Dear NSW Government,

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Renata Santoniero

0201
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We bought our house because it had a granny flat - both my wife and my family lives overseas so the granny flat is used when they come to visit. The rest of the time it would sit vacant if not for short term letting. It would not be rented out on a permanent basis as this would defeat the purpose for which we bought the house (having family stay for a few weeks a year).

Having been made redundant in 2015, the ability to earn extra income through short term letting has been a lifesaver for our family. We could continue our mortgage payments and afford a few extras for the kids.

We have strict rules which guests must abide by and we have the support of neighbours. In all the time we have been doing this we have not had a single issue - it's been a hugely positive experience.

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Billy Alvarez  
0204
Dear NSW Government,

Could I request that you please do not publish my name or private details. My family and I share our family home in Mortdale in Sydney’s south / south-west when we go away on holidays. Our neighbours have embraced it and have interacted happily with our guests - showing them around the neighbourhood and helping them out with tourism suggestions.

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Dear NSW Government,

I have a yacht on Sydney Harbour listed on Airbnb. The yacht is in commercial survey and I am a Master V (NC<24m) commercial skipper. The commercial use of the yacht for overnight stays is entirely legal.

Over the past few years over a thousand people have had the unique pleasure of staying overnight on Sydney Harbour and the yacht has been listed by the Sydney Morning Herald as the #3 "Most Amazing Place to Stay in Australia".

The Airbnb website is simply a marketing channel for overnight stays on the yacht and the website makes the yacht accessible to visitors and tourists for whom staying on a yacht wouldn't have otherwise crossed their minds.

In the light of this it would be very unfair indeed if an entirely compliant business like the yacht ended up being restricted by government regulations which might aim to restrict short term rentals in residential properties.

I would therefore like to submit that any regulations which the Government might propose take into account the entirely legitimate businesses - including serviced apartments - for whom Airbnb is simply a marketing channel.

Yours sincerely,

David Mason

0206
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Kindest Regards
Julian

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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.

vanessa wright

0216
Dear NSW Government,

My adult daughter and I travelled to NSW from the western US starting 29 September 2017. We visited many places in NSW, eating in restaurants, attending shows & events, and making many purchases from stores and vendors. Mostly we stayed in places we found on the Airbnb platform. I returned on 12 October, but my daughter is staying in AUS until 5 November.

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.

Thank you for your consideration,

Annette Woolsey

0217
Dear NSW Government,

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

Why do I host with Airbnb?

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

I wish to support the following options:

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

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

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

0218
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.
Dear NSW Government,

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

Why do I host with Airbnb?

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

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

Clint Seares

0220
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.

Gordon McCoullough

0221
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.

0222
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.

Grace Condon

0223
Dear Sir/Madam,
I’m writing in respect to the inquiry into home sharing in New South Wales, as a host of travellers and tourists etc. I operate solely through the Airbnb network and have done so for the last three years. My wife and I are self funded and although of the age to receive age benefits we do not, the only exception being the daily travel card. As a host with Airbnb we are able to supplement our income with what we earn from hosting with Airbnb.
We have been awarded “Super Host” recognition by Airbnb as a reward for our performance with visitors, travelling business people and tourists, I urge you to allow people such as ourselves to continue this service as we do not wish to be a burden on the state. We would support any changes you deem necessary to improve home sharing such as weeding out the bad apples that seem to infiltrate any good and decent organization that Airbnb fundamentally are.

0224
Dear NSW Government,

As a current graduate unpaid intern 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.

Not only am I a super host on Airbnb, I am a frequent traveler and user. With the loss of airbnb comes a big loss of young travelers staying in Sydney for long periods of time. Myself and 6 friends used airbnb all around Europe, saving money and staying in amazing places instead of shared hostels. Places where airbnb was not allowed, we would stay for less periods of time, meaning that tourism was lower in these cities.

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 have hired local cleaners to do constant check in and cleaning, which would put them out of work if I hired a long term resident. Same with dry cleaners in my area.

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.

abbey rubiolo

0225
Dear NSW Government,

I consider it is the right of people, and especially when they own the house, to share their houses and apartments across New South Wales in a responsible and respectful way. House sharing has been a big part of life for people since the 70s and 80s - before they marry, since they no longer live with their parents until they marry. The only difference now is that the arrangements have been made more casual due to internet business models. I object to any share house mates and renters being disruptive in their rental homes or rooms but that is normal neighbourhood respect and consideration.

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

Why do I host with Airbnb?

The Airbnb host brings spending money and sharing of resources into the rural community and is a safe and reliable way to make some money from assets. The guests rate the host and the host rates the guests for all to see. This does not happen with normal rentals and it can be painful and expensive for the owner of premises.

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 actions 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.

ALAKH ANALDA

0226
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.

Lise Dawson

0227
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.

tony giardina

0228
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.
Dear NSW Government,

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

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

Why do I travel to NSW using Airbnb?

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

I wish to support the following options:

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

Daniel Worsley

0231
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.

Rose Natoli

0232
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. It gives people a more affordable option for accommodation. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

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Tuula Schaeffer
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Robyn Wilkerson

0234
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John Michelle

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Victoria Bishop

0236
Dear NSW Government,

I am a passionate host on Airbnb and am supportive of home sharing and the new shared economy. While I do support legislation I would strongly urge against overly extreme measure.

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

Airbnb has given me the freedom to start my own business, travel, and meet wonderful people from all around the world. It has also given my father the opportunity to use his own home to alleviate some financial stress during a difficult period in his life.

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. Additionally the nature of this visitation is significantly different and more sustainable than mainstream tourist trends.

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Timothy Cook
Dear NSW Government,

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

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

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

P Hitchings
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.

Jacqui Shaw

0239
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 bills. In addition, I recommend a range of local services to guests such as car hire, tour operators, transport, cafes, restaurants and shops so local 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. I would like to add that the statistics borne from the Airbnb website do not reflect the actual number of full houses for rent. There are only 2 options a host can choose, whole of house or shared space. I select whole of house because I do not share a space with my guests. In actual fact I rent out only one room, however this room is not shared and has its own bathroom and private entrance hence is listed as whole of house so that potential guests understand that they have their own private area. I think if this was made clearer the number of whole of houses displayed on the Airbnb website would be reduced enormously and cause less of a concern.

Lynn Ling

0240
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. If the government makes regulations too hard for homeowner hosts like my wife and I, we will have to stop letting our home, and turn visitors away from our community, where other tourist accommodation besides Airbnb is very limited. We have always been responsible hosts and neighbours and as non-metro house owners, we do not want to be treated in a one size fits all manner with holiday letting regulation.

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

Why do I host with Airbnb?

Airbnb provides us with a flexible way to cover some of the cost of our holiday home. We love sharing our home and encouraging visitors to come to our area and contribute to the local economy. We recommend our 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, responsible guests and self regulation. Any Code of Conduct would need to be reasonable and representative of the home sharing community.
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I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Miles Mackenzie
Dear NSW Government,

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Joshua Pierce

0242
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Lucy Vader

0243
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David Shanley
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Belinda Allen

0245
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Sue Bosshard

0246
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Ava Bourke

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Amanda McKenzie

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V T

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Dear NSW Government,

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Sue Cutbill

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Kathy Gillespie

0272
Director, Housing Policy  
Department of Planning and Environment  
GPO Box 39, Sydney NSW 2001

31 October, 2017

STHL@planning.nsw.gov.au

Dear Director,

**Response to Short-term Holiday Letting (STHL) Options Paper**

I strongly OPPOSE to the use of Class 2 apartment buildings for short term holiday lettings as promoted by operators such as AirBnB.

I bought my apartment on the basis of it being used for permanent residents, which I understand to be no less than 3 months.

I demand to maintain the security, sense of community and knowing my neighbours, high standards of housekeeping that only having permanent residents can provide.

If short term lettings are permitted in apartment buildings I will no longer have the confidence to buy in a strata building.

Yours sincerely

Maria Wong

0273
Dear NSW Government,

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Valerie Haydon

0277
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 apartment I stayed in afforded us the luxury of uninterrupted ocean views away from the hustle and bustle of Bondi. We wouldn't have got the seclusion that we did had we not stayed in the airbnb that we did.

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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Robyn Brierley

0279
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Debra Wayland
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Anne Mobbs

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julie Rigoni
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SHIDA WATSON

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Jill Wright

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Margaret V
I definitely do not believe the same rules should apply to holiday homes that are being considered for apartments and room sharing.

We have a holiday house in NSW on the Illawarra. Unfortunately we live 6 and half hours away and we only spend Jan there. We live on a farm. It is a relief to get there win Jan because its very harsh in the summer months here on the land.

My husband would spend two weeks a year there.
I would spend four weeks.

We are approaching retiring age in another decade and plan to move there.

Meanwhile., we really need to rent out our house on short term rental.
This means, we employ a gardener and a woman to clean and manage the house. Mould is a real problem. Because she is fairly regularly cleaning and airing the house the mould is kept at bay. It was so bad before we had STAYZ it attacked everything, ceiling, pictures on walls. anything in wood...

I think the income we make on rental equals about half the running costs of the house a year. Its not a lot but it really helps.

The guests who come to stay provide a lot of tourist dollars to the community.

At no point have our guests been any problem to our neighbours.

It has only been a positive experience for the guests and us.

Thanks
Nicola

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,

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

Why do I host with Airbnb?

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

I wish to support the following options:

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

I wish to register my opposition to the following options:

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

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

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

Jane Hunt

0296
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Michele Morozumi

0297
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Veronica Henry

0298
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Cornelia Johnston

0299
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elisabeth newhouse

0300