

**Submission
No 89**

**ADEQUACY OF THE REGULATION OF SHORT-TERM
HOLIDAY LETTING IN NEW SOUTH WALES**

Name: Ms Marianne Hunter

Date Received: 5/11/2015

Dear Sir/Madam,

Re: Adequacy of the regulation of short-term holiday letting in New South Wales (Inquiry)

I became an Airbnb host in March 2015. At the time I was living alone in a lovely little cottage near the ocean and very depressed due to several deaths in my immediate family. I felt isolated and alone. The decision to rent my space on a short-term basis has resulted in some positive and rewarding outcomes for me.

Firstly the domestic activity required to prepare my property to a suitable standard for short term accommodation created a distraction from my grief and empowered me with a positive direction in my life. I cleaned out years of “stuff”, painted out a room downstairs and now rent the upstairs bedroom and living area to short stay travellers.

Meeting people from different cultures and lifestyles has been an enriching experience and paramount in developing confidence and self-esteem, another light in the black hole I existed in. I have shared meals, walks along the beach and laughter with some of my guests and value every one of these happy communications.

I live in a small seaside village (population 2000) that has few employment opportunities and I am further disadvantaged due to my age. So renting part of my home to travellers has provided me with a welcome income that would not otherwise be available to me. I am surprised at the growth in my occupancy rate, due mainly to the positive feedback from my guests.

If I can continue to rent my cottage for short-term stays I believe I will soon become financially independent and no longer dependent on Government support. Which will be the brightest light of all in the black hole I existed in.

As my guests are short-term they usually eat at local restaurants, and always seek my advice on what to see and do while in the area. As a 5th generation local I can offer comprehensive knowledge on the history, facilities and attractions in the community and local area.

I welcome the NSW Government inquiry into the regulation of home sharing and sincerely hope it will result in clearer guidelines for fair, safe and progressive laws that will protect home sharing.

Yours sincerely

Marianne Hunter

