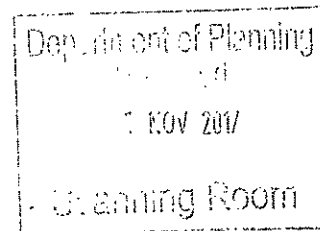




The Owners, Strata Plan 2618
Clifton
1-3 Peel Street
Kirribilli NSW 2061



Short-term holiday letting in NSW

For some time the owners of Strata Plan 2618 have had a bylaw in place regulating short-term lets within our building; this bylaw was passed unanimously at an AGM by all owners present. The owners of Strata Plan 2618 believe that legislation should leave individual strata schemes free to make their own decisions about the permissibility of short-term letting in their own property. We do not suggest that short-term letting should be restricted within those strata plans whose members wish to make use of Airbnb and similar services. However, we submit that owners in strata plans whose owners wish to restrict such short term lets for reasons of security and amenity should be free do so.

Over the years the Strata Committee of Clifton has worked successfully to create a sense of community for all residents, both owners and long term tenants of the building, by means of common social events and detailed advance communications about necessary works (e.g. fire inspections, fire order works, structural repairs). We submit that this system of community, access, and availability would be impossible to maintain with short-term tenants.

At considerable expense, we have installed a security system for residents which would be compromised by security fobs being provided to strangers without registering the holder of the fob. Our building has no concierge to admit prospective guests and give them information, and no resident caretaker to deal with emergencies. Permanent residents know how to deal with their letting agent or the managing agent—short-term residents do not. We have no visitor parking.

Because of the position of *Clifton* in Kirribilli (directly opposite the Opera House and the Harbour Bridge), New Year's Eve can present particular problems to our owners and residents: the greater part of the problems relate to the use of common areas like the roof and strangers attempting to enter the property. To mitigate these problems, we have had to develop a system of named guest lists and tickets managed by on-site security guards hired for the purpose. Residents receive instructions of what is required of them and provide their guest lists well in advance of New Year's Eve. It is not conceivable that this security system could work effectively with short-term tenants, and we worry that such tenants and their guests could have reduced respect for common property in this situation, resulting in increased damage and repair costs which the entire strata scheme would have to bear.

For these reasons we submit that while short-term lets on an Airbnb model might be appropriate for some strata scheme buildings or those schemes whose owners want them, they are not suitable for all strata buildings. In these cases, when a majority of owners want to enforce a bylaw restricting short-term tenancies, they should be able to do so.

Patricia Priestley
Chairman, Strata Plan 2618

Richard Flynn
Secretary, Strata Plan 2618

27 October 2017

Managing Agent: StrataChoice