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.

Elisa Margarit

4601
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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Jennifer Marjoribanks

4602
Appendices

Appendix 1 – STHL Options Paper Submission Form

SHORT-TERM HOLIDAY LETTING OPTIONS PAPER SUBMISSION FORM

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.

The Options Paper for STHL outlines potential options around the development of an appropriate approach to managing STHL. These options could be considered either individually or in combination.

Prior to making a whole of government policy framework, we are seeking feedback from the community and our stakeholders on the options discussed in the paper.

You are invited to respond to the Options Paper by submitting this form to the NSW Department of Planning and Environment.

You can also provide your feedback by:
- filling out the online survey
- email to STHL@planning.nsw.gov.au
- writing to:
  
  **Director, Housing Policy**
  
  Department of Planning and Environment
  
  GPO Box 39, Sydney NSW 2001

If you have further inquiries, please email us at STHL@planning.nsw.gov.au

The consultation process is open until

31 October 2017

By hitting submit you agree to the Department’s Privacy Policy.

How will your personal information be used when you make a submission?

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 Privacy Statement.

We respect your right to privacy. Before lodging your submission, you will be asked to confirm that you have read the terms of the Privacy Statement, which sets out:

- 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.

When you make a submission, we will publish:

- 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:
  - your name
  - your suburb or town

We will not publish offensive, threatening, defamatory or other inappropriate material.

If you do not want your personal information published, do not include any personal information in your submission.

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.

<table>
<thead>
<tr>
<th>Name. Surname</th>
<th>Julian Mark</th>
</tr>
</thead>
<tbody>
<tr>
<td>Organisation</td>
<td>MadeComfy</td>
</tr>
<tr>
<td>Suburb</td>
<td></td>
</tr>
<tr>
<td>Postcode</td>
<td></td>
</tr>
<tr>
<td>Email address</td>
<td></td>
</tr>
<tr>
<td>Date of submission</td>
<td>26/10/2017</td>
</tr>
</tbody>
</table>
### 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.)*

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

Note: The policy options for STHL could include regulatory or non-regulatory approaches, or a combination of both. A combination of options from any rows or columns or/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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Joe marren

4604
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David Marshall

4606
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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.

It allows me to stay in places which would otherwise be unaffordable on my income, or in areas which do not have other accommodation options (motels and apartments) in the close vicinity.

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Yours sincerely

DIANA MARSHALL

4608
Dear NSW Government,

Dear NSW Policy Makers
It is nearing the end of October in Sydney and the hotel market is brimming to overflowing
Through out November it is difficult to find even a 3 star hotel room for under $400 per night
Even backpackers are sleeping in cars or parks as all hostels are full.
The under supply off accommodation to the essential tourist, business and infrastructure
development markets is crytical
It can be likened to lack of essential skills in the work force retarding economic growth and
development
Tourists will bypass Sydney if affordable and available accommodation does not exist.
Development of infrastructure programs will be slowed if technicians and workers cannot be housed. Sydney will loose some of its business edge to other cities or regions that provide adequate accommodation.
This is not about the hotel industry
This is not about private owners wanting to supplement their income.
It is about the economic and cultural development of our State.
Rowen Legge

Rowen Marshall

4609
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M-luana marshall-lambert

4610
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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.

Furthermore, the convenient access to affordable one-night ‘homes’ provide Central Coast commuters, like myself, a place to rest after finishing work late in the night as an alternative to the infrequent trains, or lack thereof, past 12 pm. Which in most cases are quiet, however more often than not, I’m occasionally verbally abused by intoxicated and/or angry passengers.

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Dilean Martin

4611
Kim Martin

I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper. I do not believe that the same rules should be applied to holiday homes that are being considered for apartments and room sharing in strata properties in the city. Short-Term-Rental is a key part of the visitor and tourist economy of regional cities and towns. If some of the proposed options are put in place, it could be too burdensome to rent out holiday homes. If this happens then jobs will be lost and the economy will be starved of much needed tourist income in regional New South Wales. I urge you to treat holiday homes differently to other short term rental and listen to the voices and concerns of homeowners.
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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.
Talaine Martin
4614
Name: Suzanne Martinovich

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.

4615
To whom this may concern

I have lived at Regatta Wharf in Jacksons landing for the last 12 years. I live in the solander building and am an owner of my property. I am concerned about short term leasing in the area and would not like to see this happening moving ahead.

My main concerns to me are:

- Impact on Security to my building.

- Increased demands on maintenance and the costs associated with this type of leasing.

- Potential Impact on harmonious living. For example, I've had to complain about passive cigarette fumes coming into my apartment on several occasions and excessive noise in the past on several occasions due to tenants.

- Potential impact on property prices in my area is another concern.

These are all factors that I believe should be considered and hope that NSW planning takes these into consideration moving forward.

Best Regards

Tom Marzella

4616
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?
Airbnb properties are often found in areas there are no other accomodation. I hope to create a better work life balance for me and my family soon by converting my rental property to an Airbnb where fees charged can enable us to use the property as a lifestyle balance.

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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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.

Pam Masterson

4617
Thursday 21 September 2017

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

Dear Director,

Short Term Rental Letting

I am writing to you as a neighbour to a property which is being used for short term rental.

I have written this letter because I think the property in question has characteristics which highlight many of the shortfalls in the current regulatory regime, or lack thereof.

I hope that proposed regulation will adequately address the concerns that we have and the negative impact on our lives.

Prior to the short term rental we lived in a community where neighbours lived in harmony, respecting each others privacy and having regard for the need for sleep and noise control.

Since one neighbour started renting their property for short term stays a number of neighbours have been significantly effected.

In the following pages I have set out our issues and what we expect to happen.

Yours sincerely

David Matcham

4618
The issues:

1. Proximity
The properties where we live are extremely narrow and long however due to the nature of the site the houses sit side by side two meters apart. The blocks are approximately 5 feet wide at the road and 40 feet wide at farthest point. Usually the buildings are one room wide and spread along the property. Due to the proximity of the buildings noise control is important. The inhabitants around the rented property are all couples in their sixties and seventies. There are no other short term rental houses in the road. The following plan of the properties in question shows our property highlighted and the rental property on the left. The issue of on street parking is apparent and discussed in another section.
This photograph shows the proximity of balconies where guests congregate. The rental house is shown.
2. The number of guests and noise
The property being let has three bedrooms and there is a bunkhouse built into the garage. There is also a boat house at the waters edge with further beds. The property owner is advertising for 16 beds and will allow visitors. Despite house rules about noise the numbers of guests present generate a considerable amount of noise just by virtue of their number. When they congregate they often need to talk over the noise of others to be heard. Its clear that the guests are not aware how much their noise is effecting neighbours and don’t feel their noise is excessive. They congregate either on the balcony or at the waters edge. There is a house in close proximity to the waters edge where the occupants are also effected by noise.

The number of guests arriving at this property constitutes a party. A recent rental was for the purpose of holding a 21st birthday party which kept neighbours awake until 4:30am. The owners are apologetic but they believe they have property rights and continue to let the property to groups of 16+.

The property is being run as a business in the middle of a quiet residential area. The disruption is usually at weekends when we like to socialise with family or friends. The impact in holiday periods, especially through Christmas is more severe. The physiological effect on residents of this nuisance is not inconsiderable.
3. Risks to guests
There are risks at this property. The property is situated on a 16 meter cliff which is undermined by a large cave which is unsupported around two sides and poorly supported on a third side. A geotechnical survey was conducted on our property which has a much smaller version of the cave described and we were required to put supports into the cave so prevent possible rock fall. The congregation of guests on the balcony directly above the cave is a concern. There are approximately 140 stone steps down to the water front and many of these are no longer level due to subsidence. There are some steel hand rails which are rusted and present a risk to injury due to sharp edges of welding which has come undone.
4. Parking
The narrow properties in the street mean that there is very limited street parking. Almost every property frontage is taken up by driveways or street front parking "off" street so that visitors parking is not possible without blocking access. Under current letting numbers five or six cars will be a regular occurrence. The following pictures show five cars parked nose to tail at the property. Our access is blocked in these photos.
5. Dealing with issues

The current stance of Gosford Council and the NSW Government is to support short term rental as a means of boosting the economy but there are no effective controls in place to protect neighbours.

Gosford Council has said that the property owner is complying with the law and they have chosen not to apply the LEP/DCP which requires development consent for temporary use of dwellings containing 5 or 6 bedrooms for short term rental.

In this case it’s not temporary, it’s a full time business.

The only course of action left open to us is to take legal action for nuisance.

6. The solution

We need a regulatory regime to ensure that short term rental is carried out in a responsible way.

This can only work if councils are given the authority and the mandate to regulate short term rental with the purpose of stopping situations which are unreasonable.

Once neighbours become effected by short term rental situations councils should provide effective remedies and should be receptive to residents concerns.

When the property is being run as a business it should be subject to licensing and the owners should be able to demonstrate that there are no undue risks at the property. Licensing should set out maximum bed numbers and guest numbers and be subject to effective noise control.

The number of guest allowed should have regard to the proximity of houses and the nature of the community. Issues such as parking should also be taken into consideration when setting allowable guest numbers.

The overriding objective should be that property owners living in residential areas have the right to live in peace and comfort. Communities on the whole tolerate reasonable noise and inconvenience when they know their neighbours.

In short term rental situations where you don’t know your neighbour there needs to be more intervention and control to ensure that nuisance does not occur.

Ultimately councils must have the power to inhibit short term rental at a property if residents are adversely effected.
From:
Sent: Wednesday, 25 October 2017 5:28 PM
To: ElectorateOffice LaneCove
Subject: Short Term Letting

Dear Planning Minister Anthony Roberts,

I am writing to make you aware of my experience of the impacts to our community of short-term letting in our suburbs.

In a small street in Mooney Mooney just after the Brooklyn bridge north of Sydney you might find my mum and dad out in the street with their neighbours playing bowls across each others grassy driveways. This would be a regular thing to do on a breezy evening where neighbours naturally chat about their day, have a beer and just relax. My parents house is one of many that are built on the edge of sandstone cliffs over looking the Hawkesbury river. You might see a local fisherman in his silver tinny pulling the rope of his crab pot as the incoming tide hides the remnants of an oyster farm. On the other side of the bank of the river the bush is pristine and untouched. You can hear the train from the Central Coast crossing the bridge off on the distance across the main channel.

This is my parents sanctuary. After years of hard work they have put everything into this place. My dads sweat in carving out the rock and garden is literally ingrained in the earth. They have everything to lose.

One day earlier this year one of their neighbours made the decision to let out their holiday house through Airbnb. The whole house was refitted over a course of a few weeks. The house was then let out to a guest who held her 21st birthday at the house. My parents were unable to hear each other talk in their own kitchen without yelling. At 4am the party was still going. A crises meeting was held out-front on the grassy patch between all the neighbours over the noise the next morning. The owner of the property not present as they live an hour and a half away in the city. The following day the 20 or so remaining guests sat on the balcony talking for hours. My dad took an audio recording of the noise standing in his kitchen and he could have been sitting in a busy restaurant.

I try to reassure my parents that it is probably a one off. My mum hands me her phone displaying a calendar on the Airbnb website showing every weekend booked out until next year.

Since then my parents driveway is continuously blocked by five to six cars and sometimes boats trying to fit into the property's narrow driveway. My parents cannot sit on their balcony and enjoy the tranquillity because there are 16 or more people within 2 metres of them talking, laughing, yelling, boozing, smoking, playing loud music, and drinking. As a one off it would be annoying and you would put up with it. But this is what my parents are going to deal with every weekend and many days during the week for the foreseeable future.

The response of the owner of the property is that she has the right to maximise the full financial benefit of her property. Why should she reduce numbers and lose out on the financial benefits of appealing to larger groups of people? Why should she have to do anything to accommodate my parents and the other neighbours at her expense? Her perceived right to maximise the potential of her property stems from the fact that she can make a lot of money from short term letting out her property. She would be foolish not to! With occupancy rates so high, just letting out her property on the Friday, Saturday and Sunday for $500 a night, would rake in $78,000 a year, not
The neighbouring residents in the street are divided. Some in the back of their mind think of putting their own place on Airbnb. Good way to make $1,500 over three days! Neighbours are now pitted against each other and fighting about the issue.

‘Live like a local’ and ‘Belong Anywhere’ are some of Airbnb’s slogans. But soon there will be less and less locals in the street nor any real community to be part of. Just a community of other Airbnb guests. The slogan should really be ‘maximise your investment property potential’. Politicians and councils speak of gains in tourism and the economy, but what about the negative impact on the hotel industry? Lesser demand for hotel rooms and therefore the goods and services of their suppliers puts many Australian jobs at risk. According to the Australian Hotels Association employment in the accommodation sector of the hotel industry is around 90,000 people nationally. It would be prudent to study the current and potential impacts of Airbnb on this large Australian employment sector before making sweeping and vague statements about benefits to the economy and tourism.

Another concern regarding Airbnb is the risk to public safety. My dad has been trying to convince the Council to seriously take into consideration the fragility of the sandstone cave over which the next door property is built. A geotechnical engineer was too scared to go into the cave for fear of collapse. What would happen if the cave did collapse with a large group of people on the balcony? What responsibility does the Council have when they are made aware of and ignore the potential risk to public safety should an event like this happen? If you google balcony collapse you will see there was one earlier this year. There would be many houses with inferior structures posing a threat of injury or death to guests. Any other business has to comply with laws and regulations involving public safety. How is it that a person with a house on Airbnb that has higher occupancy than a hotel can open their home with a shonky balcony to several unknowing guests?

There are many other issues to consider, such as the impact on the traditional rental market, impact on housing affordability and availability particularly for first home buyers, the negative impact on the environment, toll on our sewerage systems, disproportionate wear and tear on strata buildings, illegal subletting by tenants, taxation fraud and discrimination of people with disabilities.

If you personally don’t care, then be reminded that an Airbnb could pop up right next to your house and threaten your right to live peacefully. If you live in a place with a waterfront or city view, then chances are your neighbours have thought about the idea. Once Airbnb is set up, as a neighbour you will have little power to limit or restrict what is going on right next door to you.

If Airbnb is going to exist then the government must put in place regulations that limit the number of guests allowed to stay, day and night, at a property that is appropriate to use of the property as a domestic dwelling so that communities are not negatively impacted and public safety is safeguarded.

Yours Sincerely,

Gwen Matcham
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.
Geoff Mathews

4620
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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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.

Kerrie Mathews

4621
Name: Simone Mathews

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

4622
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.

4623
Dear NSW Government,

I believe sharing your own home to others benefits both domestic and international tourism for Australia. It also helps contribute to Australia's tax revenue. 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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Fiona Matthews

4624
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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.

Jessica Matthews

4625
Dear NSW Government,

As a guest who has travelled in NSW using the Airbnb platform quite a lot in the past 12 months, I strongly support the right of people to share their houses and apartments. Travellers have always been able to rent holiday accommodation and longer-term rentals through local real estate agents. I am very puzzled that with the rise of Airbnb, suddenly the government seems to think it necessary to intervene with heavy-handed regulation. I believe that Airbnb’s review system makes hosts and guests accountable for their travelling behaviours and makes self-regulation practical.

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?

I find hotel and motel accommodation impersonal, expensive and lacking variety. Local hosts letting out rooms in their house or self-contained properties on Airbnb often make an effort to provide much more comfortable, homely accommodation and they also provide valuable recommendations letting guests know about 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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Julie Matthews

4626
Dear NSW Government,

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

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

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

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

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

Philip Matyashevsky

4628
Dear NSW Government,

I am a home sharing host, currently part of the AirBNB network and located in the rural village of Kalaru on the NSW Far South Coast.

I rely for income on a part aged pension plus a small superannuation fund. Being located in a coastal zone, I have to pay hefty annual rates to Council and most other living costs are relatively high, due to the regional location.

My home sharing income allows me some modest but much-needed additional income. My aim is to reduce my need for reliance on the aged pension, giving me greater independence, personal dignity and a sense of contributing to the local, regional and NSW economy.

This income is declared periodically to Centrelink and if significant enough, it reduces my pension payments, thus creating savings for the government’s budget.

Having guests stay in my spare room is my right as a householder, be they family, friend or home-sharing guest. If guests contribute financially to my household costs, then this arrangement is determined between us and is declared as income.

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.

Additional regulation would appear to bring no advantages in this regard and would only result in a greater cost burden in terms of administration. It would be unenforceable in any case: how could you regulate whether and how often my friends and family visit and stay over? Same goes for home sharing guests.

Our home sharing boosts our local and regional economy by offering a different option for accommodation that is clearly in demand by visitors. Rather than directly compete with other accommodation providers, we simply offer an alternative option with a more personal visitor experience.

By recommending local cafes, shops and attractions to my guests, I am helping to support many local businesses, whilst ensuring that visitors get the best local experience. They then pass this knowledge onto their friends, resulting in additional visitor numbers for the region.

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.

I wish to register my opposition to the following options:

Section 6: Planning Framework - A planning framework including caps and restrictions would have a negative impact on home sharing. The planning frameworks in both South Australia and Tasmania don’t include any caps on nights at all.
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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

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

Louise Maud

4629
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.
Patricia Maxwell
4630
Dear Sirs,

Re: Submission Addressing the Options Paper on Short term Holiday Letting in NSW

The protection of the right of occupants of dwellings in residential zones in NSW to live peacefully and securely is paramount, and should be protected to the highest standard. This right has is highlighted as the residential density of our cities becomes greater.

This right has in recent times been increasingly violated by instances of unseemly, inappropriate, and intrusive behaviour associated with the rise of on-line broking services for the provision of short term residential accommodation.

In circumstances where disturbance is caused to neighbours from short term rental properties, there is presently no quick, easy, or certain remedy for the aggrieved neighbours. The offending ‘guests’ are long gone. The owner of the property has capitalised his profits (the rent), and socialised the costs (the disturbance to the neighbours).

My suggestions are as follows:

**Strata and Company Title Properties**

It is essential that the owners of high density strata and company title properties be empowered to ban or otherwise restrict short term rentals. The right of residents of such properties to peace, security, and amenity is paramount, and easily disturbed.

There would seem to be no substantial reason why the collective owners of such properties should be prevented from creating rules to protect themselves from the threat of loss of security and amenity associated with of short term rentals.

**High and Low Density Non Strata/Company Title Dwellings Located in Metropolitan and Regional Urban Residential Zonings – Whether Owner in Residence or not**

This category may include terraces and townhouses, detached housing, and non strata/company title blocks of flats.

I do not believe that the bureaucratic concepts of self regulation, codes of conduct, education, monitoring and reporting, and complaint management are sufficient to quickly
and expeditiously protect residents from disturbance associated with neighbouring properties used for short term rentals.

It may be reasonable to assume that the types of persons who have no respect for the right to peace, security, and amenity of others may ignore ‘remedies’ such as ‘codes of conduct’ and ‘education’. The ‘remedy’ of ‘complaints management’ will have of no effect on these people because the damage to the neighbours will have been done, and the perpetrators long gone.

I suggest the way to minimise any intrusion by short term ‘guests’ upon the rights of neighbours is to place the onus squarely on the owner of the offending property.

I suggest that a regime be introduced whereby the owner of the offending property can be quickly and expeditiously penalised with substantial fines upon proof that the offending property has been used in such a way to interfere with the right of neighbours to their peace, security, and amenity. If this suggestion were to be implemented, then perhaps it might incorporate guidelines as to what affected neighbours may need to provide to prove the intrusion upon their rights.

To protect the rights of neighbours, the owners of offending properties must be held responsible for the conduct of their ‘guests’.

Detached Dwellings in Non Urban Metropolitan and Regional Zonings

I suggest that, where the short stay dwelling is located no less than a buffer zone distance (say, one kilometre or some other distance sufficient to protect neighbours from party and other noise) from the nearest neighbouring dwelling, there be no specific restrictions.

Any short stay dwelling located within the buffer zone should be subject to the same regime as that applying to short stay properties located in urban zones, as referred above.

Thank you for providing the opportunity to make a submission.

Yours faithfully,

Karl May
Dear NSW Government,

I strongly believe in my right and 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 support a regulatory environment which allowed Owners Corporations to ban outright short term rentals.

I wish to register my opposition to the following options:

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

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

Carmel Mc

4632
Dear Mr Roberts,

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

I have added my own person comment in italics to this formatted letter from Airbnb.

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

I have bought a new apartment to list, so I have helped to simulate the housing market. Furnishings and art have been sourced locally. I estimate I have spent about $35,000 to do this. I also pay a cleaner $100 per stay; and at this stage, the enterprise is positively geared: I pay income tax on my earnings.

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 take my responsibilities as a host very seriously – it is vital that my guests are respectful of my neighbour’s peace and quiet, and I have specific information to any new guest about what I need them to agree to before I accept them. (I have copied in an example of an intro letter to new unreviewed guests at the end of this email – and a reply from one such guest). Two of my neighbours wrote to the initial parliamentary enquiry in support of my hosting activities.

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.

Putting caps on Airbnb would make it impossible for me to do this. I can’t have a tenant for months of the year, and then Airbnb for the remaining weeks. It would potentially bankrupt me, as a Sydney mortgage is beyond the capacity of rent to cover now. My goal is to be mortgage free by retirement, and use Airbnb (along with my super) to fund my retirement. I want to be self-funded – if Airbnb is restricted I will have to draw a pension and I do not want the public to pay for my retirement if I can do it myself. This will save taxpayers hundreds of thousands over the years after I leave the workforce.
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.

I have followed some of the debates from groups opposed to Airbnb – their objections range from the fanciful (Airbnb will make an apartment building’s lifts wear out ten years faster) to the valid (party houses should be banned but the Queensland legislation covers this very effectively). Noise issues in the building where I am the chair of the Strata Committee are far more significant from long-term renters who neighbours have very little power over. An Airbnb host is always on the lookout to ensure that his or her guests are well-behaved – we don’t want our homes and investment wrecked with party groups and bucks’ nights.

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.

Thanks for your time.

Dr PD McCann

My pro-forma to new unreviewed guests:

Hi!

Looks like you are new to the system.

Welcome to Airbnb. This will change the way you travel!

I would love to have you stay. Before I confirm your request, can you please tell me a little about yourselves? As it’s a new profile, you don’t have any reviews and there is not much info in here for me to get a sense of who you are.

Airbnb works on a trust system so hosts know who will look after their home and their neighbours.

I need to be very mindful of my neighbours ability to enjoy the building peacefully. A lot of hosts will not accept any unreviewed guests, but I just ask to learn a little about folks, and have an assurance that they will treat environment and neighbours with consideration. Then we are good to go. With over 400 guests in four years, this system has always worked and I’ve met some great people from all around the world.
And then once you have stayed and all has gone well, I leave you a positive review - and it's much easier for you to get your next booking!

Best wishes,

Dr Pol McCann

And a reply for a guest arriving in November:

Hi. Thanks for your fast reply! Yes me and my partner are new to Airbnb and I’m still figuring out how everything works. So my partner and I, (Dylan) are coming to Australia at the start of November. We are 25. I am in my last year of studying early childhood education. My last assignment is due 5 days before we leave, so it’s a bit of a celebration holiday that i will be finished studying. My partner is a painter and interior decorator. We have been together 8 years. We are also coming over to meet my niece who will be 3 months old. Dylan and I are considerate and respectful people. We like to get out and go exploring. Dylan is very much a perfectionist in everything he does and he likes to cook. We have been to Australia once before and we loved it! We are definitely looking forward to having a break. We love to have brunches and go out for meals so we plan to try out new restaurants. Um, what else. We live in wellington in NZ. we both come from huge families. In our spare time we like to get out and about. But also enjoy the comfort of being at home. We have both been brought u to have respect for others and our surroundings. :) Nicole

4633
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. It also provides work for cleaner and host assistance.

I wish to support the following options:

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

I wish to register my opposition to the following options:

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

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

Linda McCarthy

4634
Dear NSW Government,

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

Why do I host with Airbnb? I am doing my bit to increase the number of persons per dwelling whilst making friends! Otherwise, I would live alone.

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

I wish to support the following options:

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

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

Maree McCarthy

4635
I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper.

We have owned a holiday rental property (free standing house) since 2003 (holiday rental since 2005) in the quiet neighbourhood of Dalmeny, NSW. During that time the house/business has provided employment to local people including regular cleaner and the gardening service as well as others such as trades people, builders and draughtspeople. The margins of profit on this business is very lean after ensuring competitive pricing, maintenance and cleaning, and mortgage repayments.

We have adopted the Stayz House Code of Conduct which has been a successful tool in guiding our guests behaviour and awareness of the neighbourhood. This has seen our house receive positive reviews for over 10 years which can be read on our Stayz listing.

We know that the tourism industry in Narooma (and Dalmeny) is crucial to its economy and much of the infrastructure and services there have been designed to cater to tourist inflow particularly in high season periods and we are proud to be a part of this.

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 encourage the NSW Government to take a progressive and positive approach to this issue, that will benefit all parties - businesses, private residences and local communities. It is our experience that our guests really enjoy the online easy booking system of stayz and importantly thoroughly enjoy holidays in well appointed home-like environments.

Kind regards,
Barbara McConchie and Jane Barney

4636
Dear NSW Government,

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

Why do I host with Airbnb?

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

I wish to support the following options:

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

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

Gabrielle McCoy

4637
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.

Alex McDonagh

4638
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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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.

David McDonald

4639
Dear NSW Government,

I believe when a leaser is using AirBnB it would be valuable and advisable to have approval from the property owner/real estate agent, however as an owner I believe I have the right to set up my property to home share via AirBnB when I go away, and to earn extra dollars. I am very proud to share my home and neighbourhood and as I like to travel and use AirBnB, would be very unhappy to not have access to this service.

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.

Sally McDonnell
Dear NSW Government,

As a guest who travels to NSW using the Airbnb platform 1-2 times a year, 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.

Plus, as a family we find we absolutely need to stay in a home, given we have a young daughter and need a kitchen and washer/dryer.
We are Australian citizens living in the US so we come back home for 2-3 weeks, much too long to stay in a hotel.

I wish to support the following options:

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

I urge NSW to move forward, not backward and understand that the sharing economy is not going away. There is great demand for these types of systems and the gov’t job should be to effectively support these without burdening the system.

Kathleen McDowell

4641
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 are a small business doing what we can like lots of others to earn an living while providing a great service for our guests to be able to bring their pets on holiday with them . These Boutique accommodations are just what our guests are looking for . We have been offering our accommodation for approximately 10 years being very mindful of our neighbours as we would like to continue providing this service.  
Any extra cost would certainly not make this viable for us to continue . There is a huge ripple affect of money spent to open our accommodation … linen , furniture, carpet, window fittings, china, cutlery, Refridgerater ,ceiling fans ,Television DVD player Washing machine,builders, plumbers, electricians Tilers ETC . Then there is the on going maintenance ALL of which are sourced locally . All of the above clearly contributes to local business . Then you have restaurants coffee shops local shopping centres markets ,so many small businesses WIN WIN !!!  
Thanking You Kerry McGill
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.
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Carol McGrath

4644
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Bernadette McGree

4645
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Iain McGregor

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Fiona McGuinn

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Karen McIvor

4648
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Deborah McKay

4649
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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Susanne McKay

4650
Dear NSW Government,

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Deborah McKechnie

4651
Re: STHL in NSW

My wife and I are extremely concerned at recent news that the Government's STRA inquiry is recommending to Government: (1) that short term rentals, such as that lobbied for by AirBnB, be allowed in strata buildings in NSW and, (2) that Owners' Corporations be denied the right, as currently exists through the use of by-laws, to prohibit short term rentals in their buildings.

We have experienced short term/holiday rentals in an adjoining apartment (in another building) in the past, with what can only be described as horrendous impact upon the peaceful use and amenity of our apartment due to inconsiderate noise, the accumulation of garbage waste, and the use of drugs, in that adjoining apartment, and consequently we vowed NEVER to buy into or live in such a building again.

The forced approval of short term rentals in close-accommodation apartment buildings where the majority of owners, speaking through their owners' corporation, do not wish to have such rentals would be a grave injustice against the principles of home ownership and against the right of peaceful occupation of one's home, and would be against the interests of the vast majority of home owners and voters throughout NSW, and in the interests only of a few.

Frankly, I cannot understand why the removal of such a fundamental existing right as the right of an owners' corporation acting in the interests of a majority of its members to veto STL in its building is even on the table.

We would find it very difficult in the future to support a government that promoted or introduced such a change.

Please do not allow this recommendation of the STRA inquiry in favour of short term rentals in strata buildings to be implemented, without the right of an over-riding veto power by owners' corporations being included.
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.
Chalida Mckelvie

4653
Dear NSW Government,

As a guest who has travelled to NSW and western Australia using Airbnb in the past 12 months, I believe in the right of people to share their houses and apartments. I am aware of my responsibilities as a guest to treat my stays for both my hosts and their neighbourhood with respect. I recently complained of inaccurate/misleading information at a guest's house in Portugal, and Airbnb's timely response in policing their clients would put many customer services of other travel businesses to shame.

Regulations introduced to deliberately curtail Airbnb's customer focused product could likely affect many potential tourists to your beautiful country.

Airbnb also offers something that traditional hotels can't offer and that is the opportunity to get to places that are not cost effective to hotel companies, and also integrate better with the people and places one could not normally experience.

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

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Kevin McKendrick

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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.

Joanne McKenna

4655
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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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.
Kate McKenzie

4656
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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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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Michele Mckenzie

4657
Penelope and David McKibbin

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 envied other short term rental and listen to the voices and concerns of homeowners.

We own a small 2 Bedroom cottage - Warrego Cottage which is let out through Stayz. This is a part of our farm business and is managed by ourselves. It has been very successful mainly because of its location and what it offers. Our guests come for the Bathurst Car races in October and February, Mayfield Gardens School holidays, Sporting activities or just having a weekend escape to the peace of the country. Many of our guests are repeat. We have never had a noise problem, no one has ever held parties, there is not a parking problem, nor do we have an issue with rubbish. We live two minutes away so are always available for help if needed. Guests to our cottage are regular customers at our local hotel for dinner and our local cafe, hence we help the local community as well as bringing tourists to Bathurst, Oberon, Orange etc. Putting extra restrictions and costs on us would be very prohibitive.

If we had extra charges put on us we would have to increase our charge and that would impact on the number of guests which in turn would impact on tourism for our region.

4658
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.
I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper.

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.
Dear NSW Government,

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Malcolm McLean

4661
Name: Margaret Mclean

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

I would like to add I was born on the Central Coast and have watched the Central Coast grow, Tourism forms an extremely important part of the Central Coast.
Firstly new jobs are created to cope with tourism, tourists love to stay in homely properties that are quiet and convenient to locations that attract so many people to the Central Coast.
Not only the Central Coast, there are areas all over Australia and Overseas that benefit from short term holiday rentals, without it the outcome would be severe and communities would stop growing and suffer due to downturn in short term holidays, the back bone to a lot of communities. Short term property owners should be congratulated for what they do to increase income in their community.
Thank you

4662
I'm writing to make a submission to the News South Wales Governments Short Term Holiday Letting Options Paper. I do not believe that the same rules should be applied to holiday homes as those being considered for apartments and room sharing in strata properties in the city.

Short-Term-Rental is a key part of the visitor and tourist economy of our regional town. 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 to our area, and much of regional NSW.

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

Please do not hesitate to contact me should you have any questions.

Kind regards

Kate + Ian

4663
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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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.
Tamra McMahon

4664
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.

The father of my child doesn't pay child support in full or on time. Airbnb allows me to pay what he owes until the government fixes child support system.

I wish to support the following options:

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Kim McMahon

4665
To whom it may concern, my name is Ralph McMillan and I have a holiday rental house in south Golden Beach NSW. 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. We use this house for our family vacations and then rent it out to help cover some costs. If we are penalized for this we will be unable to keep this house. I urge you to treat holiday homes differently to other short term rental and listen to the voices and concerns of homeowners.

Regards Ralph

4666
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 have booked an Airbnb for 1 week in January, as I am moving to Australia with my boyfriend. It is the most affordable way that we have found to stay while we look for a long term place to live, and if this option becomes unavailable we will become very stuck due to high cost hotels and hostels!

I hope you take this factor into your decisions. Thanks,
Sally

Sally McMillan

4667
I do not believe that the same rules should be applied to holiday homes that are being considered for apartments and room sharing in strata properties in the city.

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

As I live in regional NSW in a tourist destination, there are already many commercial holiday accommodation places but they are often fully booked out. I operate a granny flat attached to my primary residence, as a STHL with 90% occupancy. I also allow pets which the majority of commercial enterprises do not.

Considering the high occupancy rate in the commercial STHL in our regional area, the entire community would suffer if private residents were not also opening their doors to holiday makers as these customers would move onto another area to spend their holiday dollars. I think the local government council should regulate via LEP’s so legislations can be specific to certain areas.

Sam

4668
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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4669
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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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Suzanne McNeese

4670
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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

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

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

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Elaine Men

4674
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Jane Menere
4675
Dear Director of Housing and Mr Ward (my local member),

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

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

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

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

One time it was the residential neighbours who had the big Christmas party and the swearing 20 year olds. Bad neighbours exist on the other side of the equation.

Driving around Kiama we see residences with old cars and old boats on front lawns with unmown lawns. Perhaps that should be regulated.

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

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

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

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

Yours sincerely,

Fleur von Mengersen-Wells 30/10/17

4676
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.
Massimo Merolla

4677
Dear NSW Government,

As a guest who has travelled to NSW over 16 times in the last 12 months for work and pleasure using the Airbnb platform, I as well as most of my colleagues family and friends 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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Peter Merriman

4679
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. Please feel free to come and see how home sharing in my situation is viable and good for Sydney without causing any grief for neighbours or guests.

I only host when I am at home, I check the room daily, when I clear the dishes and garbage. Guests eat at nearby cafes and walk and use public transport. To be honest, we have 55 litre garbage collection once a week and I have never needed to put out an extra bin.

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Gaila Merrington

4680
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Brock Merrion

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Tina Mesiti

4682
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Karin Metsäpelto

4683
I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper. I do not believe that the same rules should be applied to holiday homes that are being considered for apartments and room sharing in strata properties in the city. Short-Term-Rental is a key part of the visitor and tourist economy of regional cities and towns. If some of the proposed options are put in place, it could be too burdensome to rent out holiday homes. If this happens then jobs will be lost and the economy will be starved of much needed tourist income in regional New South Wales. I urge you to treat holiday homes differently to other short term rental and listen to the voices and concerns of homeowners.

Best Regards,

Andrew Meyer

4684
Dear NSW Government,

Apart from the arguments stated below, I would like to underline that AirBnB provides much benefit for Sydney's economy. In high season hotels are booked out and effectively visitors don't have a place to stay. Accordingly, if not AirBnB, many of them would refrain from visiting Sydney: using its tourist attractions, restaurants, shops. Therefore I think that despite the hotels' lobby, AirBnB is not only allowing people to enjoy their private property by sharing it with others, but benefits the City.

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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Robert Mezyk

4685
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Jessica Michel

4686
30th October, 2017

- The Hon Matt Kean MP

Minister for Innovation and Better Regulation
hornsby@parliament.nsw.gov.au

re: Recent proposals by the NSW Parliamentary Review to introduce changes to conditions relating Short Term Holiday Lettings.

Dear Sir,

My name is Michael Mildenhall of below address.

I wish to herein formally add my voice to the growing list of small business persons who are expressing concerns over the potential proposed changes to the regulations governing the Short Term Holiday Leasing Activity in our State of New South Wales.

The current construct of this industry’s regulations allows me to wrest a modest living supplementing my part pension…making me semi-retired and semi self-funding. The proposed changes could restrict this capability and result in financial hardship for me and, indeed many other low key business operators in this area and the many varied service industries that service us.

I am a member of The Kangaroo Valley Chamber of Tourism and Commerce. Our President , Ms Alison Baker, has lodged independent correspondence (15/10/2017 – below attached) with your Department on all members behalf. She has therein outlined and summarized all relevant concerns.

Your considerations and progressive advices will be anxiously anticipated.

I thank you for your attention this matter, crucial to the livelihood of many in my region.

Yours sincerely,

Michael Mildenhall
Green Acres Kangaroo Valley, NSW
Vivian Miles

I am writing to make a submission to the New 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. If some of the proposed options are put in place, it could be too burdensome to rent out holiday homes. If this happens then jobs will be lost and the economy will be starved of much needed tourist income in regional New South Wales. I urge you to treat holiday homes differently to other short term rental and listen to the voices and concerns of homeowners. (I have found as a home owner a benefit to being able to rent my unit on a short term basis when I'm away easing my expenditure of being away and at the same time providing accommodation of a cheaper type for pensioners visiting relatives in my area or those on a limited budget. Placing tariffs etc or unnecessary paperwork on such rentals will make this cumbersome and non-viable for both parties the home owner and the short term holiday renter. This sort of rental also is great for those who can't afford as said the luxury of needing to eat out but can have their own kitchen and all amenities at an affordable rate.

Vivian Miles

4688
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?

I have a father who is currently undergoing chemotherapy treatment, and during my constant visits up north to help him around the house, being able to subsidise my rent makes a huge difference.

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.

Selina Miles

4689
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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I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.
I 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 Talbingo being a regional town in NSW. 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.

Talbingo relies heavily on tourists and the towns main accommodation is holiday homes. We barely make enough to cover costs. Any additional costs will cause us to stop renting out our properties and the Talbingo and northern Snowy Mountain region will suffer for it.

Regards,

Darren Miller

4691
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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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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Edward Miller
Dear NSW Government,

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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.

Why do I travel to NSW using Airbnb?
We travel to NSW to visit our children but often there are no spare beds available - with Airbnb we can afford to stay elsewhere but still plan our visit to suit our children and us.

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

I wish to support the following options:

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Emma Miller

4693
Dear NSW Government,

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

Why do I host with Airbnb?

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

I wish to support the following options:

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Rhodie Miller

4694
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Sally Miller

4695
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Nathalie Millie

4696
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Susie Mills

4697
Dear NSW Government,

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Helen Milne

4698
Dear NSW Government,

I am an Airbnb host and started using the organisation to travel and host from its inception. I have noticed the changes in protecting both tenant and home owner over the years. This is a most successful platform and I don’t see reason for the government to make changes in NSW. I believe that if you got a group of both tenants and home owners around a discussion table, the outcome would be only for Airbnb to continue as it is.
That said, I wish to support the following options:

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Dani m
4699
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