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.

Michelle peters

0101
Dear NSW Government,

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

I host an Airbnb as part of my health clinic business. We run a clinic from a cottage in the commercial business zone of Mullumbimby during the week but we are closed on the weekends and the cottage isn’t used. This felt like wasted space so we started Airbnbing the space just on the weekends. This has been a game changer for our business. Before this extra income, we were constantly losing money and were on the verge of having to close our doors. We have several people working for and from the clinic and look after thousands of clients in the local area so closing would have a big impact on many people. I also recommend my favourite cafes, restaurants and shops as part of my Airbnb 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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Nadia Marshall

0102
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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.

Why do I host with Airbnb?

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Nick Foley-Jones

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Nicole O’Connor

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Nikki Correia

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Pat verkuylen

0106
STHL,

As a resident and owner of strata apartment, I am strongly opposing for government to permit holiday letting in strata apartments.

Such a decision should be in hands of owners regulated in By Laws and not for government to force us as owners to accept short term letting.

Short term letting - if allowed, will be breaching planning instruments in regards to use of properties.

Ted Wolski

0107
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Paul Hopper

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PAUL SHAW

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Paul Stout

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Peter Clark

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Phillip Small

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Rebecca Liberto

0113
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. For the likes of myself and partner who have retired from the paid workforce and who now rely on our pension while residing in our own property, sharing our home is both a viable financial opportunity. Please accept this as a formal submission to the Options Paper.

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Robert Seaborne

0114
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. Home sharing with interstate and overseas guests helps to promote our suburbs and help local businesses without having to build huge commercial hotels, hostels or backpackers which promotes different type of guests behaviours and noise. Home sharing does not attract such behaviours as home owners has their best interest to ensure their house is respected and kept well as well. So home owners would have their own rules to ensure guests they accept are of to their standards with prior reviews. Hotels, hostels and backpackers although attract tourist monies do not have such reviews so they attract a different behaviour.

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.

It would be a shame for NSW, the more popular tourism and business hub to be behind other states
such as Tasmania and South Australia. We should be the leader in promoting home sharing which helps to encourage more business and tourism in local suburbs.

Thank you for your attention.

Davina Wong

0115
Dear NSW Government,

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Robyn Redford

0116
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Section 5: Strata Regulation - This includes options for by-laws to manage visitor behaviour and to receive a revenue share from home sharing. I would also support rules to deal with bad actors and isolated incidents of unruly behaviour. I would not support a regulatory environment which allowed Owners Corporations to ban outright short term rentals.

I wish to register my opposition to the following options:

Section 6: Planning Framework - A planning framework including caps and restrictions would have a negative impact on home sharing. The planning frameworks in both South Australia and Tasmania don’t include any caps on nights at all.
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Section 5: Strata Regulation - By-laws which could prohibit hosts from sharing their own homes would see strata residents treated as second class citizens. Current rules in NSW do not allow by-laws that ban hosts from sharing their own home, and this would be a step backwards for NSW.

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

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

Rochelle Whatman

0117
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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Ronelle Jones

0118
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 do not qualify for a pension and have limited savings. The small amount I earn from my studio room helps pay rates etc and means I do not have to delve into money I will need as I get older. I provide a clean comfortable rest stop generally for people traveling through the state.

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.

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Rosemary Gardiner

0119
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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Rosemary Hawke

0120
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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Russell Hutchinson

0121
Dear NSW Government,

I strongly believe in the right of people to share their PRIMARY RESIDENCE across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Caps and registrations SHOULD APPLY to those who rent their properties which are NOT THEIR PRIMARY RESIDENCE. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

Some of the Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. Others who use the platform as a holiday rental management system are purely profiteers.

I recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

I wish to support the following options to APPLY ONLY TO THOSE WHO RENT THEIR PRIMARY RESIDENCES:

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Samantha Hain

0122
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. By proving a b&b style experience my guests have really enjoyed hearing about and experiencing the 'real local experience' rather than the classic touristy experience, it's what sets Airbnb apart from standard accommodation which is not personal and authentic. Some guests have returned a number of times they enjoyed their stay so much. It gives the power to the consumer to choose what type of accommodation option that suits them best.

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Samantha Wardman

0123
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Sandra Bourne

0124
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Steve Gale

0125
Dear NSW Government,

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Steve Oravsky

0126
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Stuart Gillies

0127
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Stubbs Gail

0128
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 live in a rural area. Home share allows me to supplement my income without affecting anyone else around me. I find it an enjoyable experience meeting people from around the world and they love being in an Aussie home and getting first hand advice on what to see and do in the local area. It is good for tourists good for me and great for the local area.

Why do I host with Airbnb?

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Susan Ives

0129
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suzanne martinovich

0130
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Suzanne McKeown

0131
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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.

Tanya Bianchi

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Dear NSW Government,

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Tim Barge

0133
Dear NSW Government,

As a retired and semi-retired couple living in the Blue Mountains, we take great pleasure in offering a room in our house to guests through AirBnB. We have been enjoying AirBnB's efficient system and have just become Super Hosts for the seventh time with constant 5 star reviews.

Our guests have never been anything but ideal, courteous and appreciative and we rely on the income we earn from our bookings. Our neighbours have no problem and are welcoming to our guests. They hardly know when we have a booking.

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Trevor King

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Troy Skelton

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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.

We are law abiding, tax paying citizens who own our own home and we reserve the right to invite into our own homes whomever we choose for as long as we choose without being dictated to by local government who want an unentitled share and to dictate what we do with our own homes with regard to who we share it with. It’s totally unacceptable and I strongly disapprove any local government intervention into the home sharing industry.

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Wendy Cosh

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Westley Field

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Yineng Liu

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Any sort of regulation where by the government is not offering any actual practical assistance in the running and / or management of such a short term rental property is not achieving anything at all except generating income from such fees.

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Carol Whitmore
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Donald Recsei

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Evelyn Prasad

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Frederique Merriman

0161
Dear NSW Government,

As a home owner in regional NSW, I strongly wish to defend my right to be able to share my property with paying guests.

We used our life savings to build our family home. We included a purposely built additional living space to accommodate friends and family coming to visit, which happens frequently. During those time that this space is vacant, I feel it is my right to be able to share this space via Airbnb with visitors to the area.

This is not a space that would otherwise be available to a permanent tenant, so in that regard there is no direct impact on housing availability or rental prices. It is my own personal space in my own home that I strongly believe I should be able to share with others, as long as I do so in a manner that is respectful of my neighbours and my community.

Airbnb has stringent rules in place that allows me to seek out appropriate guests who follow and abide by our house and neighbourhood rules. I have a young child and live in a very peaceful quiet neighbourhood so this is of utmost importance.

As a result, the guests we host are always friendly, respectful and make a significant contribution to our local businesses. They come here to be able to share the peaceful beauty of our community.

With very few employment prospects in this area, the extra income we receive is vital for us to continue to remain financially viable and not have to rely on Centrelink or other government support.

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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.

Gerard Horton

0163
Dear NSW Government,

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

Why do I host with Airbnb?

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

I wish to support the following options:

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

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

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

Gina Collins

0164
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.

jennifer aulton

0165
Dear NSW Government,

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

Why do I host with Airbnb?

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

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

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

Karen Lott

0166
Dear NSW Government,

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

Why do I host with Airbnb?

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

I wish to support the following options:

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Section 5: Strata Regulation - 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.

Kevin Askew

0167
Dear NSW Government,

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

Why do I host with Airbnb?

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

I wish to support the following options:

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

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

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

Linda Bliss

0168
Dear NSW Government,

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

Why do I host with Airbnb?

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

I wish to support the following options:

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

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

I wish to register my opposition to the following options:

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

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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.

Lucy Strong

0169
Dear NSW Government,

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

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

Why do I travel to NSW using Airbnb?

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

I wish to support the following options:

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

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

I wish to register my opposition to the following options:

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

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

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

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

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

0170
Dear NSW Government,

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

Why do I host with Airbnb?

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

I wish to support the following options:

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

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

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

Marcos Esgueva

0171
Dear NSW Government,

I have been hosting on airbnb for over a year and I have never had one issue or complaint from neighbours, please be fair as I can see there is an extremely loud minority who are opposed to airbnb and have access to certain media and continue to write negative articles about house sharing to achieve their own self interest agendas.
I host on airbnb to help me pay the mortgage and the bills. I also recommend local cafes, restaurants and tourist attractions (approximately 95% of my booking are overseas travellers) so small businesses get a boost from local tourism.

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 wish to support the following options:

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

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

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

Michael A

0172
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. My would be wasted empty most of the time without Airbnb while I spend time at my partner’s place.

I wish to support the following options:

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

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

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

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

Mikko Penttila

0173
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.

Nigel Tooth

0174
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. However I do believe that AirBNB needs to be regulated to protect Hosts who are currently poorly looked after. Please accept this as a formal submission to the Options Paper.

Why did I host with Airbnb?

I thought I could use AirBNB to sublet my second bedroom and hence share the rent similar to a flatmate as it is fairly expensive to live where I do.

I wish to support the following options:

Section 4: Industry External Regulation - including industry complaints management and education which encourages responsible hosting and responsible guest behaviour. The State Government should set up an appeals process when AirBNB fails to look after its hosts.

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

I wish to register my opposition to the following options:

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

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

I do encourage the NSW Government to put in place structures to ensure hosts are taken care of and AirBNB is not able to bully hosts as they currently do.

Pal Fekete

0175
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.

PETER JOHNSTON

0176
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.

Stephen Connors

0177
Dear NSW Government,

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

Why do I host with Airbnb?

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

I wish to support the following options:

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Section 5: Strata Regulation - 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.
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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0179
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Victoria Liddicoat

0180
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Wendy Laughlin

0181
Dear NSW Government,

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yasmin keller

0182
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Why do I host with Airbnb?
Since deciding to host with Airbnb for approximately 30-50 nights per year, I have been able to keep my children in the marital home following divorce. This has prevented upheaval and distress of entering the rental market, of high prices and limited choice with school transport needs and a dog. I discuss with my neighbors my expectations of guests and to call me if there are noise issues.

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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Yvonne collins

0183
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Paul del Giglio

0184
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Luke Hosking

0186
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Adam Walker

0187
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Leanne Jeffrey
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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.

Why do I host with Airbnb?
To pay for the already extremely high taxes and council rates incurred to aged pensioners. 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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abbey peter

0189
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Why do I host with Airbnb?

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

We have to live in 2 cities every fortnight as we work in one city and our kids live in another. Airbnb is the only way this is financially possible and if strict regulations and caps are placed on us we will have to either reduce the times we are able to see our kids or stop working and hence be placed under severe financial stress.

We rent our houses out while we are in the other city in order to share our area, show visitors some local places to eat and relax and often people are travelling to one of our homes because their family member is in hospital.

Airbnb is also the only cost effective way for our family to travel to different cities. If heavy restrictions are placed on the Airbnb community you will be restricting our ability to show our children different parts of the country.

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Eve Jarvie

0190
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 have invested heavily to open our B&B last year and we would be devastated if more regulations and costs were introduced. We have been highly responsible in installing all of the requirements for the safety of our guests and this includes hard wired smoke alarms in every room of the home, plus spitfire emergency lighting. We have a private B&B where guests only occupy about one third of the home. There was substantial work involved in getting the B&B up and running and if we’re burdened by more costs it really won’t be worth our while to continue. EVERY B&B should meet safety regulations as per a motel, however, the death of the B&B industry would be devastating from the point of view of the operators and even more so, the guests who just love B&B’s. The service and quality of the property they receive for their $$$ is generally better than a motel. Government should learn from the taxi industry, it has been severely affected by Uber and it’s all because of regulation and COSTS. People can’t take unnecessary regulatory madness. Keep our guests safe but, please... just give us a go. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?
Due to family studying full time, we found this is a better alternative than having a full time tenant, which would be more disruptive. Our income is probably on par or less than a tenant, but allows us to block periods when study is intense. Ultimately it helps pay the expenses of this home and we get immense satisfaction from our guests enjoyment and positive 5 star reviews. 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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Julie Sealey

0191
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. Payment from hosting on Airbnb means that I can contribute to the local economy, as I slowly renovate my home with new carpets, beds, linen etc. In turn I, and similar hosts, help keep businesses in our area buoyant.

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Elizabeth Reed

0192
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. Home sharing provides local communities with income from travellers that they would unlikely see otherwise. In tourist areas especially, there is insufficient accommodation available for tourists. Restricting home sharing will have a significant impact on businesses in these areas. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

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

I wish to support the following options:

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

I wish to register my opposition to the following options:

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

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

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

Terry Hunt

0193
Dear NSW Government,

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Christine Keogh

0194
Dear NSW Government,

I am a retired single woman with a big family home and no family. Sharing my home gives people a comfortable space to stay in while visiting the Northern Rivers and provides me with companionship. My right to share my home with travellers and friends is my entitlement as a homeowner. My neighbours are not inconvenienced and are probably not even aware when I have visitors.

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Gayle Cue

0195
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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 - short term rentals are urgently needed in this sector for overseas workers and contractors, interstate workers and people needing short term accommodation when between places or when they have relatives visiting. It's not just for tourists! How can strata management justify any share of the takings? For what reason? They already charge very high fees for poorly organised repairs and maintenance and do not respect the rights of tenants. They don't share in longer term rentals and executive lets which often have much worse behaviour from tenants who are extremely difficult to evict. Short term rentals are beneficial to strata and any bad behaviour can be evicted immediately as they are not on a lease and must abide by the code of conduct.

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Section 6: Planning Framework - A planning framework including caps and restrictions would have a negative impact on home sharing. The planning frameworks in both South Australia and Tasmania don’t include any caps on nights at all. Caps will exclude people who want to use Airbnb for executive rentals from staying longer in places they find suitable.
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. For what justification? To grab revenue from the owner when we already pay land tax and multiple layers of tax. It makes home sharing more difficult for people which will put them off. There are never enough hotel rooms in Sydney which are in a reasonable price range short notice and this is important for tourism. Home sharing is well established and is already supporting the tourism industry a great deal. This proposed tax is threatening the industry. Times are changing, and people don't want I er regulation - that's why they prefer to use Airbnb over other options - it's managed by individuals and that's what people want. 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.

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Wendy Church

0196
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Brigitte Enders

0197
Dear NSW Government,

My BEAUTIFUL hard working husband of 30 years just passed away from YOUNG ONSET FRONTAL DEMENTIA. I have been his carer for five years and it has nearly killed me on many many levels not to mention it has been financially devastating. The only way I will stay in my family home is through sharing a room in my house with others. Not only does it provide me that little bit of much-needed income but also the gorgeous people that I meet keep my mind off my troubles.

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Athena Batcheldor

0198
Dear NSW Government,

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

I am a pensioner and I use Airbnb as a means of supplementing my pension, because without it I just could not manage to pay my insurances or have a cup of coffee up the street when I want to.

I also live in a small rural community which just happens to be near two popular tourists spots. Having guests stay with me gives me the much needed social interactions that are necessary for keeping me active and interested in life.

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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Kay Jones

0199
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 agree that where hosts are present, the likelihood of issues is significantly reduced due to the host having a direct vested interest.

Hosts who hire third parties to manage several properties are most likely the people you want to target.

Hosts who are homeowners, who live on the premises provide short term, reasonably priced accommodation which is likely to be cheaper, cleaner and safer for tourists than Backpackers. Tourist also enjoy being in the home of a local. This is a great experience for tourists and hosts. Hosts reap a small financial reward that is often used to do small handyman work around the house.

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I also support guests agreeing to appropriate behaviour and if a complaint is received, they are financially penalised through a bond.

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 but see it as provided the necessary accommodation to host more tourists to the area.

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.

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Rhonda Rourke

0200