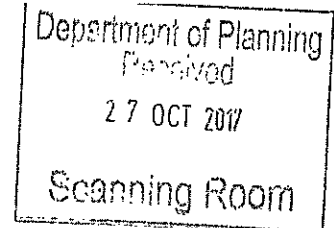


26 October 2017
Director, Housing Policy
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001.
STHL@planning.nsw.gov.au



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

Dear Director,

I write in my capacity as the Secretary of The Stamford Residences and Reynell Terraces ("Stamford") Owners Corporation, to provide feedback to the STHL Options Paper recently published by the NSW government. Stamford is a residential apartment building of 127 apartments, providing homes for over 200 residents in The Rocks. We are a few hundred metres from Circular Quay, part of the CBD, close to train stations and surrounded by restaurants and pubs.

Strata plans are at great risk of having control of their amenity swamped by STHL. We recognise this risk and have a by-law in place prohibiting short term leasing.

We do not have an opinion on the use of STHL in free-standing, individually owned homes and have no wish to interfere with their owner's possible rights or actions. We are uniquely concerned about the potential impact of STHL on strata living.

The original 'Adequacy of the Regulation of Short-Term Holiday Letting in NSW' report tabled in parliament in October 2016 acknowledged that 'Strata is different' but then did little to address this situation. The current Options Paper also notes that 'Strata properties have different requirements to that of detached properties' and accordingly makes two recommendations (10 & 11) specific to strata.

Recommendation 10; Suggests that Strata Committees be given some extra retrospective powers to address problems after the fact and...

Recommendation 11; Suggests that the situation regarding STHL in strata plans, be re-visited three years after any legislation relaxing STHL in NSW is enacted.

We believe these two recommendations are totally inadequate to meet the needs of strata plans and are self-serving to the STHL industry.

Every owner of a stand-alone residence in NSW enjoys the right to accept or reject short term holiday letting guests in their homes. Apartment dwellers deserve an equivalent collective right.

Some strata plans may favour STHL, others such as ours do not. Each must be permitted to make its own decision. Self-determination provides every residential strata plan with the right to act in its own best interest.

Strata plans are democratic entities operating under strict rules. Voting at General Meetings and By-Laws, facilitate such determinations and permit change as circumstances may require.

Given the right to self-regulate short term holiday lettings using by-laws, allows each strata plan to act in its own best interest.

Yours sincerely



David Whitfield

Secretary – SP 85578.