

## **STHL Impact on Strata Buildings**

- The NSW Parliamentary Committee Option Paper which was released on 20 April 2017 provided a comprehensive overview of the SHTL situation. It also gave consideration to the need of additional powers for Owners Corporations to deal with SHTL. This paper asked for responses by the 31st October 2017.
- The Option paper noted that SHTL in Strata Buildings is creating a number of disruptive issues ranging from impacts on the general amenity items such as noise, party houses, waste, traffic and parking, evacuation, and impacts within strata properties.
- The creation of a large turnover of new tenants within our strata building caused by SHTL would be of concern. Presently tenants stay for over a year on average, but if SHTL was approved that would probably generate 30 or more new tenants a year per unit. This could amount to over a thousand or more a year for our 93 unit building.
- This would impact on the security of our building, with a number of new occupants each week all being given security access to our lifts and residential floors by a swipe tag.
- How do we ensure when these short-term occupants leave they will surrender their security access?
- How can we be assured they won't give the access ability to undesirable people who could then gain unlawful access to our building?
- There is a constant battle getting new occupants to our building to sort their garbage correctly. Many just dump a plastic bag full of various items of garbage into the first bin they come to. This failure to comply with Councils sorting requirement ends up costing us more for our garbage removal costs.
- Many tenants place garbage that contains cooking oil in plastic shopping bags that generally have a hole in them. In carrying these bags to the garbage bins this often leaves a trail of cooking oil along the carpets in our common areas.
- The large number of transient tenants will greatly add to the load on our building management.
- We the Owners of our building should be allowed to determine whether we would allow SHTL in our building.
- SHTL should not be forced on us by Government.
- Strata Buildings come in different configurations and sizes. These buildings range from 2 units to 400 units. Each building has its own complexities in management and ensuring everyone living in the complex has a reasonable quality of life. SHTL will jeopardise this.
- As for major works with our building, we should require that there are 75% or more of unit entitlement required to change the building use to allow SHTL.
- Government needs to ensure that SHTL does not reduce the availability of longer term rentals. Sydney already has a shortage of this type of accommodation.
- We need stable occupation of our building so we can develop a sense of community, so all occupants take a degree of "Ownership" of our building common area and assets and look after it.
- As an Owner Occupier in a strata unit who has selected where I want to live and have worked to belong to a pleasant living environment, I don't think random Government action by forcing us to accept SHTL is democratic or reasonable.
- Please ensure we are allowed to decide on this matter Strata Building by Strata Building.

Yours faithfully

Name

Owner SP61931