

Dear NSW Government

I strongly support the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without regulations such as caps, quotas and costly processes. I object to any proposal to limit the number of days a host may offer their property for short term rental accommodation.

Short term rental accommodation provides a broad range of accommodation meeting differing needs of hosts and guests in Australia and from overseas. Different areas of NSW face different issues and challenges with maintaining and leasing their properties. In inner city Sydney at locations such as The Rocks, Dawes Point and Millers Point, many new owners have been unable to secure long term tenants and have turned to short term rental accommodation to obtain a financial return to help pay the bills on their property. Many properties in the area are heritage listed. The costs to maintain heritage properties are very high, the ability to introduce modern facilities (lifts, air-conditioning, security and communications systems, off street parking) are very limited due to heritage restrictions and the locations of such properties are in or near busy iconic tourist areas. These factors combine to mean that the size of the market to rent such properties on a medium to long term basis has proved very difficult with most city long term tenants preferring modern apartments with modern facilities. For heritage and tourist located properties the short term rental market has provided the only option for renting. These properties are usually significantly cheaper to rent than other commercial accommodation and accordingly provide an affordable option for families and people mostly from across NSW and interstate (and also overseas) seeking affordable accommodation in such areas. The current malaise in the Sydney property market means owners are under additional financial stress. Limiting an owners' ability to short term rent their property (which for many has been the only option) will cause additional financial stress for owners and will have knock on effects on the rental market.

The public submissions on this matter have well documented the many benefits short term accommodation have brought and continue to bring to NSW ie a broad flexible range of accommodation options including more affordable accommodation for people and families who otherwise could not afford to stay in Sydney, significant additional jobs and economic growth for NSW, supplemental income for hosts, better utilisation of existing accommodation assets thereby reducing environmental impacts of duplicating accommodation assets, a major contributor to NSW's growing vibrant tourist sector.

In reply to comments about unruly guests and party houses – this is a broader social community issue and is not unique to short term rental accommodation. In my experience most short term rental properties are managed by quality hosts and managers who provide high quality management of properties sensitive to the requirements of the varying stakeholders. These hosts and managers ensure properties are safe and pristine, and that guests and hosts comply with high standards to ensure a good experience for all.

To ensure the continued successful development of short term rental accommodation in NSW and the significant contribution that brings to NSW and all relevant stakeholders, I encourage the NSW Government not to limit the number of days a host may offer their property for short term rental accommodation.

Yours sincerely  
J Brosnan