

30 October 2017

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



Linders Strata Management Pty Ltd
ABN 81 002 766 252

Dear Director,

STRATA PLAN 57164

Please see our attached letter as sent to the Premier on the above matter.

We trust you will take the concerns of Millennium Towers on board.

Yours sincerely

Jim McDonald
On behalf of the Owners Strata Plan 57164

cc. The Hon. Gladys Berejiklian MP Premier NSW

30 October 2017

The Hon. Gladys Berejiklian MP
52 Martin Place
Sydney
NSW 2000



Linders Strata Management Pty Ltd
ABN 61 002 766 252

Dear Premier,

**STRATA PLAN 57164 289 SUSSEX STREET SYDNEY 'MILLENNIUM TOWERS'
SHORT TERM HOLIDAY LETTING IN NSW**

We, under instruction of the Strata Committee, have been requested to write to you with respect to the issue of Short Term Holiday Letting in NSW particularly the current Options Paper (20 July 2017) from NSW Planning & Environment.

Strata Plan 57164 was registered on 25 May 1998 and incorporates a strata plan of subdivision being Strata Plan 58318. Strata Plan 58318 was registered on 19 November 1998. The strata schemes consist of 22 levels (including parking levels) in each tower and comprise 317 residential lots and 12 commercial spaces/shops on the ground floor street frontages on Sussex, Bathurst and Day Streets. The property is known as Millennium Towers ('Millennium'). The Scheme is home to more than 500 residents.

Millennium is a Strata Scheme that has had many of the challenges that face all large high rise residential properties in the City of Sydney including ongoing matters concerning apartment overcrowding, short term letting and security concerns. Continued use of apartments for short term letting and the like places a strain on building services and causes continued wear and tear on the common property.

As you may be aware, Strata Schemes are viewed anecdotally as the '4th level of government'. These micro democracies raise taxes (levies), produce and spend budgets, have elections and review and attend to its own laws on how that community should function (its By-laws).

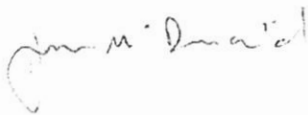
Since registration in 1998 Millennium has had standing By-laws prohibiting tenancies of less than 3 months duration [mirroring that as set out in the Residential Tenancies Act]. These By-laws have been scrutinised and updated several times in recent years. The By-law concerning short term letting has the support of the overwhelming majority of owners and residents in the Millennium community

Millennium believes that it is critical that the Owners of any strata plan in NSW should be able to set their own policies and By-laws regarding short term letting provided that those rules comply with state and federal law and that those By-laws are appropriately, legally and democratically decided by the Owners.

Apartment dwellers now account for more than 2 million residents in NSW, the Owners Corporation's that govern those Schemes simply seek to be provisioned the right afforded that ordinary house dwellers have to either accept or reject the concept of Short Term Letting in their home by being provided the right to self determination through the use of its own By-laws. Through this method of individual choice no Owners Corporation can be disadvantaged.

We trust you will take the concerns of Millennium on board.

Yours sincerely



Jim McDonald
On behalf of the Owners Strata Plan 57164



cc. Director, Housing Policy