



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

15th November 2018

Dear Sir/Madam

Re: Short Term Holiday Letting

The Newcastle Tourism Industry Group (NTIG) is Newcastle's peak tourism industry body and local Tourism Association. The membership represents various segments of the visitor economy.

The Mission of NTIG is to provide a unified voice for tourism in Newcastle, to maximise industry participation in tourism planning, development and marketing, and educate all businesses that tourism is everybody's business.

NTIG welcomes the establishment of new Short-Term Holiday Letting regulations by the NSW Government.

NTIG strongly recommends to the NSW Government to allow Short-Term Holiday Letting to be allowed 365 days a year within the Newcastle Local Government Area. Not alone will this add certainly to an industry that is over 100 years old, it allows Newcastle to be equally competitive to neighboring councils areas in attracting guests that regularly use this segment of accommodation. It will also allow Newcastle to continue in its quest to become more attractive to hosting and holding significant and major events. Allowing this accommodation segment to operate 365 days puts Newcastle in an equal competitive footing as other cities nationally and internationally.

NTIG welcomes a strict code of conduct that hosts, guests, online platforms, and letting agents need to meet, so they are clear on what is expected and demanded of them. Equally transparent are the penalties for those individual and corporations that breach the code of conduct.

NTIG would welcome discussion on how a levy or similar mechanism can be introduced to hosts, online platforms, and letting agents that conduct short-term holiday letting that is beyond an ad-hoc basis. This will assist with funding the investment in rolling out the practical administration needed to monitor this segment of the accommodation sector.

NTIG welcomes the ability for residences and homes to be used as short-term holiday letting all year round as exempt development.

NTIG reserves its views on Strata Scheme Management and its ability to limit or reduce days of operation to less than 365 days. NTIG strongly advises patience, once the sector has time to access the introduction of the new suite of regulations and in particular the code of conduct it may be deemed unnecessary or necessary to introduce less/greater or no further regulation.

We look forward to working effectively and collaboratively with the Department of Planning and Environment, Department of Fair Trading to deliver positive outcomes for Newcastle.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'Colin Law', written over the printed name.

Colin Law
Newcastle Tourism Industry Group