



THINKFST

Paul van den Berg

AIRBNB ME

Have you been Airbnb-guest?

0

≥ 1

> 5

Have you been Airbnb-host?

0

≥ 1

> 5

Airbnb June-August 2016

source: nos.nl, data confirmed by Airbnb

650.000 NL-based guests
visited at Airbnb place worldwide (+60%)
(Of these 10.000 stayed in Amsterdam
5.000 stayed in The Hague)

In total 415.000 guests worldwide
visited an Airbnb-place in NL

My airbnb visits



[Link to my airbnb-dashboard]

‘Earn ~~€~~95 travel credit
And give your friends €30
off their first trip on Airbnb”

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“ The typical Amsterdam-host earns €3,800 a year
by sharing their space for a total of 28 nights”

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“ The typical Amsterdam-host [earns €3,800 a year](#)
by sharing their space for a total of 28 nights”

“You could earn 629 per week
by sharing a room of your house”
 $629 \times 28 = 17.612,-$ /year!



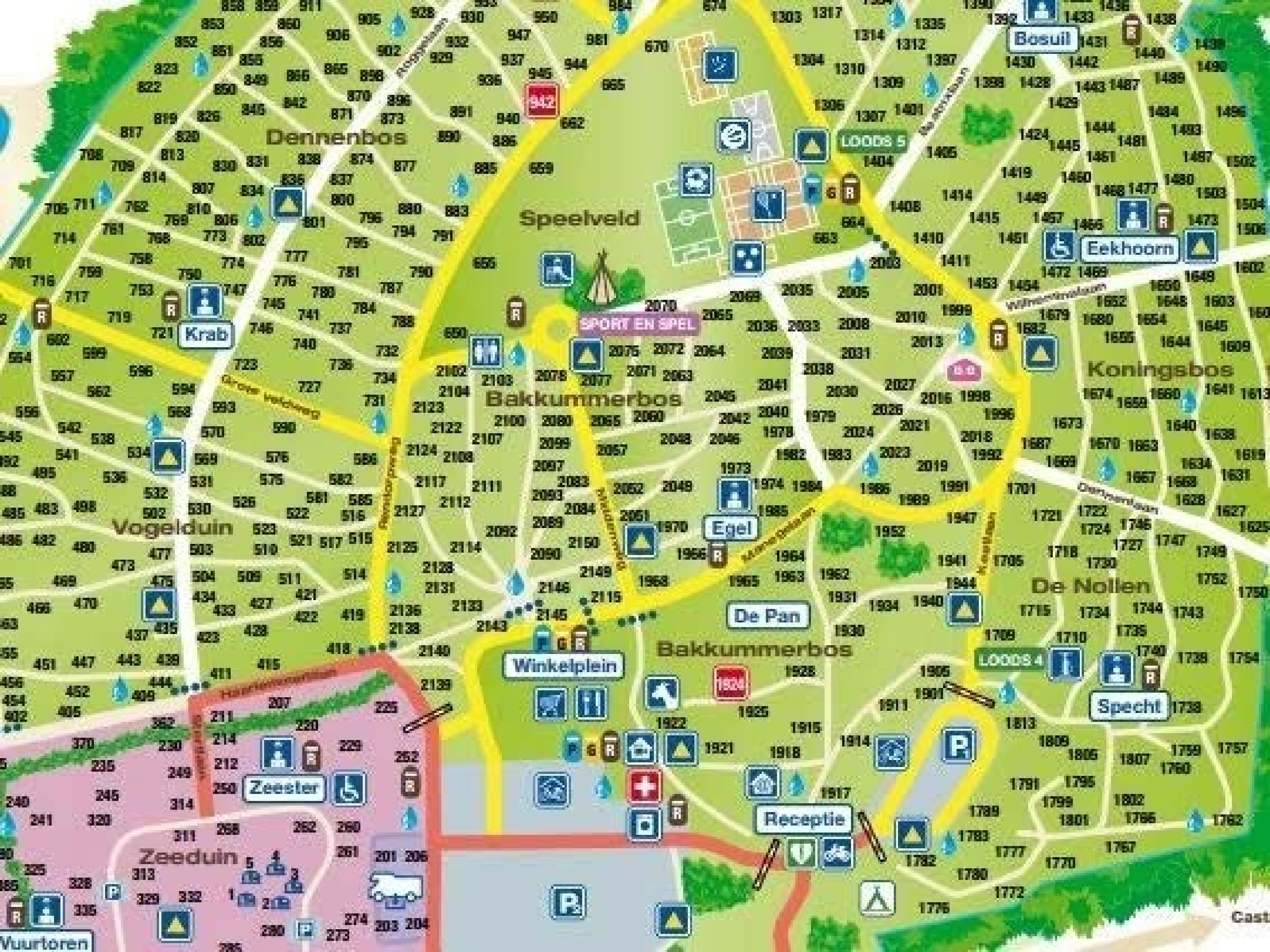
My Cribs

Castricum
aan Zee

Amsterdam

Airbnb
Me ??





953 950 947 944 942 940 937 936 932 929 928 925 922 919 917 914 911 908 905 902 900 897 894 891 888 885 882 879 876 873 870 867 864 861 858 855 852 849 846 843 840 837 834 831 828 825 822 819 817 814 811 808 805 802 799 796 793 790 787 784 781 778 775 772 769 766 763 760 757 754 751 748 745 742 739 736 733 730 727 724 721 718 715 712 709 706 703 700 697 694 691 688 685 682 679 676 673 670 667 664 661 658 655 652 649 646 643 640 637 634 631 628 625 622 619 616 613 610 607 604 601 598 595 592 589 586 583 580 577 574 571 568 565 562 559 556 553 550 547 544 541 538 535 532 529 526 523 520 517 514 511 508 505 502 499 496 493 490 487 484 481 478 475 472 469 466 463 460 457 454 451 448 445 442 439 436 433 430 427 424 421 418 415 412 409 406 403 400 397 394 391 388 385 382 379 376 373 370 367 364 361 358 355 352 349 346 343 340 337 334 331 328 325 322 319 316 313 310 307 304 301 298 295 292 289 286 283 280 277 274 271 268 265 262 259 256 253 250 247 244 241 238 235 232 229 226 223 220 217 214 211 208 205 202 199 196 193 190 187 184 181 178 175 172 169 166 163 160 157 154 151 148 145 142 139 136 133 130 127 124 121 118 115 112 109 106 103 100 97 94 91 88 85 82 79 76 73 70 67 64 61 58 55 52 49 46 43 40 37 34 31 28 25 22 19 16 13 10 7 4 1

Dennenbos

Speelveld

Bakkummerbos

Vogelduin

De Nollen

Zeeduin

Koningsbos

SPORT EN SPEL

Egel

De Pan

Winkelplein

Receptie

Zeester

Specht

Bosuil

Eekhoorn

Vuurtoeren

Cast

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uit de Am-
sterdamse
grachtengor-
del mocht ik
niet naar
Tentenkamp
Bakum

Campsite regulations

My seasonal permit allows me to:

Rent out 30 days

Rent out more days 'if I am present'

Discharge all visitor-fees for 300€

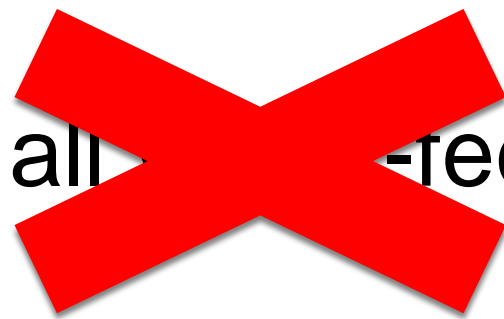
Campsite regulations

My seasonal permit allows me to:

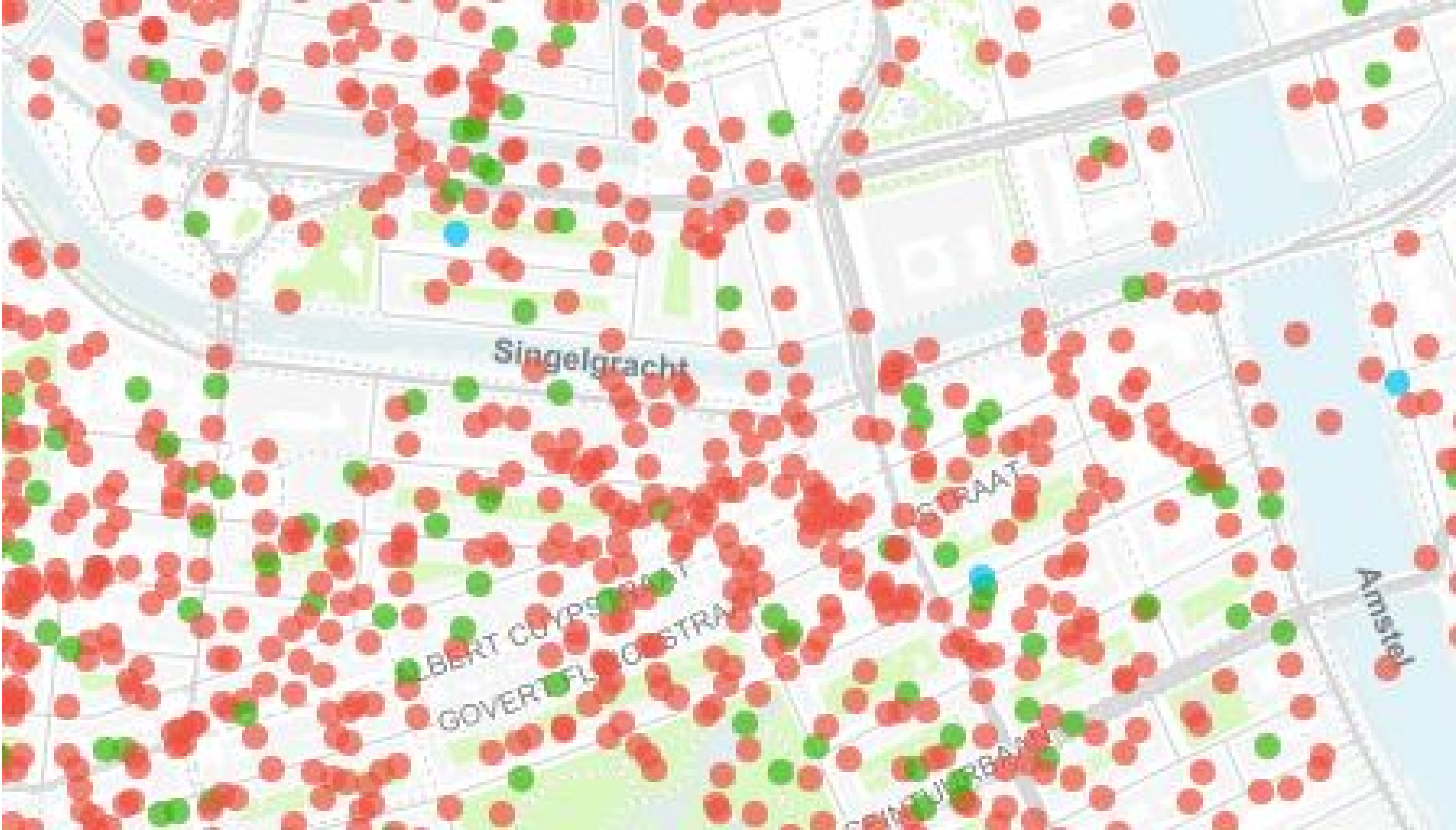
Rent out for maximum four weeks

More days 'if I am present'

Discharge all fees for 300€

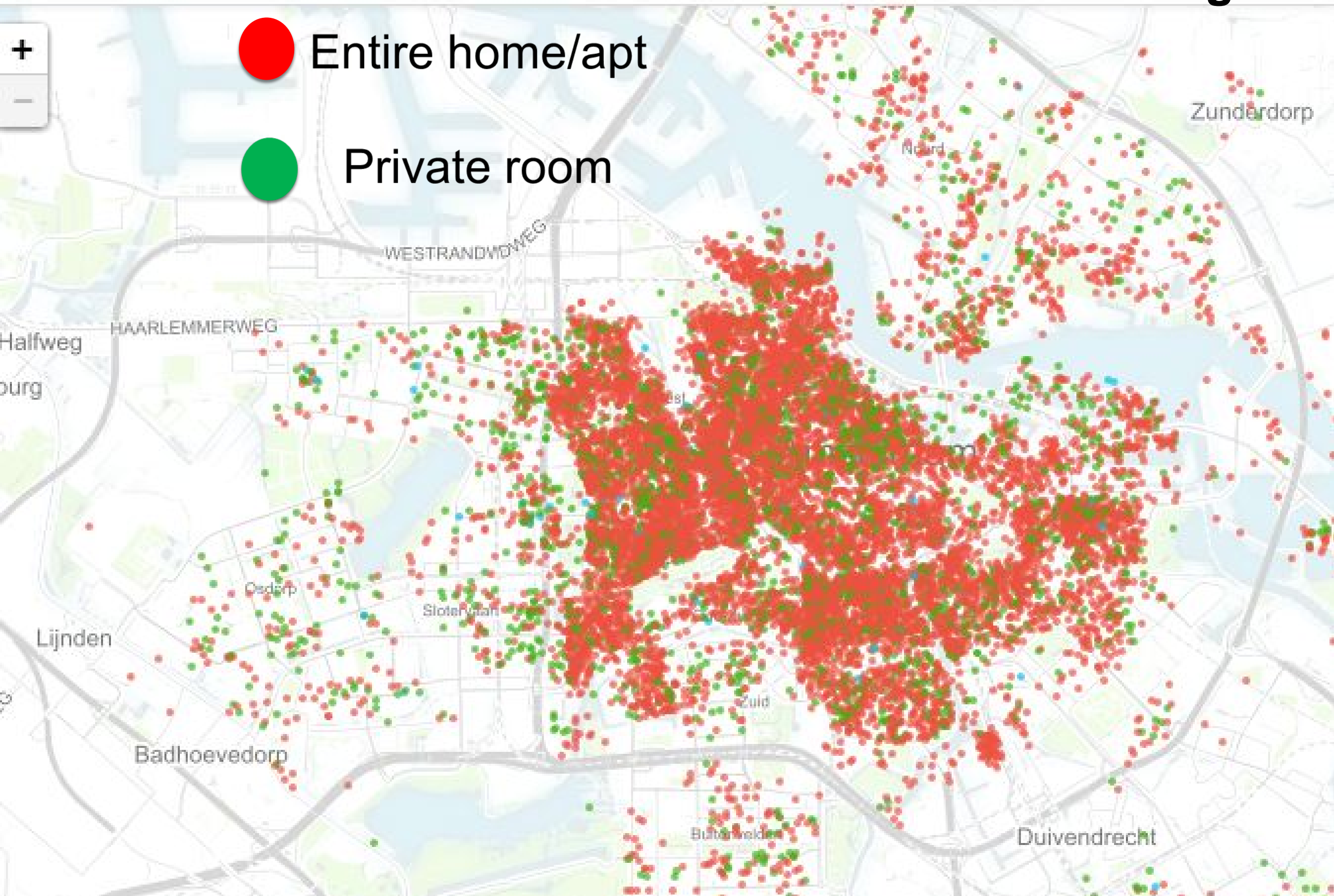






Amsterdam Centre Singelgracht / Pijp

July 4th 2016:
13.849 listings



Amsterdam regulations

‘Private Vacation Rental’- regulation Feb 2014:

- 60 days per year maximum
- Max 4 people at a time
- Permission owner required
- Only registered main occupant can rent out
- ‘Sociale huurwoningen’ excluded

‘Memorandum of Understanding’ Dec 2014:

- Airbnb transfers ‘tourism-tax’ to Amsterdam once a year
- Sends 2 reminders/yr to Amsterdam-hosts on rules
- Refuses corrective measures and disclosure of data

Options for legal ban under investigation Oct 2016

Amsterdam now spends 1 million on big-data project

InsideAirbnb data Amsterdam (not confirmed by Airbnb):

41-50% of listings rented out >60 days/yr

10-15% rented out to >4 people at once

Check out big-data-analysis of other cities:

<http://insideairbnb.com/>

<http://tomslee.net/>

Legal issues Amsterdam

First eviction of a sub-letting **tenant**: October 2014

Amsterdam claims to have stopped **268 illegal rentals**

Limited legal means available against **owners**
now an estimated 7% of the commercial hotel-business
(of 1M nights/yr) is by commercial Airbnb-agents

Airbnb now admits:

19% of their Amsterdam hosts exceed 60days limit:

‘offer no authentic Airbnb-experience ’

But still refuses to disclose data

Complaints (Parool >25oct)

**‘My apartment was my last
refuge in the daily storm of
tourists –no more now’**

**Conned Airbnb-tourists at my doorstep:
‘They were really angry ’**

**Mayor Van der Laan:
‘line up with other cities,
real solutions not yet found’**

**‘Dear Eberhard: create an
Amsterdambnb-site’**

Summary concerns AIRBNB

- ‘Housing parasites’ Neighbors
- ‘Weakens Social cohesion’ Neighborhoods
- ‘Rogue traders’ Hotel industry
- Pushes prices up’ Real estate parties
- ‘No self-regulation’ City mayors
- ‘No data transparency’ Watchdogs orgs

Am I Naive or Hypocrite?

What I like:

Contact with locals

Easy & Privacy
Guarantees

Cheap

Opportunities
to be a host
& make money

What I dislike:

Airbnb

‘pushing’ reviews

They just know too
much of me!

Feeding my greed:
‘Crib = Cash’

Airbnb not taking
responsibilities
as co-host

**Didn't I love the
Sharing Economy?
Or is it already DEAD?**

Airbnb: valued 30 billion

Uber: valued 69 billion

International uptakes

‘Airbnb faces worldwide opposition. It plans a movement to rise up in its defence’ The Observer

The Guardian, Oliver Wainwright:
Gentrification is the bigger and global problem:

‘the best solution to mitigate the impact of the almost inevitable tide of urban gentrification is a tax on the value of land, which would capture the value of improvements for the local community, rather than lining the pockets of investors’

What makes homes special?

1. Nothing, It's a free world
2. Some homes/locations are more vulnerable than others
3. Some sharing platforms are more risky than others
4. Protect all homes against commercialization

What makes homes special?

Nothing, It's a free world

Legal regulation makes things worse

Some homes/locations are more vulnerable than others

Impose local bans

Some sharing platforms are more risky than others

Create a FairBnb

Protect all homes against commercialization

Impose total bans

As for me?
continue as ‘provincial’ guest
work towards a FairBnb

“Niemand is slim
genoeg om zijn eigen
domheid te bevatten.”

Theo Maassen, uit: “Ruwe Pit” (1998)