Dear NSW Government,

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Why do I host with Airbnb?

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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.

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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.

Jason Snaddon

0501
Antonia Najdek

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

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

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

I am a holiday property manager and I work for Property One Realty.

Most of our property owners rely on the holiday income generated from offering their property for short term rentals as Callala Bay and Beach are predominantly holiday destination areas.

Our businesses in our community will all suffer if there are restrictions, this includes retail outlets, cleaners, handymen, trades persons, linen hire services etc. Our local supermarket hires a predominantly school aged workforce who all benefit from having a first job. Crime rate will also go up if properties are vacant and the young people don't have employment.

0502
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Jeremy Rowles

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Regards,

Bill and Sheryl Bruffey

0504
Name: Renee Bell

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Philippa Bradhurst

0506
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Lily Agarwal
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Susan Leithhead

0508
Joe Carniel

Dear Sir/Madam

I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper. I do not believe that the same rules should be applied to holiday homes that are being considered for apartments and room sharing in strata properties in the city. Short-Term-Rental is a key part of the visitor and tourist economy of regional cities and towns. If some of the proposed options are put in place, it could be too burdensome to rent out holiday homes. If this happens then jobs will be lost and the economy will be starved of much needed tourist income in regional New South Wales. I urge you to treat holiday homes differently to other short term rental and listen to the voices and concerns of homeowners.
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Short-Term-Rental is a key part of the visitor and tourist economy of regional cities and towns. If some of the proposed options are put in place, it could be too burdensome to rent out holiday homes. If this happens then jobs will be lost and the economy will be starved of much needed tourist income in regional New South Wales. I urge you to treat holiday homes differently to other short term rental and listen to the voices and concerns of homeowners. We have a lovely little cottage on a headland and we holiday rent it when not used by us. Our guests really love the area and house. Below are some reviews from guests. Without short term rental many delightful properties will sit empty and without the income it would be impossible to keep many properties looking as good as they do. Many small villages will become ghost towns.

**Magic location**

We stayed at the Bermagui Beach House for five nights in September 2016 with our two dogs. What we liked: - The views from the balcony are amazing. In one direction is the beach and the sound of the ocean. In another direction is the wetlands, the birds and other wildlife that it attracts. Instant relaxation. - The balcony was secure. Staying with our two dogs, this was essential. After a morning walk along the beach (a 3 minute walk away) our dogs would snooze in the sun or watch the passing wildlife. Knowing that the dogs were secure on the balcony meant we could relax and really enjoy our time at the house. - The house is nicely decorated, warm, and cozy. The beds were very comfortable with quality linen and bedding. - The house is well stocked, with quality toiletries in the bathrooms and a complete assortment of kitchen utensils and equipment.

**Magic Beach House**

The colours of the ocean flood into the funky beach house along with sea eagles pelicans swans gliding by so close you could almost touch them, I even saw whales from the dining room. Everything you could possibly need in a very well set up comfortable house. The outdoor bathtub was a highlight I could see the ocean while I relaxed in a hot bath Amazing!!!!! Cozy and welcoming house I will definitely visit again, thank you for making this gem of a beach house available to me.

0510
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Megan Donnelly

0511
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Many thanks for your consideration.

Kathryn Jones

0512
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I urge you to consider treating holiday homes differently to other short term rental and listen to the voices and concerns of homeowners.

Appreciate your consideration.

Thank you and kind regards,

Mark Jaksetic

0513
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Restrictions on noise and use of our door balconies and pools could be considered, restrictions on types of guests (no party, bucks, hens etc, etc) could be considered but to put a limit on nights, days of the year etc is pointless. How would upsetting neighbours with only 4 bucks parties per year be satisfactory? Why not enable home owners to use their home in assisting with the financial burdens that housing have placed on everyone with the out of control house prices.
Dear NSW Government,

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Olga Ospina

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Kind Regards,

Mark

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Stephane Seguin

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I have been renting the holiday home for 17 years and ensured that guests adhered to the strict rental guidelines respecting the environment and neighbours. The government should see that owners get the guests to accept house rules, terms and conditions and get a security bond.

Holiday homes can't be treated as what happens in the city, ie. mostly about room sharing in already tenanted apartments in the city. It would be unfair if regulations penalised all short-term rentals, especially holiday homes.

If it's too hard for holiday homes to operate the locals will suffer having to pay steep costs during the holiday season and school holidays. Especially the young families will not be able to afford a holiday in NSW Australia and this will also kill NSW and Australia's much needed tourism accommodation industry.

Harshana Jayanetti

0518
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Christine Seeto

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Avani M

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

We have successfully welcomed people to our holiday home for over 15 years.

Many of our return visitors feel like our cottage is their own special place which has made beautiful family memories for them which last a lifetime.

We pay tax on our income, engage local cleaners and tradespeople to keep our cottage in good shape, and our visitors contribute to the local economy.

Regional and coastal Australia need this income injection from the cities so that people have enough work to eke out a living and remain in their chosen community.

Kind regards

Di Weekes

0522
Tim BUI

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

Our holiday home does not sub let part of the rooms out to multiple people as is the issue of inner city rentals where people are piling in to one property due to scrupulous landlords. We supply the needed holiday beds required for the sleepy seaside town of Pearl Beach. Without this the place would not enjoy the added tourist dollar that this and many other regional towns receive in the holiday periods.

Thanks for your time.

David Strykowski

0524
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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Kate Reilly

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Regards,

Amanda

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Andrew Beeke

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Bettina Clark
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We treat our holiday house as an investment property. It is our superannuation. If we could not rent it out on as many days as we do, we would then have to negatively gear the property or sell. We want to be self-funded retirees.

Also, this community relies on the holiday maker income. We would see off-peak and shoulder periods become even more quiet and the small businesses that already struggle will be forced to close. We offer cheap rates during the cooler months so that we can continue paying our mortgage. Without this steady flow we would not survive. In addition, property prices will suffer.

This would be detrimental to our small community in so many ways.

Thank you for considering our situation.

Rowena Sierant & Jim Hines

0529
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Catherine Anselmi

0530
I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper.

Ocean Farm - one of the iconic holiday homes for rent in NSW (www.oceanfarm.com.au) will be badly affected if the proposed legislation is adopted. The house currently employs 1 full time manager and has various part time cleaning staff and would have the equivalent of 1 person working full time 1 day per week on maintenance and repairs.

The new legislation would threaten these jobs.

It is also completely counter to promoting the growth of regional economies. My visitors will spend an average of 2 meals eating out when they visit. Along with other services such as petrol and supermarket shopping. The unintended knock-on effects are too great to pass such blunt measures.

I urge you to leave the industry as is. However if you feel it necessary to legislate, then please support regional centers and farmers by passing subtle measures that will not punish all.

Yours sincerely,

Drew Burrell

0531
I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper. I do not believe that the same rules should be applied to holiday homes that are being considered for apartments and room sharing in strata properties in the city. Short-Term-Rental is a key part of the visitor and tourist economy of regional cities and towns. If some of the proposed options are put in place, it could be too burdensome to rent out holiday homes. If this happens then jobs will be lost and the economy will be starved of much needed tourist income in regional New South Wales. I urge you to treat holiday homes differently to other short term rental and listen to the voices and concerns of homeowners.

Regards Patricia Baldwin

0532
Katrina Gresham

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0533
As jobs are far and few between in regional areas, holiday letting part of your house ensures job creation for the cleaners and much needed income for home owners who spend the money in our towns. If you want to stop people from holiday letting, I suggest investors who buy a house exclusively for renting to holiday makers should be stopped as they reduce the number of people who live in small towns.

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Eduard Grueninger

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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.

Vincent Coue

0536
I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper.

I have been making my home, a stone Cottage located on just over 2 ha of land on the outskirts of Cooma NSW, available as a single property short-term Mini Farm-stay Rental since 2009. My website is http://www.woodvalecooma.com.au/

I live in a detached dual-occupancy house on the same land. The annual occupancy rate of the Cottage would be 80%. There is no comparable accommodation in this area, and my property has proved to be very popular as a year-round venue for guests who come from NSW, Queensland and Victoria, with some from overseas as well. My Guest Book is filled with complimentary statements about the property and my management of it.

There have never been any adverse comments from my neighbours about the way in which my Cottage is occupied and used. The usage of services and infrastructure is the same as it would be if I let the Cottage on a long-term lease. I understand that there are concerns regarding the over-use of apartments and room sharing in Strata Titled properties in urban areas, but strongly believe that the same considerations do not apply to single-occupancy/booking holiday homes, both in urban and rural locations.

In any event, I believe that existing Regulations and Strata By-laws should provide adequate sanctions if the quiet enjoyment of neighbouring residential property is adversely affected by the conduct of occupants of a property used for short-term rental, or if there are Public Health or Safety issues. Those who rent private accommodation make a contract with the owner. Both parties accept risks, as in any transaction in our free enterprise system.

It is impossible to discern any difference in the use of my property when guests stay. Simply, they are there instead of me. They use the services that I pay for instead of my using them. In fact, the property is an asset to the area, as it is maintained to a high standard, and the garden is well developed.

My land is zoned for Residential use, and that is what it is used for. The Cottage was restored with all necessary Council approvals. People occupy it. I live there, and my family and friends stay there regularly, and I welcome visitors into it. The fact that some people pay me to enjoy my home does not alter the use of the property as a residence by them or by me. Nor does the length of time a particular person spends there affect the use of the property as a residence.

Further, in my view a Government that dared to restrict the rights of private Australian home-owners would risk instant unpopularity. We have owned and rented out holiday homes since the 1940s without the need for Government to control the activity. The old saying “A man’s home is his Castle” applies today,
and our homes are our private places, into which Government would be unwise to intrude.

The growing popularity of the “sharing economy”, and of tourism generally, along with obtaining maximum return on the resources that have been expended on promotion of the Monaro as a Tourist destination, are significant factors.

The sharing economy is a growing trend. Governments would be well advised to endorse it. I have a large collection of written testimonials and notes left by my guests, which are real proof of the benefits of this kind of accommodation.

My personal experience demonstrates that there is a need for self-contained accommodation in Cooma, and the regions generally. Many Guests, and Family Groups in particular, when on holiday, wish to stay, and cook and eat together, with indoor and outdoor space where children can play and pets can be accommodated. Guests at my property enjoy interacting with my farm animals, collecting eggs and accessing the Cooma Creek and nearby cycling and bushwalking activities.

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

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

Regards
Maria Linkenbagh

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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.

From personal experience running a B&B/farmstay for families in the Hawkesbury /Blue Mountains for past 10 years utilising an (otherwise empty) large Country house the legislation you bring in should specifically allow visitors to rent houses in rural settings that have minimum Sacres of land for example. This acts as a buffer ensuring guests don't disturb any neighbours. We don't allow any parties at our place and these rules are strongly enforced. There's totally adequate legislation in place regarding shutting down party houses in NSW. You must allow regional NSW. to benefit from the visitor economy and that means permitting house rentals in the bush providing huge positives for our local area & certainty for my business/life. In fact you should be encouraging more visitors to regional areas - not discouraging visitors. Thanks Mike Sperling

0538
Melissa Smith

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The problem with your proposed regulations for the whole Industry is that those same regulations are usually to the detriment of individuals - a bit like a convoy of ships progressing at the slowest speed so they can all stay together.

We are located in an exclusive and quiet beach community - To explain our situation, for example, we provide short term holiday letting of the downstairs level of our principal house. We live upstairs and have the ability to react to any possible noise or anti-social behaviour.... immediately...
We concentrate on family occasions, reunions, religious and small corporate retreats. We advertise no party groups accepted.
Because we advertise that we live upstairs, it often works as a deterrent to guests intending to party - several bookings have subsequently cancelled when it was known that we lived on the premises - so how can you compare a property like ours or regulate us in the same way as apartments or room shares?

I urge you to consider my comments,
sincerely,
Ian & Lyn McCallum

0540
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Sam Roberts

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Joanne Yang
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Mohit Joon

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Stephan Leroy

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Christine Le

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Elyssebeth Leigh

0548
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.

The simplified system of holiday letting my unique 1950’s cottage on stayz allows to keep the overall running costs down & this allows cheaper rates for rent allowing tge average person & especially pensioners to have a well earned vacation.

I like the majority of the regional holiday home owners run a legitimate business & declare all income & tax liabilities.

Regards

Angela Plaistowe
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Kristy Byrnes

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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.

Vimla Chand

0561
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.

Holiday homes have been a long standing tradition for Australian family holidays and offer an affordable self catering option for large groups. Coastal and regional holidays in particular thrive on the ability to rent holiday home properties.

Further, in my own regional centre in Wagga Wagga NSW, the holiday home industry which has been growing over recent years remains in high demand when hotel accommodation is full and restricting access to this would greatly affect the ability to bring visitors into our city.

I do not believe the holiday home industry is pulling business from hosted accommodation options in our regional centres and would be interested to consider the occupancy rates of both industries.

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.

Kate Powell

0562
Dear NSW Government,

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

Why do I host with Airbnb?

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laura luke

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mary luke

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I urge you to treat holiday homes differently to other short term rental and listen to the voices and concerns of homeowners. Depending on my holiday house for income are a gardener, a handy man and a cleaner. Don’t make them lose their jobs.
Regards
Gabriele Rummel

0566
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Aniello Bortone

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Terry Sutherland

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Isaac Dekker

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Wayne Bland

0577
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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 an AirBnB host as I built extra accommodation to accommodate my adult children, their partners and my grandchildren when they visit me as I only have a 2 bedroom house. My children live in Perth, Melbourne and Sydney. I can block out times on AirBnB when my family are staying and then rent the small cottage on AirBnB to help cover mortgage costs.

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.

Given I am located in a rural area my guests like to visit local attractions (not Byron Bay) and as a consequence visitors are contributing to local economies in Mullumbimby, Brunswick Heads, Federal and surrounds supporting regional visitor dispersal.

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

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

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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.
I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards and spreading the benefits of tourism to local communities and residents.

Meredith Wray

0578
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Michele Speck

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Trent Taylor

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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.

Felicity Wheelwright

0593
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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BRUCE PICKERING
I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper. I do not believe that the same rules should be applied to holiday homes that are being considered for apartments and room sharing in strata properties in the city.

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

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

Thank you

Regards

Christine Kuenzle
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Mia Fattore

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Kirsty sked

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