

21 October 2017

Director, Housing Policy
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

cc. NSW Premier; Minister for Planning; Minister for Innovation and Better Regulation; Lord Mayor, City of Sydney.

RE: Response to Short-term Holiday Letting (STHL) Options Paper

Dear Director,

Background

I write as the Chair of the SP61618 Strata Committee in the " " at Woolloomooloo, to provide feedback to the STHL Options Paper recently published by the NSW Government.

SP61618 represents 212 apartments and about 500 owners/residents. We are one of three residential Strata within the . We are within walking distance of the CBD, Potts Point, NSW Art Gallery, Botanic Gardens and the Domain, and surrounded by restaurants, cafes and pubs. We would attract STHL.

We are aware of a number of apartments used for STHL within the Finger Wharf strata plans. This is despite our bylaws quite clearly stating that STHL is not allowed. In fact, it would appear that some are solely used for this purpose. This is not STHL, but tax-free business, and should be regulated as such.

Our building is primarily owner occupied and it is completely inappropriate that absent owners should be able to impact a residential environment without any supervision of such lettings.

The very fact that these owners are circumventing our security to provide access to their short term letting tenants, in effect tells its own story, and recognises that they know that it is against our byelaws, but they are prepared to compromise our security and living environment for their un-taxed profit.

Feedback on STHL Options Paper

We recommend that Strata Plans in NSW should be able to make their own decisions regarding STHL and determine what is best for their particular Strata community, via their elected Strata Plan Committees.

This is because each Strata Plan is potentially different, with its own particular circumstances, which may or may not be suitable to an STHL arrangement. The most effective, efficient and democratic way to address these circumstances is to allow the elected Strata Plan Committees to determine the issue at their annual General Meeting (AGM). Strata Plans in NSW are:

- run under legally mandated, democratic principles, and
- already have the responsibility and authority to make important decisions on a wide arrange of matters impacting their owners/residents.

Issues that each Strata Plan Committee already considers, and which overlap with STHL issues include:

- Security.
- Fire safety.
- Insurance.
- Use of common facilities.
- Property damage.
- Maintenance.
- Noise and disruption.

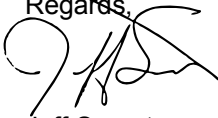
- Waste disposal and management.

We would refer you to numerous articles on the impact of STHL within Berlin, Amsterdam and London and other tourist cities, where these holiday destinations are having to protect their housing stock and communities from the unwelcomed impact of STHL and would suggest that Sydney consider very carefully their policy towards holiday letting.

Recently some of our strata committee have been attending the City of Sydney Strata Law 101's run on a Tuesday night. Overwhelmingly the impact of unsocial tenants who in many instances are STHL is impacting the quality of life of a growing proportion of the Sydney population and we would ask that the attendees and or the trainers are canvassed with regard to STHL and I believe that this will be identified as a key area of potential voter grievance.

We therefore recommend Strata Plans in NSW be able to make their own decisions regarding STHL.

Regards,



Jeff Smoot
Chair, Strata Plan 61618