

To whom it may concern,

We the Owner's Corporation SP91667 of Aspire Apartments, 11-15 Alberta Street Sydney do not support short-term leasing such as AirBNB due to several problems that we have had with past tenants and owners who are operating these short-term leasing businesses in the building. Our issues with short-term leasing in this building are as follows:

1. Extensive damage caused to common property/Strata controlled areas of the building by short-term leasing tenants. In the past this has caused the Owner's Corporation to clean up damage and mess caused by people who are only staying in the building for a short time. The result of this was higher insurance premiums for all owners in the building and the inconvenience caused to residents of the building while repairs and clean-up were taking place.
2. Dangerous and loud behaviour exhibited by people in short-term leasing apartments which have resulted in noise complaints, disruption and inconvenience to normal tenant's lives. Also, the throwing of rubbish and glass bottles down into the street which could have caused severe injury or death to those below. This intolerable behaviour condemned by the Owner's Corporation.
3. Higher Strata fees for all owners have become a necessity as security systems needed to be upgraded throughout the building, including installing a complete CCTV system throughout common property areas due to damage and disruption previously caused by short-term tenants.

While we respect the rights of people within the building to do with their property as they wish within the by-laws, it should not come at the expense of the other owners in the building, as it has in the past and most certainly will in the future if Owner's Corporations are not given the right to choose whether or not the building allows short-term leasing.

The Owner's Corporation of Aspire Apartments supports any change of legislation to allow the Owner's Corporation of a building to determine democratically whether or not short-term leasing occurs within the building.

Aspire Apartments Owner's Corporation acknowledges that while some people may wish to engage in short-term leasing of their properties, there are properties in Sydney and the surrounding suburbs that have been built or are being built specifically for that purpose and we would encourage these people looking to invest in short-term leasing to concentrate their efforts towards buildings that are either purpose-built for short-term leasing or openly in support of short-term leasing.

With thanks,

The Owner's Corporation

Aspire Apartments