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.)

Regards,
Julie Swinney
5201
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. Additionally, it is a great way to get to know "true Australian" and their values. While Hotel & Tours are worried about their image and ratings, AirBnB hosts know that they get the best ratings by being genuine, friendly and caring. This enhanced my travel through Australia extremely, so I learnt not only to appreciate the beauty of your country, but also its people.

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.

Donald Switzerland

5202
Dear NSW Government,

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

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

Why do I travel to NSW using Airbnb?

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

I wish to support the following options:

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

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

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

5203
Dear Sir/Ms,

We are owner-residents at [redacted].

We are writing with regard to the paper entitled “Short Term Holiday Letting - Option Paper”.

The Option Paper indicates that the NSW State Government favours short term holiday lettings within Strata Plans. This is contrary to our By-Law passed earlier this year.

Every owner of a stand-alone residence in NSW enjoys the right to accept or reject short term holiday lettings in their homes. We, apartment dwellers, deserve an equivalent collective right.

Some strata plans may favour STHL. Others, like ours, do not. Each must be permitted to make its own decision. We sincerely hope that our right NOT to have short term holiday lettings is recognised.

Yours faithfully,

T S Wee & P L Chan

5204
Dear NSW Government,

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

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

Why do I travel to NSW using Airbnb?

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

I wish to support the following options:

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

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

I wish to register my opposition to the following options:

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

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

Finally, if accommodation wasn’t so affordable through AirBnb, I wouldn’t be spending money in the community.
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 Talbot

5205
Dear NSW Government,

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

Why do I host with Airbnb?

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

I wish to support the following options:

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

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

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

troy tam

5206
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.
Rachael Tambree

5207
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.

Eric Tan

5208
Dear NSW Government,

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

Why do I host with Airbnb?

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

I wish to support the following options:

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

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

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

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

Debra Taprell

5209
Dear NSW Government,

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

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

Why do I travel to NSW using Airbnb?

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

I wish to support the following options:

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

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

mandi Tauber

5210
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 are a retired couple who rent part of our home on a casual basis. Our accommodation provides a homely atmosphere to travellers wishing to stay overnight or for a few days. We are in a very quiet neighbourhood close to the beach where there is no commercial leasing. I believe we provide a "home away from home" environment and also increase the visitors to this lovely area, who in turn, spend their money in the region and contribute to tourism awareness.

We are providing a service to the NSW Government and in no way detract from the income received by hotels and motels.

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

Thank you,

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.

Clare Taylor
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.
Megan Taylor

5212
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? The area we travel to - AVALON and NEWPORT don’t have accommodation that is available, except through AIRBNB. Also the hosts provide a service I need as well Me providing the additional finance they need to help pay some of their mortgage. As Australians we ALL need to pitch in and help each other to remain financial. Don't impose any additional imposts on Airbnb - or the HOSTS as they provide a service that is important for all of us.

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

I wish to support the following options:

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

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

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

mike taylor

5213
Dear NSW Government,

As I live in a more regional town, we often have guest say how grateful they were to be able to book Airbnb, as all the hotels are booked out for many of the events our town hosts. 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.

Mrs Taylor

5214
Dear NSW Government,

I work as a journalist and media director in the field of digital media and consider the pros/cons of all digital platforms as they evolve in our world.

As an AirBnB, Uber & AirTasker and many other emerging platforms I would kindly like to be involved in any discussion on such topics.

I openly discuss the benefits and drawbacks of such platforms in my work and communicate with users, digital developers, government and the community towards developing a sustainable and balanced equality between stakeholders.

Kind regards,
Daniel Taylor

5215
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.

Nicholas Taylor-Fick

5216
Dear NSW Government,

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

Why do I host with Airbnb?

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

I wish to support the following options:

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

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

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

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

Shirley Teh
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Angela Teklic

5218
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Irene Templeton

5219
Dear NSW Government,

Don’t you rip us off enough? With your ridiculous taxes and blatant revenue raising around road laws and licencing? And now you want to get your grubby mitts on this money too?
Under what rationale should the state government seek income from home owners who are sacrifice their own homes and personal space to facilitate being an Air bnb host? How does the government calculate the cost of the sacrifice to the owners and therefore determine the earnings? Just another ploy to rip people off. To fund politician’s fat salaries that add nothing to the welfare of the community.

Rob Terrone

5220
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Paula Terry

5221
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Tiara Tessmann

5222
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 do not understand why the Government sees a need to interfere with a situation which is a safe investment for Mum and Dad investors. We also provide a service for people from all socio-economic backgrounds. Please let us have something without being over taxed and over regulated. I am, by nature, a cautious person and my experience with Airbnb has been very positive. I appreciate being able to look at the history of the people that I host and I feel confident about having strangers stay in my cottage. This works well. Please don’t break it.

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Kathy Tetley

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Aus th

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My wife and I stayed in a home in Tasmania this past spring just one block from where I used to live as a child. We stayed in a Sydney BnB after making last minute changes due to a health issue. It was so great to be able to quickly cancel out one stay and book another through AIRBnB. Please keep these options fully available to travelers like us.

Robert Thaden

5225
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 pay tax on any earnings and employ cleaning and laundry staff - this will cease if the Government puts an end to what I believe is my right to do what I wish with my private properties.

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Paul Thesinger

5226
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Hugh Thomas

5227
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Thomas Mark

5228
Dear Planning NSW
We strongly believe there should be NO short term leasing in NSW.
Our apartment building in Millers Point has a large percentage of apartments being leased and short term occupancy would lead to a HOTEL situation.
People in and out, furniture in and out, lift booked regularity and keys coming and going.
To those owners who actually live in the building this is our HOME not a hotel.
Mike & Kim Thomas

5229
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Nadine Thomas

5230
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samantha thomas

5231
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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.

Sue Thomas

5232
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 creation of a supplementary revenue stream through Airbnb has enabled me to move away from a full time corporate role that took me away from my family for five long days each week. I am now able to work four days a week which gives me one very precious day with my five year old son and also additional time with my eight year old daughter who very much needs my extra time and attention to help her with her homework. 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.

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

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

Julie Thompson

5233
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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Stephen Thompson

5234
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. The holiday is affordable. I dont like the high expense of staying in Hotels and motels...and the impersonal nature of this time of accommodation. And I love mixing in the lifestyle of the ordinary people in the area that I stay which adds to my holiday.

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VERA THOMSON

5235
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Rebecca Thornely

5236
1. Owners, including Owners’ Corporations, Should Have the Right to Determine the Use of Their Property

The owners and occupiers of properties should have the right to use their property however they wish provided, of course, that they comply with applicable laws and regulations.

In freestanding houses, ownership is simple.

In strata schemes, however, the owners’ corporation and other unit owners are also owners of some of the facilities being let and incur costs for their upkeep and maintenance. Examples include grounds and gardens, swimming pools, lifts, common property lighting and air conditioning, and services such as cleaning, security and concierges. The owners’ corporation and other unit owners, therefore, should have the right to determine how their property is used.

Owners of properties have the right to expect that their property will continue to be used in accordance with its zoning. The default position should, therefore, be that the property will comply with the local zoning.

• Where the property is zoned for tourist accommodation, a by-law (with 75% agreement) should be required to prohibit short-term holiday lets.

• Where the property is zoned residential, a by-law (with 75% agreement) should be required to allow short-term holiday lets.

All owners, through the owners’ corporation, should also have the right to share in the profits generated from letting out access to their common facilities and services. This would take the form of additional strata levies being applied to any units which are used for short-term holiday lets. If an appropriate fee couldn’t be agreed by negotiation, the owners’ corporation should have the right to apply to the Civil and Administrative Tribunal to set an appropriate amount.

2. Regulations Should Apply to All

Traditional hotels, motels and b and b’s are currently well regulated. Their only real difference with “sharing economy” short-term holiday lets is the way in which they are booked. So, the same regulations should apply to short-term holiday lets as to traditional short-term accommodation.
Whole-premises lets, should have to comply with the same regulations as apply to motels. Short-term lets where the owner remains on the premises, and there may be multiple parties letting parts of the premises, should have to comply with the same regulations for any commercial b and b.

Short-term lets where the owner remains on the premises, and there may be multiple parties letting parts of the premises, should have to comply with the same regulations as apply to motels. Short-term lets where the owner remains on the premises, and there may be multiple parties letting parts of the premises, should have to comply with the same regulations for any commercial b and b.

Short-term lets where the owner remains on the premises, and there is only one party letting part of the premises, need have no special restrictions.

3. There Needs to Be Effective Enforcement

Experience has shown that owners of properties which are let for short-term holidays often ignore regulations and by-laws such as:

- advising the owners’ corporation of a change of use affecting insurance,
- advising the owners’ corporation of the identity of a new lessee so that they can be contacted in the event of a problem such as damage to the common property, and
- making lessees aware of by-laws, particularly those relating to safety and noise.

There needs to be a simple method of enforcing such regulations and by-laws including giving the Civil and Administrative Tribunal the power to order compensation to be paid to the owners’ corporation and, in the case of repeated breaches, ordering that the owner cease letting the property for short-term holidays.

Regards

Peter Thorogood

5237
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.
Melissa Thorpe

5238
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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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Millie Tian

5239
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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Matthew Tighe

5240
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?

There are often no or very few other options. I have travelled to Armidale for university and I am shortly travelling to Maroubra for work. The local motels were booked out. 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 know that some of my hosts, particularly those that are retired, rely on this income to supplement their small fixed income. This enables them to spend more in their communities. I believe that Airbnb is a valuable part of the economy, particularly to small towns.

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Julia Tobin

5241
Dear NSW Government,

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

Why do I host with Airbnb? I am a single mum and Airbnb allows me to keep my home after my divorce.

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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Sara Toia

5242
Dear NSW Government,

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Why do I host with Airbnb?

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Donna Toner

5243
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.
Hi Adam,

I have sent my submission through the survey form but I did find it a bit restricting so I want to ask that you bring this email to the attention of the correct party please? I will also email a copy to sthl@planning.nsw.gov.au.

There are a number of issues and I think at the base of it all is the reality that each local government area will have a unique set of issues in response to the growth of unapproved accommodation providers and they need to be allowed to respond to them. However I do see that they may need to be directed to do so proactively rather than reactively, which is the current situation in most regional areas that I am aware of and it is causing problems.

**Professional Tourism Operators**

I hear the operators of platforms like airbnb suggesting that if you want tourists you need to support their platform and allow them a fairly free hand. However - and I am extremely familiar with the airbnb platform as host and traveler - the airbnb platform is not supportive of regional tourism. Yes they allow hosts to build local tourism guide books of a sort within their platform, but they do not allow hosts to send through web links, email addresses or phone number. This is a protection for their business, but it hampers tourism significantly as we can not send links to the various places people might like to get around to while they are here. I have worked hard to put together a pretty good little guide book for our area (link to it here: http://online.flowpaper.com/79750743/TheGuide/) but I can't share this with my guests if they book via airbnb.

As a professional tourism operator I take great pride in the hosted experience my guests have. Return visitors are the success story for any business but for the tourism industry it is the cornerstone of the success for the accommodation provider, the cafes, the shops, the petrol stations, for everyone. This can not be underestimated. I have seen a devaluing of what it means to be a professional tourism operator as a result of the flood of people who quite openly just want to make a few dollars out of their spare room, or their rental property - or even their garage (don't laugh, there is a garage on airbnb just around the corner from us!) While some people do do a great job the issue is that it is unregulated and this has to change.

**Loss of rental properties**

A growing issue in our area is the loss of rental properties from the rental market as people see the opportunity to make more money by offering short term accommodation instead of offering their property for rent. This in turn is pushing prices of rent up and creating deeper social and economic issues for our region. I do feel concerned on this front in particular in towns like Uralla. We are near to Armidale, where rental prices are already inflated, and the loss of rental properties is cause for concern.

**Accommodation Demand**

As an event organiser I am very aware of the spikes in event demand for accommodation. For Uralla these are not common and so it would be ideal to have a system where we could permit the renting of spare rooms, a vacant home, for a specific number of nights a year or for specific periods. I think this would be a simple approval from the local council and just provide some safeguards for neighbours and for the standard of accommodation for guests.

**Regulation**
I do feel we need a two tiered system that is applied at the local government level on a proactive basis - as opposed to the current reactive basis. First tier - restricted nights option, where people apply to council for permission to operate a short term accommodation business for the period of time and/or number of nights that are permitted within their LGA. Second tier - anyone wishing to offer their property for accommodation must apply to their local council and have permission to do so. Councils must be required to proactively follow up on unapproved operators.

This would also support the tourism networks that are provided by Councils and the State Government. At the moment when someone is approved to operate they are allowed to list on their Council website as an accommodation provider. That in turn feeds them in to the Destination NSW accommodation listings. Those listings are in turn reflective of a certain standard and professionalism in tourism that is an important layer of trust for travellers.

I would also like to see some level of inspection to ensure things like fire regulations are adhered to, taps do actually have running water, there is a toilet, people are not actually renting a garage (!), and other disasters that would put people off returning to an area. This is key for small regional centers, a good experience with one operator ensures a return trip, probably a longer trip. One bad experience ensures not only no return trip but terrible word of mouth, and people take it out on the town or the region - they don't just complain about the accommodation provider. "Don't go to Uralla, I had a terrible experience there".

I hope this makes sense, I would be glad to talk more with anyone if you felt this were helpful.

Kind regards

Tara

5245
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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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,

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Joanne Tran

5247
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Peter Tranter

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joanne treasure

5249
The Director of Housing Policy  
Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

Dear Sir,

Submission re Options Paper on  
Short-Term Holiday Letting (STHL)

Short  
Term  
Holiday  
Letting

allows

Strata  
Terrors to  
Heist  
Loot

while inflicting

Stress  
Trauma  
Hell and  
Liabilities

on the other (more considerate) denizens of the strata scheme premises.

Please give each and every strata scheme the option to choose whether to allow or disallow Short-Term Holiday Letting.

I confirm having read the terms of the Privacy Statement.

Thank you,  
Yours faithfully,

Kevin Joseph Troy

5250
Dear NSW Government,

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christopher truswell

5251
To the Dept of Planning and Environment,

I am writing to express the necessity that STL be legitimized in NSW, without extreme regulations like caps, costly registration processes nor the need to force strata residents to offer a portion of their earnings towards the building. Please accept this as a formal submission to the Options Paper.

Through a series of fortuitous events in 2014, I bought my first property, a small, two bedroom flat in -. As a young, single, owner/occupier of a flat in the eastern suburbs – a feat practically unheard of in the current property climate of investors, and couples - I rent the second bedroom on Air BnB, and have been doing so since January 2015. There are times of the year my father lives with me. He is unable to live independently, English is not his first language, and I share the responsibility of looking after him with my sister. Therefore, I am unable to lease the room to a long term flatmate. Taking on paying guests through Air BnB allows me to black out my calendar for the months my father is with me, open them up again when he’s not, and help me pay my mortgage.

Half my guests would be considered ‘longer term’. Some are parents visiting their children who have settled into the Coogee/Randwick area; some are completing internships at the nearby hospital and uni; Some are here on working holidays, and need a base from which to look for a proper rental property. Some are so young, their parents make the booking, eager for their kids to stay in a friendly atmosphere. Campus accommodation for short term students is scarce; likewise hospital accommodation for interns. Most want to stay between one and three months. This is a period of time too short to settle into a rental property, yet too long to stay in a hotel. My operation serves both our needs.

I live in a small strata building of 6 units. When I moved into my flat, the lady downstairs told me off for wearing high heels on tiles. So I’ve stopped. And I tell any guest that comes into my home to do the same. I have made a point of writing on my listing that my neighbours must be respected, and noise to be at a minimum. So far, I’ve not had an incident to report to, and I’m a Super Host. As such, I won’t be supporting Section 5: Strata Regulation - By-laws which could prohibit hosts from sharing their own homes would see strata residents treated as second class citizens. Given the opportunity, strata members will prohibit STLs in their building – not for any good reason, just because they don’t like the ‘idea’ of it, and this is very unjust. I live in a building where the aforementioned lady complains when the wind is too strong, or a door is closed too loudly. The other owners are elderly, and aren’t in positions to hold reasonable opinions on this matter. In Sydney, a small 60m2 flat like my own, costs almost as much as a free standing house. My mortgage is much fresh and large, theirs is paid off, and it’s totally unfair for them to prohibit my getting ahead on payments.

I support self regulation, and for the rights of body corporates to formulate by-laws to deal with unsavoury incidents. I support a two strikes rule against any host, and I also support by-laws which hold the host responsible for a breach of by-law, and not the guest who may not still be around to deal with the consequences. Conversely, I will not support a ransom scheme where hosts must pay a percentage of their earnings to their building. I fully support paying for damages as a direct result of an accident caused by a guest, but not an ongoing sum. I don’t not hold that increased demand on elevators makes them break down, nor do I hold that suitcase wheels damage concrete stairs (in my case).
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.

Kind regards,

Patti

5252
Dear NSW Government,

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K Tsiros

5253
Name: Nadean Tucker

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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Colleen Tuckwell
Submission: Short term Holiday Letting.

About us
We represent the Strata Committee Owners Corporation SP 38936, 71 Victoria St Potts Point and provide this submission on behalf of the Owners Corporation.

The scheme has 175 lots, is self managed and has a reputation for good management.

The nine member Strata Committee re-elected at our annual meeting of owners last week has the strong support of owners and residents.

Our Experience
We have experienced the downside of short term letting in our building, ranging from noise, garbage dumping, rudeness, disregard for By-laws and carelessness.

The options paper mentions model By-laws as a means of managing such problems, and if and when warranted that the police should be involved.

This is simply a theoretical model, which in practice can't work for the following reasons:

- The police generally have higher priority issues
- Many of the breaches of behaviour, while upsetting and of concern to others in the strata scheme, are not of sufficient gravity to involve Police
- By the time the behaviour has reached the stage where police are called the damage and disruption has happened! Peoples lives have been disturbed and the community impacted
- The time it may take for the Police to respond
- It is also expensive way to address the issues, in comparison with our preferred option of allowing the residents of a Strata community to make up their own minds if they wish to have STHL.
- While recourse to the NSW Civil and Administrative Tribunal (Tribunal) may be available, the short term occupant will leave before any matter can be dealt with. Such a course of action is not a disincentive to the person or persons concerned.

What the Owners of a Strata Plan need
The owners of a strata plan need to have the ability to support, limit or prohibit STHL.

If residents of stand alone premises wish to allow STHL on their premises, they can make the choice, either allow it or not. They are responsible for and in control of the outcome.

A strata scheme has multiple owners. As we live together in a community setting we need to be responsible for and in control of the outcomes we decide are best for the community.

This is recognised in the Strata Schemes management Act 2015 and regulations.

The By-laws give us the flexibility to make decisions that suit the community in question and back such decisions with enforceable rules.

The Strata Community as well as the owner of stand alone premises should be responsible for and in control of outcomes of any decision to implement STHL.
As the failed Council amalgamations initiative illustrated, communities know what works best for them. A strata scheme of 175 lots housing a community of around 350 is case in point. In 2015, Strata Plan 38936 adopted a By-law by special resolution based on the City of Sydney planning rules for residential development that stipulate a minimum three month lease.

Our community has already spoken, as is our democratic right. The vast majority of owners and occupiers do not want STHL in our building.

**BCA impact**
Ours is a Class 2 building, built in the 1980’s under Ordnance 70 and simply does not meet the rules for access and mobility the BCA requires for STHL. It would be a huge impost on all the owners, who don’t support STHL to fund the required upgrade work, when there is nothing to gain for the majority. It is very likely that any motion or request for budget approval to do such upgrade work would not be supported by the Owner’s Corporation. Therefore, we would have to make it a condition of any STHL application for the person(s) applying for STHL would have to fund the upgrade work (just like an individual owner has to fund any renovations they require with in their lot). Even if an owner was willing and able to fund the upgrade work, S108 of the SSMA 2015, which requires a special resolution to pass such upgrade work is likely not to be supported by the Owners, so the work could not go ahead. Apart from the unlikely event of any application for upgrade work being successful, we have no indication of the upgrade work and associated costs would be to the applicant, but it would also need to include costs for planning approvals. The costs to make our building STHL compliant is an open question as is the likely success of an application under S108 of the SSMA 2015. The simply way to answer that question is that our Owners to have already supplied us with an answer, via our By-law prohibiting SHTL.

**Premise of the options Paper is over stated**

*The options paper states “STHL is estimated to be worth $31.3 billion nationally”*

However the Destination NSW data states:
A. NSW is the #1 state
B. Total overnight visitor spend is $27.3bn
C. The holiday portion of that is $11.1 bn

As STHL is but a small portion of the overall $11.1bn holiday portion (which would include all hotel and non STHL) and NSW is the number 1 state, the $31.1bn national STHL impact would appear to be grossly over stated!! The national figure is also irrelevant to the NSW Government options paper, which should be dealing with NSW impacts only. Surely, the real and informative figure then is the true percentage that STHL is of the $11.1 bn NSW holiday portion of visitor spend.

*Yours Sincerely*
*Fred Tuckwell*
*Chairman*
*Strata Committee SP38936*
*30 October 2017*

5256
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Tugrul Helene
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Extreme regulations, and red tape like caps and costly registration processes could severely affect my ability to travel using Airbnb and restrict my choices as a traveller making it less likely for me to visit Sydney & other destinations in NSW as frequently. Where I do hire vehicles, visit local attractions, restaurants etc.

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Eliza Turbet

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Kim Turner

5259
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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.

Libbi Turner

5260
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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Tess Turner

5261
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Mrs Turner

5262
To Whom It May Concern

We purchased our family home in 2008 and were not informed by the previous owner or their real estate agent that the house across the street from us was a short-term holiday rental property (STHRP). Over the last 10 years, our lives have been negatively impacted by a parade of mostly antisocial holiday visitors to this “Party House” who have demonstrated the worst aspects of human behavior. Our attempts to work with the property owner, the property manager(s), local police, and the local council have utterly failed. We are of the opinion that neither of these parties consider our interests to be of any relative importance to them and that “business as usual” regarding the non-responsiveness to complaints regarding STHRPs or Party Houses is the status quo in our local government area.

We have reviewed the subject Options Paper and provide the following feedback in the hopes that other homeowners who are experiencing similar levels of harm will have more say in how their neighbourhoods are being commercialised for the benefit of a select few.

1. The subject Options Paper notes an assumption that STHRPs can provide significant economic benefits to the local economies and the wider state tourism economy. We believe that this benefit is limited to a select few and is offset by associated negative impacts from STHRPs, such as reduction in property values to neighbouring residential property owners, reduced productivity resulting from reduced sleep, as well as negative health impacts due to increased levels of stress.

2. We agree with the subject Options Paper that the NSW Government must get the regulatory framework settings right. In response to our complaints, originating nearly 10 years ago, our local council just recently required the STHRP in our neighborhood to acquire development consent. To our amazement, the STHRP owner successfully removed most of the conditions that were included in the original development consent, including an allowance limiting the use of an outdoor deck (which was the source of most of our noise complaints). To this date, our local council has either ignored our repeated requests for confirmation and clarity of the development consent or has issued us with a standard response which provides no useful information or definitive answers to specific questions which we’ve formally submitted to them.

3. The subject Options Paper notes that STHRPs or short-term holiday letting (STHL) has the potential to generate impacts on the community if not adequately managed. This is a given, as we have documented evidence of noise, waste, traffic and parking, safety and security. Despite providing documented evidence to our local council, these issues continue to plague our neighbourhood. Additionally, in our neighbourhood we have an ongoing traffic hazard which we’ve repeatedly reported to the local council as being greatly exacerbated by the presence of the STHRP. We fear that these combined hazards will likely result in a serious or fatal accident in the future and are very concerned that the local council has made no effort to address this hazard to public safety.
4. We respectively disagree with the NSW Government that STHL is acceptable in a residence and we would be interested in understanding how many members of the NSW Government (as well as local government) live near STHRP (or STHLs) and/or own STHLs.

5. In regards to potential options, it has been our experience that Industry Self Regulation will not work in this case. As noted, we have tried to work with the property owner and property manager(s) for nearly 10 years and have been ignored by the property owner and threatened by the current property manager with financial claims against us for making complaints against their STHRP. Additionally, we have no evidence that the so-called Holiday Rental Code of Conduct is being adhered to by the STHRP owner, their property manager, and the STHRP inhabitants.

6. We respectively disagree with the subject Options Paper that the vast majority of STHL does not require Government regulatory intervention. We ask the NSW Government to identify how accountability and timely response to immediate complaints are effectively managed to the benefit of the local community in the absence of competent and effective regulatory oversight. We also note that local government is inherently conflicted in taking over the role of regulatory oversight of the STHL industry as local government financially benefits from their ability to control council rates/revenues from STHL owners, neighbouring properties, and local businesses. Our local council has formal submissions stating that the presence of the STHRP in our neighbourhood not only negatively impacts human health but also reduces the value of our properties.

7. We understand that provisions of the Environmental Planning & Assessment Act (EP&A Act) allow for the investigation into on-going issues of non-compliance supporting an investigation authority (i.e. council officers) to enter search, obtain information and record evidence on, amongst other things, the use of a property. We question the adequacy of this legislation when our local council consistently advises us that it is our responsibility to provide them with evidence of non-compliance with Council's development consent and then fails to follow-up with us on what action is being taken by them when such evidence is provided.

In closing, it is our experience that the current STHL system is broken. It is our experience that STHLs in residential neighbourhoods degrade the local environment and negatively impacts the mental, physical and financial health and well-being of families and homeowners. Based on our experience, attempts to regulate these businesses by limiting the number of residents (as well as the number of visitors to the STHL), number of bedrooms, or number of stays is futile and cannot (or won't) be regulated by local councils. As it is unlikely that Local or State governments will reverse the current STHL policy which allows such harm to continue, we sincerely wish only that the decision makers consider for one minute how their lives and the lives of their families would be impacted if they were in our position and then base their decisions on how to proceed on the development of a commercial industry which has a number of visible and hidden impacts to homeowners and their families who have done nothing wrong other than having the misfortune to purchase their sole residence near an STHL.

Sincerely,

[Signature]
Lono Tyson
Homeowner

[Signature]
Deborah Tyson
Homeowner

cc: The Hon. Gladys Berejiklian MP and NSW Premiere
The Hon. Anthony Roberts MP
The Hon. Matt Kean MP
Neighbours Not Strangers
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Paulo Umetsu

5265
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Tabitha Underwood
Appendices

Appendix 1 – STHL Options Paper Submission Form

<table>
<thead>
<tr>
<th>SHORT-TERM HOLIDAY LETTING OPTIONS PAPER SUBMISSION FORM</th>
</tr>
</thead>
<tbody>
<tr>
<td>The NSW Government has released an Options Paper,</td>
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<tr>
<td>building on the work of the Parliamentary Inquiry and</td>
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<tr>
<td>existing practice, to start a public discussion on</td>
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<tr>
<td>potential options to develop a suitable approach for</td>
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<td>short-term holiday letting (STHL) in NSW.</td>
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<tr>
<td>The Options Paper for STHL outlines potential options</td>
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<tr>
<td>around the development of an appropriate approach</td>
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<tr>
<td>to managing STHL. These options could be considered</td>
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<td>either individually or in combination.</td>
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<td>Prior to making a whole of government policy</td>
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<td>framework, we are seeking feedback from the</td>
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<td>community and our stakeholders on the options</td>
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<td>discussed in the paper.</td>
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<tr>
<td>You are invited to respond to the Options Paper by</td>
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<tr>
<td>submitting this form to the NSW Department of</td>
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<td>Planning and Environment.</td>
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<tr>
<td>You can also provide your feedback by:</td>
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<tr>
<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>
</tr>
<tr>
<td>• writing to:</td>
</tr>
<tr>
<td><strong>Director, Housing Policy</strong></td>
</tr>
<tr>
<td><strong>Department of Planning and Environment</strong></td>
</tr>
<tr>
<td><strong>GPO Box 39, Sydney NSW 2001</strong></td>
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<td></td>
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<tr>
<td>If you have further inquiries, please email us at</td>
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<tr>
<td><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</td>
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<td>31 October 2017.</td>
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<tr>
<td>By hitting submit you agree to the Department’s Privacy Policy.</td>
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<td>How will your personal information be used when</td>
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<td>you make a submission?</td>
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<tr>
<td>Your personal information is protected under the</td>
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<tr>
<td>Privacy and Personal Information Protection Act 1998</td>
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<td>(PPiP Act). The Department collects personal</td>
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<tr>
<td>information in submissions for the purposes set out</td>
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<td>in the Department’s Privacy Statement.</td>
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<tr>
<td>We respect your right to privacy. Before lodging your</td>
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<tr>
<td>submission, you will be asked to confirm that you have</td>
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<td>read the terms of the Privacy Statement, which sets</td>
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<td>out:</td>
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<td>• how personal information is defined under the PPiP</td>
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<td>Act – it includes but is not limited to your name,</td>
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<td>address, and email address;</td>
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<td>• the purposes for which the department collects</td>
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<td>personal information; and</td>
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<td>• how personal information collected by the department</td>
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<td>will be used.</td>
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<td>When you make a submission, we will publish:</td>
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<td>• the content of your submission – including any</td>
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<td>personal information about you which you have chosen</td>
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<td>to include in those documents</td>
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<td>• a list of submitters, which will include:</td>
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<td>– your name</td>
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<tr>
<td>– your suburb or town</td>
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<tr>
<td>We will not publish offensive, threatening,</td>
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<tr>
<td>defamatory or other inappropriate material.</td>
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<tr>
<td>If you do not want your personal Information published,</td>
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<tr>
<td>do not include any personal information in your</td>
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<tr>
<td>submission.</td>
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<tr>
<td>All other information gathered in this submission form</td>
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<td>will be collated and used towards making a</td>
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<tr>
<td>recommendation on the future approach of STHL in NSW.</td>
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<table>
<thead>
<tr>
<th>Name, Surname</th>
<th>ANDREW URBANSKI</th>
<th>Organisation</th>
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<tbody>
<tr>
<td>Suburb</td>
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<td>Date of Submission</td>
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<tr>
<td>6.</td>
<td>Are you or have you ever been a short-term holiday accommodation host?</td>
<td>Y</td>
<td></td>
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<tr>
<td>3.</td>
<td>Do you provide another form of short-term holiday accommodation?</td>
<td>Y</td>
<td></td>
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<td>4.</td>
<td>Do you live near a property that provides short-term holiday accommodation?</td>
<td>Y</td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td>Are you from an STHL industry group, owners' corporations or community group?</td>
<td>N</td>
<td></td>
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</table>

**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: No noise after 10pm. Rule
   - 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

   **Code of Conduct**

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. If damage caused, owners rectify it. |

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 |

**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 | Y |

Please indicate your reasons below:

| No planning regulation |   |
- Number of bedrooms
- Length of stay
- Presence of a host
- Location (metro vs. regional)
- Compliance with a Code of Conduct

**Location**

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

No

**Registration or Licensing**

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

No

**Summary of Options**

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

(please tell us the reasons for your choices)

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

Note: The policy options for STHL could include regulatory or non-regulatory approaches, or a combination of both. A combination of options from any rows or columns (or not) or 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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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.

Carmen Vallejo

5268
Dear NSW Government,

Why do I host with Airbnb?

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Paul van Bellen
Dear NSW Government,

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Miriam van Cooten

5270
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Catherine Van de Hoef

5271
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Thony van der Mol

5272
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Extreme regulations, and red tape like caps and costly registration processes could severely affect my ability to travel using Airbnb and restrict my choices as a traveler. Please accept this as a formal submission to the Options Paper.

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Linda van Vietsen

5274
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Gerda-Marie van Wyk
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Gerald Vartan

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Judith Vautin

5278
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Jackson vb

5279
Dear NSW Government,

As legislators are aware, for a long time now, the internet has changed the way people interact, work, do business and many other things for the better.

As one of the advanced governments not just in Australia but in the world, NSW Government should continue to embrace change brought about by technology. I congratulate the Government particularly around changes in transportation (Opal card) and the remarkable change that has been successfully implemented.

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Peter Venero

5281
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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 bills associated with day to day living. Yes, the AirBnB income we (my partner and I) receive lessens the amount of Aged Pension, but it also permits us to run a home based business, generate some additional income, and gives us a sense of purpose in retirement. We also help the local economy by recommending to our AirBnB guests, our favourite cafes, restaurants and shops.

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5282
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Section 5: Strata Regulation - By-laws which could prohibit hosts from sharing their own homes would see strata residents treated as second class citizens. Current rules in NSW do not allow by-laws that ban hosts from sharing their own home, and any change to this would be a step backwards for NSW.

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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.
Heather Veronique

5283
Dear NSW Government,

As a guest who has travelled the world (i.e. Europe; China; Australia, including NSW) using the Airbnb platform in the past 12 months, I strongly believe in the rights 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 I have only experienced wonderful, responsible, friendly, considerate, and absolutely fabulous guests and will continue to invite strangers as Airbnb guests into my home. It is a wonderful way to bring peace and harmony to the world and to break down barriers and misunderstandings that can occur when we do not treat strangers as our friends.

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

Why do I travel the world and 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.

Why should the behaviour of only a very few number of bad guests has to result in an over-regulation in a free and responsible civilised society. It looks like introducing Nazi and Communistic approaches to free trade.

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.

Airbnb has a solid system in place to review guests (and hosts), so both parties know who they get involved with, and are protected by the stringent Airbnb requirements.

Surely NSW is no longer a Convict State that has to recriminate any potential actions that will prevent advancement of the local economy.

Free trade is a mandatory condition of our culture in Australia. The systems proposed are more to do with generating more revenues for the NSW Government, rather than serving the interest of the communities.

Please review your proposed actions and stimulate creativity and enterprise rather than becoming a restrictive economy that wants to spend more money on regulations and policing.

Ronald Verwer

5284
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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Marek Veverka

5285
I am writing 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 individual houses as opposed to apartments and room sharing in strata properties in the city. Short-Term-Rental is a key part of the visitor and tourist economy & also provides more affordable accommodation for individuals & families who may not be able to afford a hotel & don't want to stay in a youth hostel. If short term rental is severely curtailed, jobs will be lost & flexibility of options for tourists will be affected reducing the numbers of tourists coming to NSW. Not everyone is able to afford a hotel, particularly the solo traveller.

I hope you keep these concerns in mind when evaluating short term rental options.

Yours sincerely

Chris Veysseyre

5286
Dear NSW Government,

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

I meet wonderful people from all over the world who, in turn, help me to pay my mortgage.

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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Maeve Vidler

5287
The NSW Government has released an Options Paper building on the work of the Parliamentary Inquiry and existing planning tools with 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 29, 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 filling in this form, you agree to the Department’s Privacy Policy.

Name. Surname: Lucas Vilela

Organisation:

Suburb:

Postcode:

Email address: ________________________________

Date of submission: 31/10/2017
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 rent a property that provides short-term holiday accommodation?
   Yes, other houses in my neighbourhood are available for short-term rent.
5. Are you from an STIL industry group, owners’ corporations or community group?
   No

Impacts Associated with STIL

6. Please indicate below which impacts are most concerning about and how do you believe these could be managed.
   - Noise
   - Waste
   - Party Issues
   - Parking
   - Hazards and Evacuation

Self-Regulation

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

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

STIL in Strata Properties

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

10. Should the Strata Schemes Management Act be amended to increase the ability of owners’ corporations to manage the impact of STIL and ensure 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.

Regulation through the Planning System

11. Is there a 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 STIL

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

Please indicate your response 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.

Regulation 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 reason(s) for your choices).

Potential Options

- **Industry Self-Regulation**
  - Code of conduct
  - Complaints management
  - Education
  - Monitoring and reporting
  - Refer Section 4

- **Strata Regulation**
  - By-laws to manage visitor behaviour
  - By-laws to manage common areas
  - By-laws to receive compensation for adverse effects
  - Limit the length of stay
  - Limit the number of days per year
  - Limit the number of bedrooms
  - Limit the number of properties
  - Regulate by whether the host is present when STHL takes place
  - Refer Section 3

- **Planning Regulation**
  - Development approval - exempt/complying
  - Development approval - development consent
  - Limit the length of stay
  - Limit the number of days per year
  - Limit the number of bedrooms
  - Refer Section 8

- **Registration**
  - Registration to manage safety and quality issues
  - Registration to monitor the other regulatory approaches (e.g., number of days, number of properties)
  - Refer Section 7

Note: The policy options for STHL could include self-regulation, strata regulation, planning, and a combination of both. A combination of options from any number of models and different options are discussed in the paper to be chosen to suggest a policy framework for the STHL in the future.
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.
Sure there are occasional issues, but also with any industry - surely we need less red tape. Robert Vilkaitis
Dear NSW Government,

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Daniel Villanueva

5290
Dear NSW Government,

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Anne Villiers
Dear NSW Government,

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Doan vinh

5292
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Julian Vir

5293
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Liliane Viselle

5294
Dear NSW Government,

As a guest who has travelled to NSW using the Airbnb platform in the past 12 months, and in several countries overseas, 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. So far I have never had a bad experience - they have all been very positive.

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, and are totally unnecessary. Please accept this as a formal submission to the Options Paper.

Why do I travel to NSW using Airbnb?

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other cities around the world, which have embraced home sharing and are reaping the rewards. John Visser
Dear NSW Government,

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

Why do I host with Airbnb?
I am 55 years old and was made redundant 3 ago in small regional town in NSW. I was unable to get another job. I looked at my assets and after many issues with long term tenants including appearing at the tribunal for the eviction process I decided to try short term rentals.
I have been doing this for 2 entire houses for the last 2 years.
I have had no parties, no neighbourhood issues and my guests are rarely tourists.
I have houses business people, trades people, people attending weddings and funerals, people who are travelling with their pets. I house visiting doctors, teachers and other professionals. We have little in the way of motel accommodation available here and I offer heritage properties and have excellent reviews.
I supply two people with part time employment. I pay all taxes on my income and offer a quality product and see fully furnished accommodation as an add on the accommodation sector here.

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 - 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.

Deborah Vlastaras

5296
Dear Director of Housing and Mr Ward (my local member),

Thank you for taking time to read my submission on the options paper of the Short Term Holiday Letting.

I am running a short term holiday letting in regional NSW. I also have on many occasions used the Stayz Group, Airbnb and many other hotel search engines in NSW, Australia, America and Europe. Personally I also live next door to a permanent rental as well as on the other side of me residential neighbours. Opposite I have a caravan Park, 5 doors down is another caravan park.

In my situation I have the most amount of noise is coming from my residential neighbour, followed by the regulated caravan parks. The caravan park would be noisy 1 every 2 months whereas the resident neighbour is belting out decibels on a far more regular basis. On an average however all is very good.

The Stayz group, Airbnb and Kiama Tourism and Kiama Council set a high standard for the STHL fraternity. We have our Code of Conduct – which is overseen by the REI, there is also the facility for complaint management. I have supplied my neighbours near the holiday rental with a copy of the code of conduct and their rights outlined as well as my contact details. My guests have the house rules outlined and residential neighbour’s rights are outlined to be respected. Mutual respect is emphasised. We make sure our garbage is recycled to fit in with the council’s regulations. Everything is running smoothly, I have had no complaints from my neighbours.

One time it was the residential neighbours who had the big Christmas party and the swearing 20 year olds. Bad neighbours exist on the other side of the equation. Driving around Kiama we see residences with old cars and old boats on front lawns with unmown lawns. Perhaps that should be regulated.

STHR yards are well kept and maintained in an excellent condition as our reputation and bookings would suffer. Bad reviews are very regulatory in themselves. As would unhappy neighbours. I am very conscious to maintain a happy, respectful relationship with them. I would hear immediately if there was an issue. Neighbours have called Police to deal with the town’s youth gathering in the Park late at night. So I know that I would hear if my premises were the cause of an issue.

To me the code of conduct, house rules – terms and conditions as well as Kiama Council’s regulations all dovetail together to make sure everyone’s rights are protected.

A regulation I would appreciate is that anyone under 19 has to be accompanied by 2 parents aged at least 40. Thankfully my accommodation is geared toward families. It is a government regulation that we can’t discriminate with age. I close down during Schoolies, I and my residential community don’t want the business. Children haven’t been brought up to be respectful these days. That Government regulation makes it hard for us.

In your study of the options paper I would challenge you to first of all:
• Read thoroughly all the letters of the relevant stakeholders.
• Study carefully their motivations. eg real-estate owners, hotel accommodation, even the government. My house was mismanaged for 10 years by the real estate agency. They are not on 24 hour call as we are and that is why doing it yourself has become successful with the help of computer technology as the facilitator and the two local people I employ. The real estate agency cannot manage and facilitate the amount of tourism that is occurring these days and they shut at 5.00 pm. I think if you take people like me out of the equation you will have a very negative impact on tourism and the employment of locals.
• Over regulation will impact on tourism and our regional tourist bureaus have worked hard to promote their areas.
• Perhaps a more effective approach would be to regulate that STHL owners belong to an association or such body with a regulated code of conduct which would be subject to a fair and enforceable governance over matters of concern to the council. The local councils are informed by the community and are aware of the advantages, disadvantages of tourism and also the pressures that that exerts on the community.
• I also think that regional areas are vastly different from Metropolitan areas so the same degree of regulation should not apply.

Yours sincerely,

Fleur von Mengersen-Wells 30/10/17

5297
Dear NSW Government,

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

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

Why do I travel to NSW using Airbnb?

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

I wish to support the following options:

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

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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.
To: NSW Government Dept. of Planning & the Environment  
Date: 31 October 2017  

Submission re Short-term Holiday Lettings in NSW  

I write in opposition to proposals to allow short-term holiday lettings in NSW in residential properties.  

Local and worldwide experience has shown that this form of economic activity brings with it steeply diminished housing affordability (for example, via higher rents for local residents) and greatly decreased quality of life (increased noise, waste, traffic and parking problems, and decreased safety, security and residential amenity for local residents and families).  

Despite frequent assurances to the contrary, such problems cannot be eliminated or seriously reduced by legislation, regulation, education, etc.  

Regards,  

D. Paul Wagner  

5299
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Yours
Sincerely, Vicki
Wagner

5300