

26<sup>th</sup> October 2017

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

Email: [sth1@planning.nsw.gov.au](mailto:sth1@planning.nsw.gov.au).

Dear Director,

**Short-term Holiday Letting Options Paper - SUBMISSION**

As secretary of SP88191 which is a large 42 storey high rise residential building complex located at I write on behalf of the Owners Corporation to **OPPOSE** the use of short term lettings in strata title buildings for the following reasons:

- We highly value the following attributes of living in a building where only permanent residents are permitted with high levels of security, high sense of community; high standards of housekeeping and knowing our neighbours.
- 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;
- Tenants have committed to leases of minimum of 6 months on the same basis;
- Increase strata levies to rectify the common property damage by short term tenants;
- Increase in noise and decrease parking availability;
- Time consuming for volunteer strata committees to manage;
- Reduce rental affordability;

We have a large number of owner residents with young children and a numbers 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 pool knowing other users are residents.

All of the above are under threat if strangers are constantly permitted to occupy our apartments on short term lettings and deteriorate our building and community. Many of us would not have considered living in strata apartment as 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 living as an attractive choice to live in.

Yours Sincerely  
William Ly

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