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

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

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

We have been holiday letting a portion of our home without problem for over a year. The let part is part of the entire house and the owners are in residence on all occasions where a portion of the property is holiday let. I am retired and manage the lettings directly and pay taxes accordingly. It would be most unreasonable of the government or local councils to impose restrictions other than normal noise e.t.c.
To whom it may concern,

I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper. I do not believe that the same rules should be applied to holiday homes that are being considered for apartments and room sharing in strata properties in the city. Short-Term-Rental is a key part of the visitor and tourist economy of regional cities and towns. If some of the proposed options are put in place, it could be too burdensome to rent out holiday homes. If this happens then jobs will be lost and the economy will be starved of much needed tourist income in regional New South Wales. I urge you to treat holiday homes differently to other short term rental and listen to the voices and concerns of homeowners.

We create jobs for 2 families and this income is vital to their wellbeing.
Renting our home is the only way we can afford to live in this area.

Kind regards
Kylee

0403
I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper. I do not believe that the same rules should be applied to holiday homes that are being considered for apartments and room sharing in strata properties in the city. Short-Term-Rental is a key part of the visitor and tourist economy of regional cities and towns. If some of the proposed options are put in place, it could be too burdensome to rent out holiday homes. If this happens then jobs will be lost and the economy will be starved of much needed tourist income in regional New South Wales. I urge you to treat holiday homes differently to other short term rental and listen to the voices and concerns of homeowners.

Kind regards,
Shannon

0404
I do not believe that the same rules should be applied to holiday homes that are being considered for apartments and room sharing in strata properties in the city. Short-Term Rental is a key part of the visitor and tourist economy of regional cities and towns. If some of the proposed options are put in place, it could be too burdensome to rent out holiday homes. If this happens then jobs will be lost and the economy will be starved of much needed tourist income in regional New South Wales. I urge you to treat holiday homes differently to other short term rental and listen to the voices and concerns of homeowners.

We are just ordinary self-funded retirees trying to make a small living to keep us off the pension, but if the government brings these changes into law we will have to sell our cottage and go on the pension. This is not good for us or others like us. We employ 3 people who will lose their jobs and in Broken Hill that is a disaster as there are NO jobs for older people anymore.

Karyl & Henry Z

0405
I Philippe Paquet 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.

As an example, our holiday accommodation employs a cleaner and a gardener to maintain the property, we would have to reduce the amount of work we give them, or terminate them altogether should laws render our accommodation too difficult to operate. This would be a blow to the Orange community as short term accommodation like ours brings a lot of tourists to the town.

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

Kind regards
Philippe Paquet

0406
I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper.

My partner works in Sydney, his elderly parents live in Goulburn and our son lives in Newcastle. To manage our extensive family and career responsibilities we have to maintain three residences...small apartments in Sydney and Newcastle and a house in Goulburn. Airbnb and Stayz have been an absolute godsend. I think it would be irresponsible of us to clutter up houses and leave them vacant half the time - We've renovated previously derelict housing for our benefit and the sharing platforms mean we can cover our costs, the local economy benefits from travellers and we can travel between our parents and children without being an economic burden. Many of the people who use our residences are workers who need to stay for extensive times or families with children, or couples with dogs. In Sydney hotel prices are extreme, and in the regions many hotels and motels are overpriced and unpleasant, or don't allow for our guests' needs. We, however, offer elegant and inexpensive accommodation to people who might not be able to afford to travel if using the traditional accommodation market. We are careful hosts always respectful of our neighbours' concerns, and don't see why we should be penalised. We'd otherwise be capital city folk - and think that Airbnb and Stayz have helped bring us urbanites to the regions!

Wayne Mullen

0407
I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper. I do not believe that the 28 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.

My property is effectively my superannuation and my job. It is not reasonable to impose restrictive rules on property owners. Much is said about holiday letting influencing lack of rental properties and affecting affordability. Yet when I look at real estate for sale in regional areas, there are still hundreds of affordable homes. But people want homes in the most exclusive and most attractive and most services to be available at their feet without first going through home ownership at entry level. This might mean making some sacrifices. I lived for 7 years in a caravan to save for my home ownership, I live in a regional area where homes are more affordable.

Do not impose those societal problems on owners of holiday homes who have sacrificed much of their working and home life to achieve ownership of a holiday property.
I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper.

We manage 3 (and own 2) holiday rental properties in the Jervis Bay area and wish to appeal for common sense with regard to the short-term rental options. Our properties provide much needed accommodation in towns that struggle to survive. The towns need tourism to survive - this is a fact. With 70% vacant owners in Callala Beach, holiday rental tourism is vital to economic prosperity.

In particular setting a cap on the number of nights rented would be catastrophic both for communities and for my family. Holiday rentals are a business and to put a cap on nights rented would be grossly unfair. You wouldn’t ask a cafe to close it’s doors at 11am each day so why would you effectively do the same to a holiday rental? Our properties rent out for over 200 nights a year and we have no issues with any disruption to our neighbours. There is a great deal of support for holiday rentals in our area. We do not feel that holiday homes in regional areas should be tarred with the same brush as unscrupulous airbnb owners in apartment blocks in cities. It is a totally different proposition and we should be treated accordingly. Whilst we support a form of light regulation to raise the standard of holiday rental owner behaviour, we believe that sweeping wholesale changes with substantial restrictions will damage the entire NSW economy and lead to a “black market” of holiday rental properties.

In short:

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.
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.

Regards Geri Vaughan

0410
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.

By restricting holiday letting, it will not encourage me to make my house available for permanent letting as I have no interest in making long term leasing.

Thanking You
Jane Farquhar

0411
I am writing to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper. I do not believe that the same rules should be applied to 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.

Our small business together with many others in the Berry and Kangaroo Valley area has been thriving for 20 years and it is an important part of bringing people to the region and making it economically viable. It is also a vital part of our retirement plan, as is the case for so many holiday home owners. Without the additional income this brings us, we will become a burden on society and will need to draw a state pension to survive.

Regards
Sally Larsen

0412
To Whom it may concern,

Re: Short Term Holiday Letting Options Paper.

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

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

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

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

Faithfully,
Andrew Strachan

0413
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.

Regards
David Knock

0414
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.

My personal experience of using regional holiday homes has been very positive. We are a family of 5, and our holidays would be prohibitively expensive if short term holiday homes were not easily available.

As a STHL owner, we have many holiday makers who feel the same. As we are also pet friendly, guests can bring their much loved pets on holiday.

Kind Regards

Adrian Castelino

0415
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.

Regards,
Homaira Faizy

0416
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.
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. These are completely different situations and properties. 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 regional holiday homes differently to other short term rental and listen to the voices and concerns of homeowners.

Kind Regards
Sue Gleave

0418
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.
I rent out the old fibro cottage on my property to holidaymakers now that I have built a new home here. It provides a boost to my retirement income (fully declared to the ATO) as well as providing much needed local accommodation to local, interstate and international visitors keen to see the outstanding scenery and birdlife of the Capertee Valley. Given our nearest neighbour is over 1km away in either direction renting the property out causes no disruption to any locals.

Yours Faithfully

Neil J Franklin

0419
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.

We have a holiday rental on the South Coast of NSW. Short-Term-Rental is a key part of the visitor and tourist economy of this area, especially as there is a shortage of hotel/motel accommodation, certainly not enough to cope with the influx of tourists to the region, not just in summer, but on weekends generally as it is only a 2.5 hr drive from Sydney.

If some of the proposed options are put in place, it would be more beneficial to rent the property full time. If a percentage of home owners come to the same conclusion the tourism industry would be severely affected, 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 and visitors alike.

Yours faithfully,
Linda Patterson

0420
I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper.

I do not believe that the same rules should be applied to holiday homes that are being considered for apartments and room sharing in strata properties in the city.

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

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

We own and operate a Holiday Unit in Tea Gardens and we provide many families with the opportunity to holiday in this beautiful location with the facilities of a fully equipped holiday unit at a reasonable price.

We also use other properties listed on Stayz and other sites for ourselves and our friends. We are concerned that the changes proposed will cause many properties to be withdrawn from the short term holiday market.

Whilst it is not an issue for us as we vet all our guests, I agree that some level of regulation maybe a good thing.

I would suggest a simple process administered by the Dept of Fair Trading where the owners pays a reasonable fee of say $100 per annum and become licenced to run a short term holiday property.

The Dept of Fair Trading could then establish a reasonable set of rules in liaison with property owners, which should overcome the issues of property owners that do the wrong thing. In extreme cases where the problems are not rectified, then the Dept could cancel their licence.

Believe me, 99.9% of the property owners are doing the right thing and we are providing an important service for the tourists to NSW. I feel certain that you do not wish to damage NSW Tourism by getting rid of holiday properties.

I would be only too pleased to assist in reaching a reasonable compromise that addresses the concern of the government without imposing an unreasonable burden on the Holiday Property Owners.

William Mills

0421
Dinah Broers

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 home-owners.

My rental property is my only owned property and not an additional property. I live in my husbands home and do not own any part of his home. Renting my property is part of my income and I pay tax on the income earned. I also employ a cleaner and a gardener. Gas and Electricity are costs as are maintenance costs which actually go back into the community via payment to the people who I employ to provide these services. If I am no longer able to rent my property it will mean a loss of income to several other people who I employ to look after and manage my property.

0422
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.

Best regards

Dominique Portier

0423
I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper. I do not believe that the same rules should be applied to holiday homes that are being considered for apartments and room sharing in strata properties in the city. Short-Term-Rental is a key part of the visitor and tourist economy of regional cities and towns. If some of the proposed options are put in place, it could be too burdensome to rent out holiday homes. If this happens then jobs will be lost and the economy will be starved of much needed tourist income in regional New South Wales. I urge you to treat holiday homes differently to other short term rental and listen to the voices and concerns of homeowners.

We employ a minimum of four local people at any one time, we shop locally to maintain our property and we've become well known as offering high quality family accommodation which is in short supply. Restrictions on short term accommodation is likely to result in us selling our property and therefore taking it off the holiday accommodation market.

Regards

Brett & Joann Corcoran

0424
I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper.
I do not believe that the same rules should be applied to holiday homes that are being considered for apartments and room sharing in strata properties in the city. Short-Term-Rental is a key part of the visitor and tourist economy of regional cities and towns. If some of the proposed options are put in place, it could be too burdensome to rent out holiday homes. If this happens then jobs will be lost and the economy will be starved of much needed tourist income in regional New South Wales. I urge you to treat holiday homes differently to other short term rental and listen to the voices and concerns of homeowners.

Kind Regards
Alix Magney

0425
Travis & Shuana Mundy

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.

Sincerely,

The Mundys

0426
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.

Small towns & seaside villages such as Wooli & Iluka are made of beach houses which have been in the same family's for decades, leased to others when not in use for themselves. These towns would be left destitute if these houses were not able to be let to holiday makers who in turn bring in money to keep these small towns going. There is no comparison of this practice to the sub letting of city apartments!

Kind regards
Joanne Wilson

0427
I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper. I do not believe that the same rules should be applied to holiday homes that are being considered for apartments and room sharing in strata properties in the city. Short-Term-Rental is a key part of the visitor and tourist economy of regional cities and towns. If some of the proposed options are put in place, it could be too burdensome to rent out holiday homes. If this happens then jobs will be lost and the economy will be starved of much needed tourist income in regional New South Wales. I urge you to treat holiday homes differently to other short term rental and listen to the voices and concerns of homeowners. (You might like to add a personal message for the review here based on your own experience as a homeowner or guest.)

Marian Waite

0428
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.

My family has been sharing our holiday home with visitors to the beautiful North Coast (between Coffs Harbour and Woolgoolga) for over 10 years. It provides valuable revenue to the small, local community, creates an opportunity for people from more densely populated centres to experience our incredible coastline and also provides a haven for people to break their journey driving between Sydney or Canberra and Brisbane or the Sunshine Coast.

I would be concerned if the measures being considered make it more difficult for committed and dedicated “hosts” such as ourselves (either in smaller towns, or larger cities) to make their homes available to travellers.

If you have ever looked for accommodation on AirBnB, Stayz, or other rental websites when planning a holiday you will appreciate how exciting it can be to find unique, local accommodation. Please don’t take this away by trying to address a different issue. I urge you to ensure that any changes from the review are effective in achieving what is required, without creating a unnecessary and punitive unintended consequences. The new holidaying landscape creates wonderful opportunities for visitors to our country (and for us when we travel) – so much better than being limited to such last minute hotels or motels, or resorts.

Yours faithfully,

Chris Chapman

0429
I have a property on leasehold in Thredbo Village which comes under the National Parks and Wildlife jurisdiction. Under the sub lease that we entered into on purchase, all owners in the alpine ski fields must have our places offered for rent for a minimum of 26 weeks a year. Any changes to Stayz that could effect this will force owners to revert back to the mainstream property managers/real estate managers who have been proven to offer a poor return, bad cleaning and rental experiences and in a few occasions have gone into liquidation and have not had trust accounts and have caused personal loss to owners. Being able to manage our properties has given us a better return and less heartache.

I urge you to open dialogue with the NPWS and owners of head leases in both Thredbo and Perisher ski fields to ensure that any proposed changes do not affect the fragile ski industry we all enjoy.

Regards

Ross

0430
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.

As senior members of the community we bought a holiday unit to supplement our private superannuation pension income in our retirement. If we didn’t have this extra income we would have to rely on the tax payer funded pension to supplement our income. Which would be the preferred option? We offer income to our region through the tourist industry by creating jobs and having visitors purchase goods and services in our region. The Shoalhaven relies heavily on tourism and we are proud to support this. Please do not punish us for being self funded retirees.

Thank you

Martin and Victoria Fortescue

0431
I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper.
I do not believe that the same rules should be applied to holiday homes that are being considered for apartments and room sharing in strata properties in the city.
Short-Term-Rental is a key part of the visitor and tourist economy of regional cities and towns. If some of the proposed options are put in place, it could be too burdensome to rent out holiday homes. If this happens then jobs will be lost and the economy will be starved of much needed tourist income in regional New South Wales.
I urge you to treat holiday homes differently to other short term rental and listen to the voices and concerns of homeowners.

we believe the public will choose to holiday out of NSW setting a life long trend

thank you
steve turner

0432
I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper.
I do not believe that the same rules should be applied to holiday homes that are being considered for apartments and room sharing in strata properties in the city.
Short-Term-Rental is a key part of the visitor and tourist economy of regional cities and towns. If some of the proposed options are put in place, it could be too burdensome to rent out holiday homes. If this happens then jobs will be lost and the economy will be starved of much needed tourist income in regional New South Wales.
I urge you to treat holiday homes differently to other short term rental and listen to the voices and concerns of homeowners.
(we have invested life savings in our holiday home on the basis that in australia rental of your holiday home is a right that has existed for ever, we also fund many cleaners, tradies, gardeners THAT ARE ONLY EMPLOYED BECAUSE WHEN HOUSES ARE HOLIDAY RENTED THEY NEED TO BE OF A HIGH STANDARD, should i be forced to move back to permanent rental these workers WILL NOT be employed any more.

Greg wade

0433
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.

Holiday homes are an important part of our regional area.

Without them there is nowhere near enough accommodation for visiting tourists and this creates a snowball effect. Cafes, popular tourist destinations, Boutique shops, who all depend on the holiday seasons to get them through. These businesses all help to make a regional areas thrive and give much needed employment.

By adding more red tape and extra costs we no longer become a viable option for tourists to visit our area.
I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper. I do not believe that the same rules should be applied to holiday homes that are being considered for apartments and room sharing in strata properties in the city. Short-Term-Rental is a key part of the visitor and tourist economy of regional cities and towns. If some of the proposed options are put in place, it could be too burdensome to rent out holiday homes. If this happens then jobs will be lost and the economy will be starved of much needed tourist income in regional New South Wales. I urge you to treat holiday homes differently to other short term rental and listen to the voices and concerns of homeowners. (You might like to add a personal message for the review here based on your own experience as a homeowner or guest.)

Yours kindly

Jayme Galante

0435
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.
Name: Peter Keevers

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. I have operated a holiday house for over 5 years, without any issues. We are very careful who we rent the property to, as it is not in our or our neighbours interest to rent the house to anyone who is going to create problems. We offer pet friendly accommodation and the people who rent from us are very happy that they are able to bring their pet with them for their stay.

Short-Term-Rental is a key part of the visitor and tourist economy of the Central Coast. 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 types of short term rentals and listen to the voices and concerns of homeowners.
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.
Matthew Ford

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.

My wife and I are not a burden to Centrelink because we make enough to pay our bills through weekend holiday letting, if there were restrictions we would both have to rely on the dole as getting work in a regional town is very difficult and utilising our democratic right to use our family home (which we sacrificed a great deal to buy) to help us pay ever bills in our opinion is a win/win situation.

We submit all income earned to ATO and pay appropriate tax and should be rewarded not penalised for providing a much needed service and not sponging off social security like we were forced to do, prior to renting out our spare rooms on weekend short term leasing.

0439
I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper. I do not believe that the same rules should be applied to holiday homes that are being considered for apartments and room sharing in strata properties in the city. Short-Term-Rental is a key part of the visitor and tourist economy of regional cities and towns. If some of the proposed options are put in place, it could be too burdensome to rent out holiday homes. If this happens then jobs will be lost and the economy will be starved of much needed tourist income in regional New South Wales. I urge you to treat holiday homes differently to other short term rental and listen to the voices and concerns of homeowners. (You might like to add a personal message for the review here based on your own experience as a homeowner or guest.)

Kind Regards

Jane M Bruton

0440
Laura Van Wieringen
I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper. I do not believe that the same rules should be applied to holiday homes that are being considered for apartments and room sharing in strata properties in the city. Short-Term-Rental is a key part of the visitor and tourist economy of regional cities and towns. If some of the proposed options are put in place, it could be too burdensome to rent out holiday homes. If this happens then jobs will be lost and the economy will be starved of much needed tourist income in regional New South Wales. I urge you to treat holiday homes differently to other short term rental and listen to the voices and concerns of homeowners. (You might like to add a personal message for the review here based on your own experience as a homeowner or guest.) The biggest problem police have in the Byron Bay Shire is evicting people from permanent rentals who do not pay rent. With holiday letting this is not a problem landlords face. Non payment of rent is not related to affordability or availability of rentals.

I am a long time resident who has watched the area go thru boom and bust. The economy is flourishing at this time due to the available rentals for tourists, which in turn provide many jobs. Many people complaining about the lack of permanent rentals want to live in this area without employment. If you have employment there are available and affordable permanent rentals. In an area that hosts countless events which support the economy, holiday letting provides a needed service. It is important not to limit the days one can holiday let as the tourist economy is year round and firmly established. This is the largest, and some say, the only economy here in this area. Most jobs here are related to a tourist based economy which hosts entertainment. By restricting responsible holiday letting this will also eliminate the need for more permanent rentals as jobs will also disappear.
I own regional property which I have had for almost 20 years, which will fall under the possibly considered options of holiday houses. I have several properties in the same LGA environment which has been used almost exclusively for holiday rental for many years however they are not in a strata environment and have never been subject to complaint yet will almost certainly be part of the suggested controls. I also have a unit in a strata scheme in a Sydney beach suburb which is holiday let.

All of which my family and friends can get to use from time to time as it can not have full time holiday letting occupancy.

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 and units that are being considered for apartments and room sharing in strata properties in the city nor do I think properties in tourist areas of cities should be part of the consideration.

Short-Term-Rental is a key part of the visitor and tourist economy of regional cities and towns. It is also very much a consideration for suburbs such as Manly and Bondi which due to real estate values and LGA rules has prohibited the building of tourist accommodation for many years, therefore ensuring a huge lack of accommodation for those wishing to holiday stay in those areas.

Short Term Holiday Accommodation in peoples properties has enabled many service business to stay afloat when the day time tourist has left the area.

Before the advent of internet holiday property booking, places like Manly and Bondi had very little in the way of accommodation or variety to offer the tourist—especially in peak seasons of Summer and Easter. Overseas destinations were far more popular due to the variety of types of property and price—therefore the income to property owners, jobs, tax revenue and wages was lost to overseas countries such as Bali and Thailand.

Restaurants and service industries will be very hard hit if they lose overnight staying tourists who currently stay in private holiday accommodation.

Most of the bookings are from families who can not book accommodation which is ‘hosted’—as I understand it ‘living with the host owner’. Removing much of the private available holiday lettings will not only affect holiday makers options (meaning major increase the cost of staying in those areas (if they can even find somewhere to stay), the lost wages of staff which are paid due to the additional accommodation available because of private holiday letting will be lost and viable business will fail due to the lack of night time trade.

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.

Regards

Stephen Drylie

0442
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. -

I employ several workers to maintain these lovely holiday properties, pay all my taxes, pay the websites commissions and fees, electricity and Internet companies, and give holidaymakers beautiful fully furnished shining clean homes to come and spent their quality vacations in which in turn brings so many tourist dollars to our gorgeous Sapphire Coast via restaurants petrol stations supermarkets clubs shopping outlets etc! These coastal towns thrive on the tourists as they have no other formal industry. The maintenance of these holiday homes boosts the local economy in so many different ways. Its a domino effect which is vital to so many home owners. The money spent via these properties is then generated into taxable incomes which in turn go to the government :) Yours sincerely

Ms Colleen Vincent

0443
Dear Madam / Sir

I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper. I am the owner of a property in the Hunter Valley which is used as a holiday rental property. That property is in a quiet, rural neighbourhood with other houses and farms close by. There have been no complaints from any of our neighbours in the last 4 years.

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.

Our rental property is rented for 30 – 40 weekends each year. The clients bring money to local supermarkets, hotels, restaurants, retailers generally and wineries. Support services are provided by part time cleaners, gardeners, pool services and water suppliers, as well as other tradespeople as required.

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

Kind regards,

Ian Moore

0444
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. People who hire Holiday houses, have money to spare for holidays, which helps us stay in some of the most beautiful parts of Australia And keep them attractive.

Sincerely Jean Tyler owner of a bed and breakfast on the Central coast

0445
Sharon Greathead

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 home owners.
Name: David Harris
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.

How can you target areas that need the visitors, rentals add to the economy. The South Coast is one of the most visited destinations out of Sydney, not really a sound idea.
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.

I have been renting my home as a holiday home supporting the tourism industry on the Central Coast Terrigal area for 13 years.

I have a lot of information and feedback which you mind may find valuable and helpful, feel free to contact me before putting holiday homes in the same class as Unit rentals or Airbnb room rentals as it’s a entirely different concept the rental of a holiday home.

Regards Michael Gualtieri

0448
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.

I operate an "up market" Holiday Home 1 and 1/2 hours north of Sydney for use by guests wanting to escape the hustle and bustle of bust city life with their friends and family. It would be incredibly short sighted to restrict use of individual holiday homes in regional beachside or rural locations because of the poor actions of a small group of individual guests. Communication is the key to making sure guests are aware of their obligations and penalties should be imposed by the owners (not government) on guests if their is an issue with behavior when the guests are at the property.

Regards

Richard Barclay

0449
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 homeowner. It has certainly helped our farming operation stay afloat. Because of the extra income through the holiday renting of our beach house, we can sustain a potential drought much better then before we started to diversify.

Sincerely,
Carmen and Ken Clark
Deborah Ann Reilly

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

We provide a valuable service to the economy by helping travellers both tourists and business travellers find alternative affordable with much better facilities than the hotels when they need accommodation in the city. It helps the local economy when they spend their money on the services and honestly as a host we have to keep the apartments in pristine condition and maintain the apartments in the best possible way. If the complaints from the building managers or people saying short term is bad because these guests damage the property then thats a load of crock. The guests are all families or professionals who will look after the building and rarely do you get the party type idiots the stupid media seems to focus on. If these apartments were rented out to the "local people" I can absolutely assure you 100% they will be overcrowded with filthy cheap students who will cram 5 into a small room with people sleeping in the living room and even after 1 month the apartment will be worse for wear and tear than having the apartment be used for holiday guests over a year!

Stupid idiot real estate agents and moronic landlords who don't see the value of hosts looking after their property better than a scum landlord like that should seriously get stuffed.

Only idiots who have no idea about the benefits of the sharing economy (including Uber, AirTasker, etc) will not understand and so will be opposing it. Going back to my point about the valuable service we provide imagine if we have a big event in Sydney like the Olympics and all the hotel accommodation in the city is fully booked out. So where does the stupid government expect these people to find accommodation? They will probably not go to Sydney if they can't find accommodation and your stupid bans on the hosts will cause a huge loss for the economy.

Regards,

Glen

0452
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.

Regards
Lucy

0453
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.

I also think it unfair and unreasonable that holiday homes in the blue mountains and rural areas would have to comply with bushfire regulations these are existing older homes which simply would have to spend serious money to get them to comply. this does not apply to long term homes that are rented out so why should short term properties ( fair enough if they are new builds as these all have to comply with the regulations anyway ) putting a cap on days we can rent out out home and or holiday home would mean there is no point in renting it out short term if we can rent it out for an equal amount as long term although we would not want to do this as it is our holiday home and we do use it occasionally and find there is greater damage when people stay long term. Many holiday home owners in the Blue mountains rely on the short term rental income so they can keep their holiday homes! without the additional accommodation provided by short term rentals the businesses / cafe's etc would suffer greatly.

It is plain to see especially during peak season that the hotels are all full and there is no other place for tourists to the area to stay besides these holiday cottages which are short term rentals.

We have been renting out our Katoomba property for nearly 15 years now and have never had an issue with noisy guests or disruption to the neighbours.
Both our home and holiday house are only 2 bedroom cottages so hardly party places!

I do think the big problem is with apartments where people live so close to each other and also large multi room houses on the coast or in the city with no limit on the guests they allow - of course any more than 4 people staying in one place can be an invitation to party for young people. ( this is the sore of places restrictions should be made ) seriously unhappy holiday home owner !!!
please do not impose ridiculous rules and restrictions on rural and or regional areas ( keep them for the city areas where the big problems are with these rentals )

regards, Fiona Djatschenko

0454
I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper. I do not believe that the same rules should be applied to holiday homes that are being considered for apartments and room sharing in strata properties in the city. Short-Term-Rental is a key part of the visitor and tourist economy of regional cities and towns. If some of the proposed options are put in place, it could be too burdensome to rent out holiday homes. If this happens then jobs will be lost and the economy will be starved of much needed tourist income in regional New South Wales. I urge you to treat holiday homes differently to other short term rental and listen to the voices and concerns of homeowners. (You might like to add a personal message for the review here based on your own experience as a homeowner or guest.)

By restricting this, you take away from hard working hosts who aim to provide good value accommodation for families visiting Sydney. I have not had a single noise complaint due to ensuring the guests who choose to stay are well screened, having good house rules in place, and limiting the amount of guests that can stay at the place to 2 or 3 people ie not 10 people parties.
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 Sirs,

I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper. I do not believe that the same rules should be applied to holiday homes that are being considered for apartments and room sharing in strata properties in the city. Short-Term-Rental is a key part of the visitor and tourist economy of regional cities and towns. If some of the proposed options are put in place, it could be too burdensome to rent out holiday homes. If this happens then jobs will be lost and the economy will be starved of much needed tourist income in regional New South Wales. I urge you to treat holiday homes differently to other short term rental and listen to the voices and concerns of homeowners.

Yours sincerely

Nicholas Jacobson

0457
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.

Regards
Sharmini

0458
Dear Sir/Madam,

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.

I oppose limits and caps on the number of days a property may be listed, as it will reduce stock and making renting more expensive.

I oppose regulations only on secondary homes, which make up a majority of short-term rental listing in regional areas, unfairly penalising holiday homeowners.

Please consider these issues before grouping Holiday Rentals with residential renting.

Regards
David Jam

0459
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.

Lyall Burgoyne

0460
I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper. I do not believe that the same rules should be applied to holiday homes that are being considered for apartments and room sharing in strata properties in the city. Short-Term-Rental is a key part of the visitor and tourist economy of regional cities and towns. If some of the proposed options are put in place, it could be too burdensome to rent out holiday homes. If this happens then jobs will be lost and the economy will be starved of much needed tourist income in regional New South Wales. I urge you to treat holiday homes differently to other short term rental and listen to the voices and concerns of homeowners. Many owners may be forced to sell their holiday homes if it becomes too difficult to rent them out when not being occupied for personal use.

April McFadden

0461
Name: Robert D'Arcy Ryan

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.
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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.

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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.

Michael Fletcher

0464
Name: Sarah Culey

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.
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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.

My property, “Summerfield” in the NSW Hunter Valley is inspected by Cessnock Council yearly and we have to provide evidence of water management, sewerage treatment and fire protection. We already pay for those inspections and for the management of those systems.

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

Yours faithfully,

Corinne Lodewijks

0466
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.
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.

Since being in the game, since 2002, we have never had, or heard of the many other very close owners having noisy & unruly short term holiday guests. Without them, up in the Blue Mountains, tourist business would fall away, as would the income of shopkeepers, Cafes & Restaurant owners.

The problem appears to have come about? due to loads of Flats in those massive 'Strata' blocks, in the big cities.??.

George Mackenzie

0468
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.

I have owned my rural property for 20 years. It is a large house on 60 acres which is zoned conservation. I began holiday letting 5 years ago. I limit the number of guests to 12 and I do not allow parties or events. The neighbours are not disturbed by the comings and goings of the holiday renters or their music and activities. In fact, the neighbours benefit greatly from the business of holiday letting. One adjacent neighbour is employed to slash the paddocks, another to carry out carpentry work, another to garden and another to clean and manage the property. Approximately 80% of the turnover generated by the property goes back to the residents of the village of Spencer. I have also fine tuned the operations of the property to have minimal amount of impact on the environment.

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

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

Yours sincerely

Shauna Wilson

0469
I Wish to oppose the NSW government proposal to change the existing short term holiday rental laws in NSW. I operate a wing of my country home that sleeps two people. The income I receive enables me to pay a gardener & help financially for me to remain at my small property. I advise all my guests of the local Restaurants & facilities close to Berry Mtn Lodge here in The Shoalhaven which brings economic growth to the area.

It is inappropriate for the NSW government to lump the proposed rules onto rural areas. We are totally different to the Sydney metropolitan area. I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper. I do not believe that the same rules should be applied to holiday homes that are being considered for apartments and room sharing in strata properties in the city. Short-Term-Rental is a key part of the visitor and tourist economy of regional cities and towns. If some of the proposed options are put in place, it could be too burdensome to rent out holiday homes. If this happens then jobs will be lost and the economy will be starved of much needed tourist income in regional New South Wales. I urge you to treat holiday homes differently to other short term rental and listen to the voices and concerns of homeowners.

Yours Sincerely
Jill Swane

0470
Anne Taplin

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.

0471
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. To put decent holiday home owners who follow protocol and do the right thing in the same boat as so called claytons short term rental owners is unfair and unjust. Punish those who do the wrong thing and weed out the undesirables before you inject any laws likened to chemotherapy,

Regards,

Alan Panton

0472
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.

I have a holiday/short rental house in Blackheath but live in Perth due to family reasons. The little rent I receive enables me to pay rates etc on Blackheath. I don’t want to sell as I plan to move back there one day.

Please don’t penalise us battlers.

Yours Lynda Beck

0473
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.

My property enables a true eco-wildlife experience – these experiences in a house are not just uncommon but rare – changes/options considered will affect the availability of this to Australian children – limit their chance to experience what we did as children, true Australian wildlife in its true habit and not a zoo!!!
Dear Sir/Madam

We write in response to your request for feedback on the Options Paper for Short Term Holiday Letting.

We live in "Coast Apartments" in Coogee, a residential complex of two separate buildings comprising 50 units, with a 50/50 split between owner occupied and tenants. In September 2016 an investor purchased and then listed her property on Airbnb and Stayz for short term rentals. Prior to that time, we had no experience of short term rental issues so were not in a position to make a submission to the earlier Government enquiry. However, in the short time since we have experienced all the issues identified in the Options Paper, with significant impact on the liveability and amenity of our buildings, and which have required considerable time and effort on the part of the Strata Committee and Strata Manager to deal with.

Issues experienced have included:

- **Overcrowding of unit.** As a two-bedroom unit, 4 adults are permitted under Council’s planning controls. Despite that, it is advertised as accommodating 8 persons, and up to 10 people have been noted as staying in the Unit. There are serviced apartments nearby, and they strictly apply a maximum of 2 persons per bedroom. The owner has priced her unit on a par with these serviced apartments, but is targeting the larger number of occupants as her “niche” advantage.

- **Lack of on-site management or reception.** The owner lives in rural NSW with all bookings taken by on-line agencies such as Airbnb and Stayz. Occupants collect their access keys from a key safe kept in an unlocked letter box and receive no arrival briefing nor familiarisation of the buildings.

- **Residents unfamiliar with By laws and policies.** The short stay unit is in the building at the rear of the block, and on one occasion the short stay residents were observed to walk around the building three times before being directed to the exit by another resident. One wonders what would happen in an emergency as it is clear that no advice has been provided regarding procedures for evacuating the building.

- **Use of the key safe, in an unlocked letter box, for short term tenant’ access is jeopardising the security of all other units in the complex, as our unlocked letter boxes are regularly pilfered.**

- **Car Parking.** There is one car space allocated to the short stay unit. Multiple occupants, all arriving in separate vehicles, have parked indiscriminately in the car spaces of other residents. On other occasions they have utilised multiple visitor car spaces, denying their use to the bona-fide visitors to other units. This has also caused some debate as to whether they are actually residents or visitors, as residents have no right to use visitor parking spaces.

- **Inappropriate waste disposal.** Due to the absence of any briefing on arrival, most of the short stay residents have no knowledge of our waste disposal system. Rubbish has been left at the...
front gate and other inappropriate locations, sometimes by the cleaners who themselves are unfamiliar with the building. Sorting of recyclable rubbish and placement into the appropriate bins is generally non-existent, leading to rejection of some of our bins on pickup. Examples include a bag of used disposable nappies in a paper recycling bin.

- Excessive noise, particularly along the outside walkways, entrance foyers and internal corridors, stemming from early morning departures (2 and 4am!) through to large groups staying as part of buck’s and hen’s parties and other celebrations returning after a night out.

- Damage to common property, with one short term resident having trouble manoeuvring a trailer, and taking a chunk out of a concrete pillar – now a permanent reminder of our Airbnb experience!

- Strangers in the house. A number of elderly residents have expressed their concerns that they no longer know who their neighbours are and they have fears for their own safety.

- With the absence of any on-site reception or management of the Unit by its owner, members of the Strata Committee have spent considerable time and effort orienting short term residents to the building, listening to the concerns of other residents, rectifying incorrect garbage issues and dealing with issues arising from Breaches of our By laws. This is not an issue identified in the Options Paper, and it needs to be recognised. As members of the Strata Committee we give freely of our time to the benefit of all residents. Short Term letting issues, even for only one unit, take up a disproportionate amount of our available time.

- In the first six months of the short-term leasing, 19 breaches of our By laws by short term residents were identified, with all issues re-arising with subsequent occupancies. During the same period only 6 breaches were attributed to residents of the other 49 units, with 100% rectification of the issue as a result of the first notice.

- The issued Breach Notices were responded to by the short-term owner’s lawyer, necessitating our own legal advice and response. It is clear that short term lessees have no interest in complying with our By laws, or reducing the impact or disturbances to other residents. This evidence refutes the claim that the impact of short term letting is overstated and similar to issues arising from long term rental or ownership. The proposal by the short term letting industry that self-regulatory measures will ensure compliance is simply laughable.

- In the majority of cases, new residents have only to be advised of our By law requirements, and they readily comply. However, the constant turnover of short term residents renders such action in respect of their tenancy ineffective, and the non-resident owner is disinterested in achieving compliance.

- The cumbersome and lengthy nature of the enforcement process makes it difficult to take any action regarding breaches. We have also experienced the involvement of lawyers acting for the short term letting owner demanding firm evidence by way of CCTV and other records. Whilst this has always been available, it has taken time and effort to collate, whilst delaying and protracting any further action or sanction, as well as involving considerable cost.

- We have spent over $7000 in legal fees to pursue issues associated with this short term letting, and are no closer to resolution, primarily due to uncertainty of the Government’s direction related to the legality of this short term letting.

- We understand that Sect 178 of the Strata Management Act requires details of any tenants to be advised. This is impractical in the case of short term tenants!

Our experiences are based on only one unit being let on a short-term basis to date. We dread the prospect of other owners going down the same path, and particularly other investors buying units within our complex purely for short term letting. As such, we strongly endorse any action that will restrict or ban Short Term Holiday Letting, and which provide Owners' Corporations with the authority to ban such lettings from their individual buildings.

Richard Woodburn

Julie Woodburn

0475
I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper. I do not believe that the same rules should be applied to holiday homes that are being considered for apartments and room sharing in strata properties in the city. Short-Term-Rental is a key part of the visitor and tourist economy of regional cities and towns. If some of the proposed options are put in place, it could be too burdensome to rent out holiday homes. If this happens then jobs will be lost and the economy will be starved of much needed tourist income in regional New South Wales. I urge you to treat holiday homes differently to other short term rental and listen to the voices and concerns of homeowners. (You might like to add a personal message for the review here based on your own experience as a homeowner or guest.)

It's will also make housing and accommodation more expensive generally in Sydney and The Eastern Suburbs where homelessness and housing affordability is a significant Social issue affecting all Australians and their Families.

The Share economy is a matter of principal affecting the lives of all Australians and needs to be supported to grow and support local industry, business, education and housing affordability and social justice.

Natasha Lee-Mays

0476
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. Our community has a large population of mining contractors that take up the majority of the conventional short term accommodation options in town so it is imperative for us to be able to offer short term and holiday rentals at reasonable rates to tourists and families visiting and needing a home away from home. Our town also has a shortage of permanent medical professionals and our local hospital depends heavily on locum doctors and nurses to staff the facility. Being able to offer these professionals short term accommodation in a home with a yard and privacy where they can also bring their families is vital for the continuation of medical services in our community. Please consider how these decisions can have such a severe effect on our small communities with limited accommodation options. The flow on effect to the whole community will be enormous!

Kind regards,
Julee Manley

0477
Name: Stephen Hilbert

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.
Yvonne Bright

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

We own a holiday house that is rented out only to holiday makers on the Sapphire Coast at Pambula Beach. There are a large amount of holiday homes in this area, and much of the local economy relies on these homes being let out to holiday makers. Our neighbours love our house being a holiday property, the whole area is very quiet and peaceful. We often get visitors commenting on the peaceful environment. Any changes to city based rules, would have a massive impact on the local community. Jobs would be lost everywhere. Cleaners, restaurants, local shops etc would all be impacted. I urge you to consider this.

Kind regards,

Megan Thripp

0480
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.

Sincerely yours
Margaret Lawer
Rhonda Russell

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.
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Dear Sir / Madam,
My name is Dean Hargreaves & I own a small holiday cottage at Hyams beach in Jervis Bay and am very concerned that the proposals outlined will threaten my future. 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 and not financially viable 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 areas such as Jervis Bay in New South Wales. I urge you to treat holiday homes differently to other short term rental and listen to the voices and concerns of these hardworking homeowners.

Kind Regards
Dean Hargreaves

0485
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.
When I was a child my parents had a holiday house in this area and when our family weren't using the house other families rented it from them so they could also have a holiday at the beach. My family now do the same thing.
This has been commonplace for decades.
If such restrictions are put on these sorts of rentals we and many other familys will close up their holiday homes depriving the area of a much needed tourist industry.
Yours sincerely
Lexie Hare

0486
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.
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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.

If anything, these changes must be phased in slowly so they don't cause undue hardship upon the owners and the communities that rely on holiday rental income. These are real businesses, not just opportunistic operators such as people who rent out their rooms in the cities.

Kind regards,
Dennis Nickell
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.

I am a homeowner, who has a farm 40 mins from Dubbo. My children were travelling 3.5 hours per day to get to and from school. We purchased a property in Dubbo, so my children could avoid up to 18 hours of travel per week. In order to make the move/purchase viable, my children and I reside at our property in Dubbo during the week and I rent it out via Stayz during school holidays and at weekends. This has been very successful and has enabled our living close to school and work affordable.

Regards,
KERRY WARD

0489
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 our town in Port Macquarie. I urge you to treat holiday homes differently to other short term rental and listen to the voices and concerns of homeowners.

I personally have had badly managed holiday homes around my own residence yet I have holiday homes myself. From my experience I think the key to good management with houses is:

1. A bond must be paid - if guests are going to lose money they are more likely to obey the rules.

2. House rules must be set including noise rules and times stated. I.e. no outside noise after 10pm. I have found the listings with no house rules will end up with the schoolies group. Guests need to be made aware of what's expected of them prior to booking.

3. A limit to the number of guests - 14 guests in one house brings additional parking and noise issues. A limit of 10 is sufficient when two families want to stay together.

In addition to the above a register of holiday homes with Council would be beneficial in identifying consistent poorly managed properties. Neighbours generally contact Council first. In doing this Stayz or Airbnb could blacklist properties not conforming on a regular basis if a reporting system was used. Most properties here in Port Macquarie have not applied for change of use to short term tourist accommodation due to the excessive changes to properties needed to accommodate disabled access. I understand unit/apartment/motels require disabled rooms but holiday homes should not have to conform to get this approval. This is something that needs to be addressed with these proposed changes.

Our town is built on Tourism so if the letting time was limited to say 60 days it would make it extremely difficult financially for the town as my houses are let 65% of the year. In winter alone we average 50% occupancy. For the Christmas holiday period, Easter, Ironman and Junior Touch Comp the town is completely booked out. Stayz alone has 217 listings for Port Macquarie. If it's limited we could only cover these peak times and no other for the entire year. What you need to think about is short term accommodation is not only for required for holiday makers as we have had a lawyers, a public speaker and 10 week block medical students who require accommodation so I'm not sure how putting a 60 day maximum limit on this type of accommodation would be beneficial for anyone.

Please really consider any changes carefully!

Regards,
Cassandra Shafer

0490
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.
Jeff Langtip

We holiday let a place in Lake Conjola as many others in the area do. There are no issues, ever. The neighbours are all elderly & actually like the odd family heading to their quiet beach suburb, this has become part of their social life. More rules & regulations? Why? What is the driver behind this?

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 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.

0492
I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper. I do not believe that the same rules should be applied to holiday homes that are being considered for apartments and room sharing in strata properties in the city.

Short-Term-Rental is a key part of the visitor and tourist economy of regional cities and towns especially in our community of Port Stephens NSW. This is a key tourist destination for many people and vacation rentals are essential to both accommodate the tourists but also to sustain the business community. 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, especially in our area where job opportunities rely on the tourist industry.

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

Regards,
Michelle Zenere

0493
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.

I personally have welcomed many international guests to my home and only property. Due to my changed circumstances I was able to keep my house by doing this. I provide my guests with information about Sydney and I am just a phone call away if they require me. I feel that I provide these guests with that personal touch to help ensure that they leave with a positive experience of Sydney. It also helps boost the economy of the local area. My Neighbours have no complaints about me doing this as I carefully choose who can stay, no parties are allowed.

I enjoy this as a job and I hope I can continue to do so.

Yours sincerely

Vanessa wright

0494
Dear Sir / Madam,

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.

Thank you

Tony Hatton

0495
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.
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In the regional towns we are away from neighbours and angle our business to families or couples so they do not disturb neighbours. These guests are also good company for the landholder to meet people from other parts of Australia or Overseas making it possible for Tourists to visit the regional areas bringing more business to the small towns.

Please do not put limitations on such a small entity, it is not economical or worth it. It will be a great loss to the district if we all close our doors because of the city people.

Kind Regards,
Margaret Chadwick

0497
Trudy Schultz

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0498
I am very concerned about the below as I rent out a holiday home as I am unable to gain long term rental as no one lives in the area of Hyams beach, that is looking for longer than 1 week of rental. So if the laws change then this would be very detrimental to my income from my investment property.

Please can you read the below as I disagree for this to be a blanket rule that affects people in so many different ways. For large urban areas where rentals are difficult to find and achieve, I fully understand why there would need to be a review. But, this should not be a blanket review. It should be considered and helpful to all.

I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper.
I do not believe that the same rules should be applied to holiday homes that are being considered for apartments and room sharing in strata properties in the city. Short-Term-Rental is a key part of the visitor and tourist economy of regional cities and towns. If some of the proposed options are put in place, it could be too burdensome to rent out holiday homes. If this happens then jobs will be lost and the economy will be starved of much needed tourist income in regional New South Wales.
I urge you to treat holiday homes differently to other short term rental and listen to the voices and concerns of homeowners.
(You might like to add a personal message for the review here based on your own experience as a homeowner or guest.)

Kind regards

Samantha Jones

0499
Name: Eddie and Jenny Edwards

We wish to make a submission to the New South Wales Government’s Short Term Holiday Letting Options Paper.

My wife and I own an apartment complex in Lennox Head (Lennox Beach Resort comprising 40 holiday apartments). The apartments were approved by Ballina Shire Council for occupation specifically as strata titled holiday apartments wherein the owners are allowed to occupy their apartment for a maximum of 3 months per annum and no permanent letting is allowed. We are onsite managers and arrange holiday letting of the property and supervision of guests occupying the property. The owners of the individual apartments in our complex have made investments valued at well over $25M. Any disruption to the holiday letting market directly affects their investment income and the value of their property as their individual apartment value is directly aligned to their return on their investment. As the apartments cannot by law be used for normal residential use their value is determined by their return as a business and banks value them solely on this criteria. It is my contention that the proliferation of residential homes in our area operating in conjunction with Online Travel Agents such as AirB&B and Stayz in direct competition with our resort is having a significant effect on the earnings for our owners and ourselves.

During our time at the resort, we have seen the dramatic growth in the local accommodation industry of properties listed for rental particularly with AirB&B and Stayz. A search of Lennox Head on the AirB&B site will show more than 300 properties being offered in a town where the last census records 2700 homes. Further examination will show that the majority of these properties are available as “entire homes”. This number does not necessarily take into account the numerous holiday homes listed with local real estate agents and may include a small percentage of the apartments in our property and those of other conventional accommodation operators but certainly does not include all properties available for holiday letting in the town. In other words it appears that more than 1 in 9 properties is being offered for short term rental in Lennox Head and so this is not a minor matter but affects the whole fabric of our town.

The aforementioned OTA’s are spreading the myth that this holiday letting represents a “sharing” economy where people can make a few extra dollars from their spare room. The facts are entirely contrary to this myth as they are facilitating and encouraging a blatant method for people to by-pass local government planning instruments. Instead of applying to council regulators for approval to run a Hotel, Bed & Breakfast or other form of regulated accommodation industry, people simply buy houses and start holiday letting through these OTA’s.

In our little town this is creating a situation where people who reside in residential areas do not have a normal and cohesive neighbourhood as their permanent neighbours have become substituted with itinerant holiday makers. There is great potential for conflict in use when people in holiday mode move into a house knowing that their stay is temporary, they have little need to form co-habiting relationships with neighbours and generally there is no supervision from the property owner. The problems arising have become quite evident and broadly reported in our neighbouring town Byron Bay and there is plenty of hearsay evidence in Lennox Head indicating that the Byron Bay problems are occurring here. Unsupervised short term rental houses are a recipe for disaster with overcrowding, noisy and disruptive behaviour issues being foremost. In Byron Bay solving the issues arising includes forcing owners to post bonds to cover the cost of police and ranger call-outs. This solution is also flawed as it does not help or compensate the neighbours who have been subjected to the disruptive behaviour. I am also told that there is now a shortage of long term rental accommodation with the rental home owners wanting to cash in on the peak periods and school holidays.
Under NSW legislation, to be allowed to operate within the “management rights” industry, and carry out holiday letting a manager is required to maintain a real estate licence and an audited trust account for rental monies collected. There is also a considerable financial investment required to purchase a “Management Rights” business. In our resort we are onsite managers living in our privately owned on-site residence and are on hand around the clock to supervise the behaviour of our guests. This is a far different situation to our opposition just down the street with un-hosted holiday houses who operate outside the regulations we are subject to and put the reputation and financial stability of the entire accommodation industry at risk.

We believe the additional competition has had a deleterious effect on the demand for holiday accommodation in our establishment. This is unfair for the 40 owners of the holiday apartments in our resort as they have complied with every regulation and their income and investment is being affected by the non-complying “disruptor” opposition.

In short our submission is that:

1) Holiday letting of parts of a house should be subject to exactly the same regulations and approval processes that local government apply to people who wish to run an approved Bed & Breakfast establishment. It should not be allowed unless council have inspected the premises and addressed matters of parking, safety and hygiene.

2) Holiday letting of entire houses should be regulated by exactly the same approval processes and regulations as conventional hotels and accommodation establishments. Any application to council by owners to let a house for holiday purposes should address the method of supervision (paying security companies could be an option). Council should address and approve parking and carry out inspections for safety (building, pool, fire regulations) and hygiene should be mandatory.

The accommodation industry is a major part of our economy and can only maintain it’s image, reputation and profitability if all members operate on an equal playing field.

Thank You