>STRATA REGULATION</th>
<th>PLANNING REGULATION</th>
<th>REGISTRATION</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Refer Section 4</td>
<td>Refer Section 5</td>
<td>Refer Section 6</td>
<td>Refer Section 7</td>
</tr>
<tr>
<td>Code of conduct</td>
<td></td>
<td>By-laws to manage visitor behaviour</td>
<td>Development approval - exempt/complying</td>
<td>Registration to manage safety and amenity issues</td>
</tr>
<tr>
<td>Complaints management</td>
<td></td>
<td>By-laws to receive compensation for adverse effects</td>
<td>Development approval - development consent</td>
<td>Registration to monitor that other regulatory approaches (e.g., number of days, number of properties) are being met</td>
</tr>
<tr>
<td>Education</td>
<td></td>
<td>By-laws to prohibit STHL</td>
<td>Limit the length of stay</td>
<td>Limit the number of days per year</td>
</tr>
<tr>
<td>Monitoring and reporting</td>
<td></td>
<td></td>
<td>Limit the number of bedrooms</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 rows or columns or/and other options not covered in the paper can be chosen to suggest a policy framework for the STHL in the submission form.
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. They are obviously different dwellings and can be maintained without the same imposition on neighbours.

Short-Term-Rental is a key part of the visitor and tourist economy of regional cities and towns. If some of the proposed options are put in place, it could be too burdensome to rent out holiday homes. If this happens then jobs will be lost and the economy will be starved of much needed tourist income in regional New South Wales. I urge you to treat holiday homes differently to other short term rental and listen to the voices and concerns of homeowners.
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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.
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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.

Roselle Stretton

5184
Dear NSW Government,

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

Why do I host with Airbnb?

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

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

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Dianne Stuart
Dear NSW Government,

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

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

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

Janice Stubbs

5187
Dear NSW Government,

First of all, I believe home sharing is a great global trend to avoid more housing constructions and to loose valuable green space. Secondly, 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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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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Vernon Stuber

5189
Dear NSW Government,

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5190
Dear NSW Government,

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

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

Why do I travel to NSW using Airbnb?

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Karen Siu

5192
Dear NSW Government,

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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.

Carol Sullivan

5193
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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Holly Sullivan

5194
Dear NSW Government,

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Jody Sutherland

5195
Dear NSW Government,

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

I host with Airbnb because it provides a way to pay the mortgage and the bills. I also purchase goods, food & groceries from local business's in and around North Sydney for my Airbnb and also recommend local favourite cafes, restaurants and shops and I know my guests visit these small businesses as they always report back with gratitude and this all helps keep the local economy thriving.

I Just recently had a guest share with me from LA. His name was Philip and he was 57 years old. I am 41 years old. We spent a fun week catching up at the end of the day and talking about each others lives. He married an Australian woman 30 years ago although sadly they got divorced so he travels back 4 to 6 months every year and spends time with his children who are in their 20's. Philip also runs a beverage importing business that has clients in Australia too. He shared with me his take on many life subjects and also helped me get some perspective on a recent relationship breakdown of my own. His daughter has just had a baby here in Sydney and lives in a nearby suburb and he spent a lot of time with her. Also his son jordan who is 25 has had some struggles with his career and University and I offered to give him a call and see if I can assist him with some advice as my career has been a fruitful one. These sorts of experiences in Airbnb are overwhelmingly positive. The impact that my guests have on local business's in Cammeray is massive with all guests reporting back on the great local restaurants they ate at or local supermarkets they shopped at or hairdressers or shops they attended. Home sharing is a great thing and doesn’t need to be over regulated. Lets make it simple.

I have many stories like the one above where I’ve had such positive experiences with people from all around Australia and from the other side of the world come and visit. Airbnb is a good thing. Not some bogeyman.

As a tax payer and voter I’m tired of local and federal governments over regulating everything. We are adults. We want good outcome like you. Let us handle it.

All we ask is for some very mild, unobtrusive legislation from Government to assist us.

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.

james sutton

5196
Dear NSW Government,

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

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

Why do I travel to NSW using Airbnb?

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Kenneth Swan

5197
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.

Yours Sincerely
Jill Swane

5198
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. I would not wish the repercussions on anyone who does wish to travel using Airbnb. Please accept this as a formal submission to the Options Paper.

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

The small town where I live has no hotels so visitors who want the opportunity to experience the beauty of this part of Australia need access to alternative accommodation such as home let’s. We all provide a high quality of accommodation and have nothing but fabulous reviews from guests. We have invested considerable money and time in order to satisfy the quality expectations of our guests and rely on this income to maintain the properties and live in a small community. Our local businesses certainly benefit from tourism and so does government by the tax revenue it draws.

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 could 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.

Hilde Swendgaard