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Stuart Tyler

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Mary-Clare Power

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Lindy Jones

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Ana Terren

2014
Dear Sir or Madam,

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

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

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

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

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

I do not agree with the comments of the representatives of the short term letting industry on the impact of STHL on strata schemes; That it is overstated and is similar to impacts arising from long term rental or ownership and adequately addressed by self-regulatory adherence the industries Code of Conduct. The owners and a person having long term leases are more inclined to care for the building and comply with by laws etc. that STHL person. Why should the responsibility be put put on the owners corporation to ensure they better manage STHL accommodation?

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

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

Who is responsible for evacuating STHL if an incident occurs in an apartment /unit or STHL accommodation when no so called host is not present?
Is it the executive members of the body corporate or permanent residents, Who is responsible?

With STHL there could be problems with language, the STHL occupant /occupants understanding what they should do, where they should go to an emergency evacuation point, particularly when no host is present. The host of the STHL accommodation maybe an investor who does not live on site but lives in another state or country.

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

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

A.T.Hunt

Anthony Hunt

2015
Dear NSW Government,

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

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

Why do I travel to NSW using Airbnb?

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

I wish to support the following options:

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

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

I wish to register my opposition to the following options:

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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.

Omar ElGazzar

2016
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Angela Webb

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Samantha Cerulli

2018
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Julie Tran

2019
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Terry Murray

2020
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Zain Ansari

2021
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Karen Jones

2022
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Karen Beilharz

2023
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Marius Rippon

2024
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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.

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Sabrina Gao

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David Williams

2026
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Hayley Soffe

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June Sham

2028
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Cristina Maroto

2042
Dear NSW Government,

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Michael Rebeiro

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Louis Thorn

2045
I am a long term resident of Byron Bay and a General Practitioner who has lived and worked here since 1988.

I have 2 teenage children.

My street is getting more and more STHL developments such that now there are around only half or less permanent residents living in my street.

Most of the tenants are groups of young people on holidays.

They tend to have parties and gatherings and be in a party type holiday mode with alcohol and loud music to late hours.

Currently my daughter is studying for her HSC and in the last few nights for example has not been able to sleep because of the noise from rented noisy tenants next door.

I love our community and town but am getting sad and discouraged as how commercial interest is overtaking the community and residential essence of our town.

I do not want to sell my house and move elsewhere as I have a sense of belonging here but if things don’t change or continue along the path that it is going then I think I will have no option.

Dr Robert Trigger

2046
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Leigh Olk

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Elizabeth Mullen

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Gerald Rea

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2056
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As a guest who has travelled to NSW using the Airbnb platform in the past 12 months, I strongly believe in the right of people to share their houses and apartments. I absolutely embrace my responsibilities as a guest to treat hosts’ homes in a responsible and respectful way, and I know that Airbnb’s review system keeps hosts and guests accountable for their travelling behaviours.

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

Why do I travel to NSW using Airbnb?

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

I wish to support the following options:

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

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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.

stuart cooke

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Noel Anthony

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Leanda Parker

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Tiffany O’Brien

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Danielle Macmillan

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Michael Marchment

2064
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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Bridget Delahunty
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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Steven Capelli

2070
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Elle Santich

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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,

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.

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

I wish to support the following options:
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Kristen Amos

2085
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Krystal Charlton

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Jayne Ion

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Candace Jeter

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Tash Tomlian

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Mareete McGuinn

2094
I am writing as a concerned citizen and resident apartment owner. We chose our apartment in an area that suited us for our home. Our building like most strata properties in Sydney is zoned 'residential' and therefore has a combination of owners and renters living and abiding by a set of By laws which ensure that safety and the peaceful enjoyment of our home is protected. We pay levies toward the upkeep and maintenance of the building which cover the normal usage of permanent residents,

I do not agree with the retrospective rezoning that you are considering with these amendments regarding Short Term accommodation, such as Airbnb.
Having additional short stay people puts more stress on the facilities and also they are not constrained by the By Laws which causes problems when they engage in noisy or other unsocial behaviour. We should not have to deal with any problems after the fact when the ‘short stay person ‘has left the building.
Strata laws should be confirmed as they are now, to protect our investment and our right to a peaceful life. Tenancies should be maintained as this provides housing for those who need to rent . Hotels, serviced apartments etc should also be protected from ‘Short term’ rentals as they also pay taxes and conform to licensing etc.

Thank you.

Dallas Griffin

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Iona Roumeliotis

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Dear NSW Government,

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

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

Why do I travel to NSW using Airbnb?

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

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.
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Jeanne Bennet

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