



27 October 2017

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

STHL@planning.nsw.gov.au

Dear Director,

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

I write as Chairperson of McCafferys SP 69581 Strata Committee. McCafferys is a high rise Class 2 apartment building of 158 residential lots. We have extensive shared community facilities of gardens, pools, gyms and saunas.

We **OPPOSE** the use of short term lets in strata title buildings.

- Ø Owner occupiers purchased into this property on the assurance of the Development Consent being of residential use, which in Willoughby LGA is a minimum occupancy of 3 months
- Ø Tenants have committed to leases of minimum of 6 months on the same basis
- Ø We highly value the following attributes of living in a building where only permanent residents are permitted:
 - High levels of security
 - High sense of community
 - High standards of house keeping
 - Knowing our neighbours



We have a large number of families with young children. We have a significant number of women living alone. We also have elderly residents.

We have chosen to live in our building because of the safety and security it offers. We feel secure in allowing our children and grandchildren to play in the garden and pools knowing other users are residents.

All of these are under threat if transient strangers are permitted to occupy our apartments on short term lettings.

Many of us would not have considered living in strata an option if there was a possibility of having to share our building with short term occupants.

We demand the government maintain the conditions of the Development Consent and preserve the integrity of strata as an attractive choice to live in.

Yours Sincerely

Mike Courtnall

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Chair

McCafferys SP 69581

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