

Name: Karin and Bill Heslop

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 work hard to keep our holiday house affordable for families to give them the opportunity to experience our beautiful region. We are a long way from any city and our opportunity to generate any income from our property is limited therefore the proposed changes will almost certainly stop this opportunity for us.

4301

Dear NSW Government,

I strongly believe my right as a retiree and home owner to share my houses in 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?

As a retiree, I depend on hosting as an economic lifeline to help pay the bills which are continually rising and support my husband and me. 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.

Elaine Hession

4302

Dear NSW Government,

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

Why do I host with Airbnb?

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

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Peta Heys

4303

Appendices

Appendix 1 – STHL Options Paper Submission Form

| SHORT-TERM HOLIDAY LETTING OPTIONS PAPER SUBMISSION FORM | |
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| <p>The NSW Government has released an Options Paper, building on the work of the Parliamentary Inquiry and existing practice, to start a public discussion on potential options to develop a suitable approach for short-term holiday letting (STHL) in NSW.</p> <p>The Options Paper for STHL outlines potential options around the development of an appropriate approach to managing STHL. These options could be considered either individually or in combination.</p> <p>Prior to making a whole of government policy framework, we are seeking feedback from the community and our stakeholders on the options discussed in the paper.</p> <p>You are invited to respond to the Options Paper by submitting this form to the NSW Department of Planning and Environment.</p> <p>You can also provide your feedback by:</p> <ul style="list-style-type: none"> • filling out the online survey • email to STHL@planning.nsw.gov.au • writing to: Director, Housing Policy <i>Department of Planning and Environment</i> GPO Box 39, Sydney NSW 2001 <p>If you have further inquiries, please email us at STHL@planning.nsw.gov.au</p> <p>The consultation process is open until 31 October 2017.</p> <p>By hitting submit you agree to the <u>Department's Privacy Policy</u>.</p> | <p>How will your personal information be used when you make a submission?</p> <p>Your personal information is protected under the Privacy and Personal Information Protection Act 1998 (PPPI Act). The Department collects personal information in submissions for the purposes set out in the Department's <u>Privacy Statement</u>.</p> <p>We respect your right to privacy. Before lodging your submission, you will be asked to confirm that you have read the terms of the <u>Privacy Statement</u>, which sets out:</p> <ul style="list-style-type: none"> • how personal information is defined under the PPI Act - it includes but is not limited to your name, address, and email address; • the purposes for which the department collects personal information; and • how personal information collected by the department will be used. <p>When you make a submission, we will publish:</p> <ul style="list-style-type: none"> • the content of your submission - including any personal information about you which you have chosen to include in those documents • a list of submitters, which will include: <ul style="list-style-type: none"> - your name - your suburb or town <p>We will not publish offensive, threatening, defamatory or other inappropriate material.</p> <p>If you do not want your personal information published, do not include any personal information in your submission.</p> <p>All other information gathered in this submission form will be collated and used towards making a recommendation on the future approach of STHL in NSW.</p> |
| Name, Surname | Matthew Hicks |
| Organisation | |
| Suburb | |
| E-mail Address | |
| Date of Submission | |

Introduction

- 1 Do you use or have you ever used short-term holiday accommodation?
Yes
- 2 Are you or have you ever been a short-term holiday accommodation host?
Yes, I am a short-term rental host
- 3 Do you provide another form of short-term holiday accommodation?
No
- 4 Do you live near a property that provides short-term holiday accommodation?
Yes, other homes in my neighbourhood are available for short-term rent
- 5 Are you from an STHL industry group, owners' corporations or community group?
No

Impacts Associated with STHL

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

Self-Regulation

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

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

STHL in Strata Properties

- 9 Should owners' corporations be given the legal ability to prohibit or restrict STHL? If so, how and under what circumstances?
No
- 10 Should the Strata Schemes Management Act be amended to increase the ability of owners' corporations to manage the impact of STHL and obtain compensation for adverse impacts? If so, under what circumstances?
Yes, fair compensation in the form of a small percentage of the rental returns, should extra cost be likely.
- 11 Is there scope for industry self-regulation in the short-term holiday letting industry? Would this effectively address issues that occur in short-term letting in strata schemes?
Yes, self-regulation is the most effective and fairest without restricting the positive impact of STR

Regulation through the Planning System

- 12 How should STHL be subject to a planning regulatory framework? What would be the impacts of applying a planning framework to STHL?
- Exempt
 - Complying
 - Development Consent
 - No planning regulation
- Please indicate your reasons below:

13 If STHL is to be regulated via the planning framework, how should it apply?

- Number of total days per year
- Number of consecutive days
- Number of bedrooms
- Length of stay
- Presence of a host
- Location (*metro vs. regional*)
- Compliance with a Code of Conduct

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

No, everyone should have the same opportunity to benefit from the sharing economy

Registration or Licensing

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

No, it should be the equivalent to long term rent where no licenses are required

Summary of Options

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

(Please tell us the reasons for your choices).

Potential Options

| Themes | | INDUSTRY SELF REGULATION | STRATA REGULATION | PLANNING REGULATION | REGISTRATION |
|------------------|--------------------------|--------------------------|---|---|--|
| | | Refer Section 4 | Refer Section 5 | Refer Section 6 | Refer Section 7 |
| Multiple Options | Code of conduct | | By-laws to manage visitor behaviour | Development approval - exempt/complying | |
| | Complaints management | | By-laws to receive compensation for adverse effects | Development approval - development consent | Registration to manage safety and amenity issues |
| | Education | | | Limit the length of stay | |
| | Monitoring and reporting | | By-laws to prohibit STHL | Limit the number of days per year | |
| | | | | Limit the number of bedrooms | Registration to monitor that other regulatory approaches (e.g. number of days, number of properties) are being met |
| | | | | Regulate by whether the host is present when STHL takes place | |

Note: The policy options for STHL could include regulatory or non-regulatory approaches, or a combination of both. A combination of options from any rows or columns (or, and other options not covered in the paper) can be chosen to suggest a policy framework for the STHL in the submission form.

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Jenny Hickson

4305

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Howard higgs

4306

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Susan Hilder

4307

Appendices

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| Name, Surname | Brendan Hill |
| Organisation | |
| Suburb | Postcode |
| E-mail Address | |
| Date of Submission | |

Introduction

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

Yes

2 Are you or have you ever been a short-term holiday accommodation host?

Yes, I am a short-term rental host

3 Do you provide another form of short-term holiday accommodation?

No

4 Do you live near a property that provides short-term holiday accommodation?

Yes, other homes in my neighbourhood are available for short-term rent

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Yes, fair compensation in the form of a small percentage of the rental returns, should extra cost be likely.

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Dear NSW Government,

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

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

Why do I travel to NSW using Airbnb?

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

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

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

Shane Hill

4309

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Robert Hindley

4310

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Simone Hinds

4311

Dear NSW Government,

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

I wish to register my opposition to the following options:

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

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

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

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

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

Liam Hiney

4312

Dear NSW Government,

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

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

Why do I travel to NSW using Airbnb?

Local hosts make valuable recommendations of their favourite cafes, restaurants and shops so that small businesses get a boost from local tourism, with a ripple effect of supporting jobs in these communities. Many local hosts also allow pet accommodation which means my I can enjoy my holiday with my dog.

I wish to support the following options:

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

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

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

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as

other cities around the world, which have embraced home sharing and are reaping the rewards. Jodie Hitchcock

4313

Dear NSW Government,

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

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

Why do I travel to NSW using Airbnb?

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

I wish to support the following options:

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

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

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

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

Nik Hlusko

4314

Dear NSW Government,

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

Why do I host with Airbnb?

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

I wish to support the following options:

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

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

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

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

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

Thi Hoang

4315

Dear NSW Government,

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

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

Why do I travel to NSW using Airbnb?

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

I wish to support the following options:

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Anne Hockridge

4316

Name: Scott Hoddinott

I agree with Stayz in respect to their submission as below in italics

Short term stay is like UBER in some respects, there is a place for this, it can also help with income to those who need an income and also a purpose in life. Hotels/motels of course will rally against to selfishly protect themselves, which is understandable, like taxi's. (I am also a past director of motel in Manly NSW, we sold not because of local short term accommodation).

A few years ago I purchased a house to do short term accommodation, the agent later found me a long term tenant, I then bought the house next door and since have maintained short term accommodation. I have strict guidelines to whom rents the house, I have had no issues. There will be others who don't, thus spoil it for others. Motels can have the same issues as short term accommodation, generally they have an onsite manager, but when I was younger I stayed at a motel with a group of others, it was noisy and rowdy, I expect other guests may not be happy. Its often the people who cry the loudest that get the voice. They could be jealous or fed up with the noise that the owner does not control. If I let a property on a long term basis I cannot control the noise these tenants produce, its a Police issue and the tenant can be evicted through the Tribunal, which itself is a law of its own and not always sticks to the law, thus eviction may not occur. As a property owner, I cannot control who resides next door to me, a tenant or owner. Same applies to short term, in most cases all is good.

My house is in a beach suburb, the local shops and business thrive on tourists, by removing short term or even reducing the time a property can be let, can financially affect these business dramatically.

I pay taxes on my income from my holiday rental. Its not cash, so disclosed which is were Stayz, AIRBNB etc have a place..

"Laisser seul" Leave it alone, "Say la vie", That's life

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

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

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

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

Dear NSW Government,

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

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

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

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

Nicholas Hodgson

4318

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Michael Hoffman

4319

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Jamie Hokianga

4320

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Sean Holden

4321

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As a guest who has travelled to NSW using the Airbnb platform in the past 12 months, I strongly believe in the right of people to share their houses and apartments. I absolutely embrace my responsibilities as a guest to treat hosts' homes in a responsible and respectful way, and I know that Airbnb's review system keeps hosts and guests accountable for their travelling behaviours. Extreme regulations, and red tape like caps and costly registration processes could severely affect my ability to travel using Airbnb and restrict my choices as a traveller. Please accept this as a formal submission to the Options Paper.

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Anglea Holloway

4322

Dear NSW Government,

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

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Gemma Holman

4323

Dear NSW Government,

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Virginia Holness

4324

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Natalie Holovinsky

4325

Dear NSW Government,

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

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

Why do I travel to NSW using Airbnb?

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

I wish to support the following options:

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

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

I wish to register my opposition to the following options:

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

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

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

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

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

Stephen Holt

4326

Dear NSW Government,

I live in Canberra and travel frequently in NSW, often staying at Airbnbs. I strongly believe in the right of people to share their houses and apartments. I absolutely embrace my responsibilities as a guest to treat hosts' homes in a responsible and respectful way, and I know that Airbnb's review system keeps hosts and guests accountable for their travelling behaviours.

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

Why do I travel to NSW using Airbnb?

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

I wish to support the following options:

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

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

I wish to register my opposition to the following options:

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

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

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

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

Michael Honey

4327

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.

Sujan Hong

4328

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 our property in Moama. 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 quite new to the rental industry but have had some lovely guests come and stay and have left glowing reviews as we are in a fantastic location just a short walk to the mighty Murray River, Moama clubs, hotels and eatery's as well as a short walk into Echuca. We currently employ cleaners and a gardener which gives them a little extra income and have never had any complaints from our neighbours.

It would be an extra burden to be slugged with extra costs from the NSW Government and unsustainable for us to continue and would therefore have to sell our property which would be a shame given the fantastic reviews we have received.

Yours sincerely
jennie Hooke

4329

Dear NSW Government,

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

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

Why do I travel to NSW using Airbnb?

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

I wish to support the following options:

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

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

I wish to register my opposition to the following options:

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

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

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

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

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

Ho Hoong

4330

Dear NSW Government,

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

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

Why do I travel to NSW using Airbnb?

Local hosts make valuable recommendations of their favourite cafes, restaurants and shops so that small businesses get a boost from local tourism, with a ripple effect of supporting jobs in these communities. I use Airbnb to visit family, and I like to stay nearby. Hotels aren't an option as they mostly don't allow for self catering, and are poorly located for my purposes.

I wish to support the following options:

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

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

I wish to register my opposition to the following options:

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

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

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

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as

other cities around the world, which have embraced home sharing and are reaping the rewards. Jane Hooper

4331

Dear NSW Government,

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

Sydney is already the most expensive city to visit in Australia, approximately double that of Melbourne and significantly more than Brisbane. Airbnb provides very reasonable alternatives to traditional hotel accommodation and the opportunity to stay outside usual hotel precincts in suburban or fringe city locations can make a stay much more enjoyable, being able to sample what life is really like.

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

I wish to support the following options:

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

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

I wish to register my opposition to the following options:

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

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

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

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

Cameron Hopkins

4332

Dear NSW Government,

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

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

Why do I travel to NSW using Airbnb?

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

I wish to support the following options:

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

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

I wish to register my opposition to the following options:

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

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

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

Tanya Hopwood

4333

Dear NSW Government,

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

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

I travel to NSW using Airbnb because it's a home away from home. I love being able to cook my own breakfast, be given recommendations by the hosts on local eats and things to do in the area. I also like connecting with the hosts and learning about their lives.

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

I wish to support the following options:

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

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

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

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

Brooke Horbury

4334

Dear NSW Government,

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

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

Why do I travel to NSW using Airbnb?

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

I wish to support the following options:

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

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

Elaine Hormann

4335

Dear NSW Government,

As a guest who has travelled to NSW using the Airbnb platform in the past 12 months, I strongly believe in the right of people to share their houses and apartments. I absolutely embrace my responsibilities as a guest to treat hosts' homes in a responsible and respectful way, and I know that Airbnb's review system keeps hosts and guests accountable for their travelling behaviours. I am a host in Edinburgh, Scotland and also see first hand the positive experiences guests have when they can access affordable, high quality accommodation.

Extreme regulations, and extra processes like costly registration could severely affect my ability to see the world and restrict my choices as a traveller. Please accept this as a formal submission to the Options Paper.

Why do I travel to NSW using Airbnb?

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

I wish to support the following options:

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

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

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

Caroline Horsburgh

4336

Dear NSW Government,

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

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

Why do I travel to NSW using Airbnb?

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

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

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

The home share system allows increased and better usage of residential properties without increasing stress on communities with over development. It contributes to local economies as the money stays within and is circulated these economies. It contributes to the ability of the older generations and retirees to live in their own home with a small income and social interaction with visitors. We don't want or need regulations or interference in 99% of these home stay properties. The remainder can be dealt with via current legislation.

Geoff Horsnell

4337

Dear NSW Government,

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

Why do I host with Airbnb?

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

I wish to support the following options:

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

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

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

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

4338

Dear NSW Government,

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

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

Why do I travel to NSW using Airbnb?

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

I wish to support the following options:

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

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

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

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

Tony Horvath

4339

Michaela Hou

30 October 2017

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

STHL@planning.nsw.gov.au

Dear Director,

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

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

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

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

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

Yours sincerely

Michaela Hou

4340

Dear NSW Government,

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

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

Why do I travel to NSW using Airbnb?

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

I wish to support the following options:

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

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

I wish to register my opposition to the following options:

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

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

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

Andrew Howard

4341

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Giorgia Howard

4342

Dear NSW Government,

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Joanna Howard

4343

Dear NSW Government,

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Lesley Howard

4344

Dear NSW Government,

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Tracey Howard

4345

Dear NSW Government,

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

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

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other cities around the world, which have embraced home sharing and are reaping the rewards. Kelcie Howard

4346

Dear Sirs,

Re: Submission to the Short Term Rental Options Paper

Name: J.A. Howarth

Suburb:

Postcode:

Email:

Address:

I write to make a submission to the News South Wales Government's 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, particularly on the mid-north coast and in the Forster area . 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. Indeed, in our area of Boomerang Beach most homes are vacant for lengthy periods of time so the neighbours are not there to be disturbed. Further, I have never heard of a noise complaint being lodged and I have never received one. Perhaps this is because most of our guests are families and couples who visit to obtain some rest and relaxation. For these reasons any regulations that are invoked to respond to an apparent city problem should not be generally applied to all properties throughout the state.

If you require more information, please do not hesitate to contact me.

Best regards,

John Howarth

4347

Dear NSW Government,

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

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

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Michael Howarth

4348

Name: Jennie Howe

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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.

Kind
Regards,
Jennie Howe

4349

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1. Impacts such as noise or party-house caused by short-term holiday letting (STHL) can be managed by industry self regulation such as (1) code of conduct (2) complaints management (3) education.
2. STHL and strata management can work collaboratively whereby strata management can receive fair compensation to adverse impacts of STHL, if any.
3. STHL should be treated equally to long-term letting in terms of licenses required to operate.

Kind regards,

Abigail Howells

4350

Dear NSW Government,

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Lance Howes

4351

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Rachael Howes

4352



Hyde Park Towers
Strata Plan 50530
148 Elizabeth Street
Sydney NSW 2000

29th September 2017

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



RE: SHORT TERM LETTINGS IN STRATA BUILDINGS

I am writing to you on behalf of the Owners Corporation Strata Plan 50530, Hyde Park Towers 148 Elizabeth Street, Sydney NSW 2000 in response to the Government's Option Paper on Short-Term Lettings.. We have also completed the on-line survey.

The Owners Corporation made a submission to the Inquiry into the Adequacy of the Regulation of Short-Term Holiday Letting in New South Wales conducted by the Government last year following which The Owners of SP 50530 at the Annual General Meeting in September 2016 unanimously approved a new by-law (28) to prohibit lettings of less than three months duration.

We have aimed to create a building in which it feels like home for the people who live here and we have also sought to prioritise the safety of children. We have serious concerns about Short Term Letting and its impact on these goals.

We respectfully ask that the Government enact regulations that prohibit short-term lettings in residential strata buildings or at least permit Owners Corporations to make their own decisions.

The advent of online agents such as airbnb, stayz and come2arentals has fuelled the growth in short-term lettings with online agents being the driver in this sector. Whether it is owners letting through online agents or entering into leases with organisations whose business it is to provide short term accommodation, short-term lettings, the majority of which are in the strata sector, have multiplied

Short-Term Letting results in impacts that are incompatible with the expectations that strata owners have for residential living, in particular Lettings may be made for the specific purpose of hosting parties or other events. Parties and their impact on neighbours are a challenge in any living environment and the use of a residential strata scheme as a location for rowdy parties and gatherings by short-term occupants impacts the quality of life of permanent residents.

Short-Term letting leads to overcrowding that significantly impacts on residents in strata buildings. Overcrowded apartments make disproportionate use of utilities provided by the owners corporation and paid for by owners e.g. water and power usage.

There is a heightened risk to safety since fire protection systems both within the apartment and in common areas are not designed to ensure safety in multiple occupancy situations. This is applicable to both warning systems and emergency egress; the dangers were highlighted in the Inquest into the fatalities in the Bankstown fire.

The illegal nature of overcrowding means that building defects or service failures such as water leaks and other plumbing issues go unreported for fear of the overcrowding being identified through building management or tradesmen's visits.

Residential strata buildings are designed to accommodate the day to day needs of residents. Short-Term Letting changes this dynamic. When there is a change in occupancy of lots every day, every week or indeed every couple of weeks, the use of common area facilities is increased. This leads to additional wear and tear on facilities such as lifts, doors, door closers etc. It also leads to greater use of the time of building managers, concierges and security personnel in resolving issues.

Major cities around the world including New York, London, Paris, San Francisco Stockholm, Vienna and many more have regulated to ban short-term lettings. We urge the Government not to pass legislation that forcibly legitimises short-term letting in residential strata buildings.

Yours faithfully,



Allan J Hoy AM,JP
Building Manager
For and on behalf of the Owners SP50530

Name: Mandy Hu

Suburb:

Postcode:

Email:

Address:

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

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4354

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Dawn Hudspeth

4355

30 October 2017

From Belinda and Steve Hufton

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

By email: STHL@planning.nsw.gov.au

STHL Options Submission on behalf of

Dear Director of Housing Policy,

As residents and owners of an apartment at the Observatory Tower, we write to object to a proposal which might interfere with the Strata Plan of this building which currently includes a by-law that prohibits short term letting defined as letting, leasing or licensing a lot for a period of less than 3 months.

The Chairman of the Observatory Tower Strata Committee has confirmed in his submission made on behalf of the Owners Corporation¹ that at no time has an owner of the Observatory Tower requested to have that by-law removed or modified. When people purchase an apartment in this building, they are fully aware of these restrictions, and as owners we feel we are entitled to rely, in good faith, on the continuation of those by-laws which protects our privacy, the amenity and general ambience of the building, until such time the Strata Committee vote by a majority to amend the by-law at the Annual General Meeting of the Owners.

Currently most owners at the Observatory Tower do not wish to see short term letting in our residential building. The Building is managed by a building management company, and is supported by 24/7 concierge personnel, none of whom should be expected to police and govern the compliance,

¹ Submission from Ian Baseby Chairman, Strata Committee Strata Plan 5315, dated 20 September 2017

general behaviour and activities of non-residents who are unlikely to adhere to the building's code of conduct agreed to by permanent residents.

As owners within the building our right to quiet enjoyment should not be compromised by the potential lack of concern by occupants on a short term letting basis who have no responsibility for maintaining the building and peaceful environment in which we live.

Yours sincerely,

Belinda and Steve Hufton

4356

Dear NSW Government,

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

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

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

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

I wish to register my opposition to the following options:

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

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

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

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

Having written all of the above, my partner and I thoroughly enjoyed our visit to Australia, using a variety of hotels, motels, lodges and AirBNBs. Our only disappointment was an apartment in Sydney, where there was no personal contact during our stay, in what appeared to be a commercial enterprise amongst a group of individuals renting out several properties.

David Hughes

4357

Dear NSW Government,

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

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

Why do I travel to NSW using Airbnb?

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I 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.

Jackie Hughes

4358

Dear NSW Government,

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

Why do I host with Airbnb?

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

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

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

Jarryd Hughes

4359

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Jennifer Hughes

4360

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.

Using our own homeshare as an example, I and my wife are hosts to guests at our house on acreage in Pacific Palms on the NSW Mid-North Coast. The area is known for its beautiful beaches and lakes and relies heavily on homeshare accommodation to cater to the high tourist and visitor demand for accommodation in the area, which extends throughout most of the year. In fact, there are only two small motels and two caravan parks offering private commercial accommodation to tourists and visitors to the area extending from Seven Mile Beach in the north to Bulahdelah in the south. Restrictions such as a cap on the number of nights permitted for home share accommodation in the area would severely impact on the available supply of tourist and visitor accommodation in the local area and on most local businesses and services which cater to and rely heavily on tourists and visitors to the region.

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

Steven Hughes

4361

Dear NSW Government,

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

Why do I host with Airbnb?

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Tracy Hughes

4362

Dear NSW Government,

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

Why do I host with Airbnb?

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

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

Darren Hughes

4363

Dear NSW Government,

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

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

Why do I travel to NSW using Airbnb?

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

I love the sense of community and personal hospitality that is found in Airbnb travel. In a time where there is such division in the world it is so nice to extend a friendly and uniting way to holiday.

I wish to support the following options:

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

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

Maryanne Hughes

4364

Dear NSW Government,

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

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

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I 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. jamie H

4365

Name: Pauline Humphrey

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 or investment homes that are being considered for apartments with shared amenities.

Short-Term-Rental is a key part of the visitor and tourist economy.

I would like to see a Code of Practise put in place to regulate this new booming industry. Then everyone gets a chance to contribute and those who do not comply will be closed down.

A much fairer system.

Than threatening to ban and shut down someone's right to use their own properties they have worked very hard to purchase and make a small income from.

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

4366

Dear NSW Government,

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

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

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I 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.

Margherita Humphries

4367

Dear Sir or Madam,

I hereby submit the following regarding my opinions relating to Short Term Holiday Letting and it relates to Section 5 - STHL in Strata Properties.

I disagree with the clause relating to Strata Schemes :” The Government is committed to providing a balanced regulatory approach to the issue of STHL in strata schemes. The approach is centred on maintaining a resident’s entitlement to the use and enjoyment of their property, providing the appropriate compliance and enforcement tools to address bad behaviour, while supporting the positive economic benefits derive from STHL.

My reply to this is the only persons to receive economic benefit are the individuals leasing for STHL and if a tax is involved is the Government. Who polices to ensure the above happens is it by laws etc. instigated by a regulatory body or the body corporate of the strata title building which must be adhered to even when the owner of the property is not on site and the property is a STHL?

I for one would be reluctant to tell a person who is residing STHL who is not abiding to by laws of a strata title buildings or making excessive noise or other matters that would be an impingement on the property rights of permanent owners and residents when they are not abiding by the by laws of the strata title building. The reason being I would not know the nature, personality etc of those person or persons staying in a STHL and their could be concerns about my welfare.

If any action is required to be taken against STHL the persons or persons who have leased the property probably will have vacated the property by the time any action is taken against them. if any action is taken by the owners corporation all costs should be met by the owners/ occupiers leasing the lots in the strata scheme to STHL.

I do not agree with the comments of the representatives of the short term letting industry on the impact of STHL on strata schemes;

That it is overstated and is similar to impacts arising from long term rental or ownership and adequately addressed by self-regulatory adherence the industries Code of Conduct. The owners and a person having long term leases are more inclined to care for the building and comply with by laws etc. that STHL person. Why should the responsibility be put put on the owners corporation to ensure they better manage STHL accommodation?

I do agree with the recommendations 10 and 11 of Appendix 2 of the options document if the owners of a strata title buildings decide they do not want STHL in the their building they should be able to pass by Laws to prohibit STHL The reasons are given in Section 3 of the Options Document e.g noise, party houses, waste, traffic and parking, hazards and evacuation and if a strata has a STHL may require a change of classification of a building under the BCA.

All of the above may affect the insurance of the property in regard to increased insurance cover to damage by for STHL occupancies. Who would meet these insurance costs it should not be the owners corporation through levies e.g increased strata Insurance costs due to claims of damage, change of use of building any monetary change should be put back to the person or persons who are owners who allow STHL in the strata title property, be it apartment unit or portion of any building. A by law must be implemented to indicate this responsibility if STHL is allowed in a building

Who is responsible for evacuating STHL if an incident occurs in an apartment /unit or STHL accommodation when no so called host is not present?

Is it the executive members of the body corporate or permanent residents, Who is responsible?

With STHL there could be problems with language, the STHL occupant /occupants understanding what they should do, where they should go to an emergency evacuation point, particularly when no host is

present. The host of the STHL accommodation maybe an investor who does not live on site but lives in another state or country.

One thing the committee got right in section 3 is that strata complexes have unique needs and these should be considered prior to any STHL be allowed in a strata title building or legislation introduced relating to STHL.

If the owners corporation have concerns about the impact of STHL on their apartment/unit/ building or on apartment residents, strata costs, individual safety or any other reason or matter relating to STHL they consider pertinent in relation to strata living they must be able to prohibit STHL. The owners corporation must be able to determine in their by laws what is the term of a lease so as to prevent STHL. this maybe a 6 months, 12 months or any time lease they consider to prohibit STHL.

A.T.Hunt

Anthony Hunt

4368

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. By being willing to share my home with guests I believe I am contributing to a healthy, culturally diverse community. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

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

I wish to support the following options:

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Section 5: Strata Regulation - I would not support a regulatory environment which allowed Owners Corporations to ban outright short term rentals.

I wish to register my opposition to the following options:

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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.

Gillian Hunt

4369

Jane Hunt

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.

Renting the apartment my husband and I own constitutes a portion of my income. I am also a freelance Graphic Designer. I have two children, four and two years and my husband works full time as a registered nurse.

Using platforms like Stayz and Airbnb allows me to spend more time with my children as I can work outside of regular hours. It also gives me the opportunity to connect with people from all over the world and share my city with them. I make a point of recommending small local businesses, cafes and restaurants.

I treat this like the business that is and declare my income to the ATO. As far as I am concerned, we own this property and should be able to rent it as we please, particularly as we are contributing so much to tourism not only locally but with a national flow through.

I would be more than happy to discuss this further.

Thank you for your time,

Jane

4370

Dear NSW Government,

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

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

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

Caroline Hunter

4371

Dear NSW Government,

I live in a rural area and have minimal employment opportunities. I made \$5,000 income from airbnb last year, which helped pay the cost of living. I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

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

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

Marianne Hunter

4372

Dear NSW Government,

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

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

Why do I travel to NSW using Airbnb?

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

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Simon Hunter

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4374

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4375

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Jessica Hutcheson

4376

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Kate Hutchison

4377

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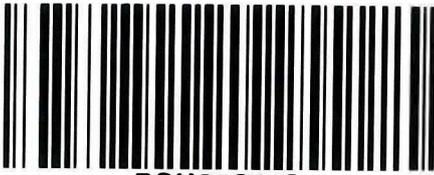
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Tom Hyatt

4378



PCU072740

Department of Planning
Received
24 OCT 2017
Scanning Room

Appendices

Appendix 1 – STHL Options Paper Submission Form

| SHORT-TERM HOLIDAY LETTING OPTIONS PAPER SUBMISSION FORM | |
|--|--|
| <p>The NSW Government has released an Options Paper, building on the work of the Parliamentary Inquiry and existing practice, to start a public discussion on potential options to develop a suitable approach for short-term holiday letting (STHL) in NSW.</p> <p>The Options Paper for STHL outlines potential options around the development of an appropriate approach to managing STHL. These options could be considered either individually or in combination.</p> <p>Prior to making a whole of government policy framework, we are seeking feedback from the community and our stakeholders on the options discussed in the paper.</p> <p>You are invited to respond to the Options Paper by submitting this form to the NSW Department of Planning and Environment.</p> <p>You can also provide your feedback by:</p> <ul style="list-style-type: none"> filling out the online survey email to STHL@planning.nsw.gov.au writing to: Director, Housing Policy Department of Planning and Environment GPO Box 39, Sydney NSW 2001 <p>If you have further inquiries, please email us at STHL@planning.nsw.gov.au.</p> <p>The consultation process is open until 31 October 2017.</p> <p>By hitting submit you agree to the <u>Department's Privacy Policy</u>.</p> | <p>How will your personal information be used when you make a submission?</p> <p>Your personal information is protected under the Privacy and Personal Information Protection Act 1998 (PPIP Act). The Department collects personal information in submissions for the purposes set out in the Department's <u>Privacy Statement</u>.</p> <p>We respect your right to privacy. Before lodging your submission, you will be asked to confirm that you have read the terms of the <u>Privacy Statement</u>, which sets out:</p> <ul style="list-style-type: none"> how personal information is defined under the PPIP Act - it includes but is not limited to your name, address, and email address; the purposes for which the department collects personal information; and how personal information collected by the department will be used. <p>When you make a submission, we will publish:</p> <ul style="list-style-type: none"> the content of your submission - including any personal information about you which you have chosen to include in those documents a list of submitters, which will include: <ul style="list-style-type: none"> your name your suburb or town <p>We will not publish offensive, threatening, defamatory or other inappropriate material.</p> <p>If you do not want your personal information published, do not include any personal information in your submission.</p> <p>All other information gathered in this submission form will be collated and used towards making a recommendation on the future approach of STHL in NSW.</p> |
| Name, Surname | VICTOR BRENDON HYDE |
| Organisation | VBH |
| Suburb | |
| Date of Submission | 17 Oct 2017 |

Introduction

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

Yes

2 Are you or have you ever been a short-term holiday accommodation host?

Yes, I am a short-term rental host

3 Do you provide another form of short-term holiday accommodation?

No

4 Do you live near a property that provides short-term holiday accommodation?

Yes, other homes in my neighbourhood are available for short-term rent

5 Are you from an ~~STHL industry group~~, ~~owners' corporations~~ or ~~community group~~?

Yes

Impacts Associated with STHL

6 Please indicate below which impact(s) are you most concerned about and how do you believe these could be managed.

- Noise
- Waste
- Party Houses
- Parking
- Hazards and Evacuation

Self-Regulation

7 Considering the mechanisms below, how could self-regulation in NSW address any negative impacts of STHL?

- The Code of Conduct
- Complaint Management Mechanism
- Monitoring & Reporting

8 Are there barriers that may reduce the effectiveness of self-regulation?

No

STHL in Strata Properties

9 Should owners' corporations be given the legal ability to prohibit or restrict STHL? If so, how and under what circumstances?

No

Action against owner responsible

10 Should the Strata Schemes Management Act be amended to increase the ability of owners' corporations to manage the impact of STHL and obtain compensation for adverse impacts? If so, under what circumstances?

Yes, fair compensation in the form of a small percentage of the rental returns, should extra cost be likely.

11 Is there scope for industry self-regulation in the short-term holiday letting industry? Would this effectively address issues that occur in short-term letting in strata schemes?

Yes, self-regulation is the most effective and fairest without restricting the positive impact of STR

Regulation through the Planning System

12 How should STHL be subject to a planning regulatory framework? What would be the impacts of applying a planning framework to STHL?

- Exempt
- Complying
- Development Consent
- No planning regulation

Please indicate your reasons below:

Council and strata authorities should not dictate the period of rental leases OR STHL

13 If STHL is to be regulated via the planning framework, how should it apply?

- Number of total days per year
- Number of consecutive days
- Number of bedrooms
- Length of stay

• Presence of a host

OR AN AGENT ACTING FOR HOST

• Location (metro vs. regional)

• Compliance with a Code of Conduct

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

No, everyone should have the same opportunity to benefit from the sharing economy

Registration or Licensing

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

No, it should be the equivalent to long term rent where no licenses are required

Summary of Options

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

(Please tell us the reasons for your choices).

Potential Options

| Themes | | INDUSTRY SELF REGULATION | STRATA REGULATION | PLANNING REGULATION | REGISTRATION |
|------------------|--------------------------|--------------------------|---|---|--|
| | | Refer Section 4 | Refer Section 5 | Refer Section 6 | Refer Section 7 |
| Multiple Options | Code of conduct | | By-laws to manage visitor behaviour | Development approval - exempt/complying | |
| | Complaints management | | | Development approval - development consent | Registration to manage safety and amenity issues |
| | Education | | By-laws to receive compensation for adverse effects | Limit the length of stay | |
| | Monitoring and reporting | | | Limit the number of days per year | |
| | | | By-laws to prohibit STHL | Limit the number of bedrooms | Registration to monitor that other regulatory approaches (e.g. number of days, number of properties) are being met |
| | | | | Regulate by whether the host is present when STHL takes place | |

Note: The policy options for STHL could include regulatory or non-regulatory approaches, or a combination of both. A combination of options from any rows or columns (or/and other options not covered in the paper) can be chosen to suggest a policy framework for the STHL in the submission form.

Dear NSW Government,

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My best,

Dave Hynes

4380

Dear Sir/Madam

My view on STHL is that Strata Plans need to have the right to decide for themselves whether they allow short stays, prohibit them or allow them with conditions. They should have the right of self determination.

Regards
Ian Shepherd

4381

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? To share what I have for a short time with people less able to afford it and promote the Beautiful byron area why be selfish and have a house that just sits there without being used .

Community leader and VMR rescue Captain who patrols the Byron area.

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

Whilst the Options Paper does not canvass opinions on a potential bed tax, I would like to register my personal support for a bed tax that applies to all accommodation providers in the Byron Shire Council. Such a tax would go a long way to ensuring a sustainable tourism economy in Byron Bay to pay for much needed infrastructure and services.

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Ruby Irvine

4384

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

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Kelly Irving

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Helen Isbister

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Margaret Izanc

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Maria Jaccard

4389

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 holiday 4br house in Northern Rivers is on a secluded 10 ha, It does not impact on our neighbours.

Our guests are usually families or groups of friends, often with children and pets who enjoy the seclusion and freedom of our property.

We employ a cleaner and gardener and because of the income we receive we are constantly able to upgrade and fix our house and spend the money on our property and in the local area.

We also pay tax on the income we receive.

Using the Stayz internet booking site means it is easy for both myself and my guests to manage bookings and arrange short term rentals.

Thanks Anne Jackman

4390

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Steve Jacobson

4395

From: Tuesday, 19 September 2017 3:19 AM
Sent: brad.curnow+ holidaytax@gmail.com
To: Don't overregulate Short-Term Home Lending (STHL).
Subject:

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

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

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

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

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

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

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

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

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

Thank you for considering my concerns on this vital matter.

4396

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Herbert Jaeger

4397

Dear NSW Government,

Hotels are over priced and don't suit all travellers.

I choose to share my house to people from all over the world and when I travel I choose Airbnb as well.

What are the benefits and miss information?

Guests are better than full time tenants as they are rated as am I, so they cant afford to get bad reviews. As for where and tear on Strata, there is the same number of people sleeping every night. And as the average sty is 3 days the unit gets cleaned twice a week. Many cities in the world have a vibrant city centre but Sydney isn't one of them. Living in a real community allows people to enjoy living as a local hanging at cafes and bars locally and spending money with small businesses, not big hotel chains.

Stayz.com.au has existed for over 10 years and Government hasn't restricted its terms of use.

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Mal Jago

4398

15 October 2017



PCU072693

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

Dear Sir,

Re: Short Term Holiday Lettings

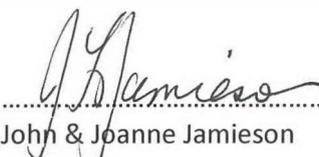
We are the owners of Sydney which we purchased in the year 2000 and are very concerned regarding the possibility of STHL in our Building for the following reason:-

- All apartments have balconies overlooking Circular Quay pedestrian promenade and/or Macquarie Street. These areas are always full of tourists and packed during New Years Eve, Vivid, Boxing Day, Concerts in Opera House Forecourt and the fear of glass and/or debris falling from balconies causing severe injury or death is of a huge concern. This must not be taken lightly and with STHL would not be able to be controlled. We want to put you on notice regarding this major concern and possibility of pedestrian injury/death.

For us this is the most major concern and must be taken into consideration.

Please acknowledge receipt of this letter.

Yours faithfully


.....
John & Joanne Jamieson



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Dianne. Jansen

4400