

Question on Notice – Public hearing Monday 14 March 2016:

Mr ANOULACK CHANTHIVONG: There seems to be a divide of opinion on strata properties, which are the focus of the Tourism Accommodation Australia [TAA] and the Owners Corporation Network [OCN], who are concerned about apartments becoming quasi hotels, and some regional councils, who are more concerned about Torrens title properties becoming short-term accommodation. If a licensing or registration regime were to be considered, would we separate between strata and Torrens title buildings?

Mr GEOFF PROVEST: There are virtually two now, are there not?

Ms FRAME: Can we do some more work on that and come back to you?

Answer to Question on Notice received from Department of Environment and Planning:

The planning system does not differentiate between the land title characteristics of properties when addressing the short term holiday renting of dwellings. However it is noted that short-term holiday letting of a dwelling can have different impacts depending on the nature of the dwelling involved and its surroundings.

If any new regulatory measures are to be introduced, the need to consider different characteristics of the letting of different types of properties would be part of this consideration.

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Mr JAMIE PARKER: The City of Sydney obviously does not have the resources to try to enforce this by exemption in thousands of strata buildings. Is there an opportunity to improve that situation? The City of Sydney in its submission has said the Government should change the LEP. Would you engage with the City of Sydney on that?

Ms FRAME: We would be happy to talk to the City of Sydney about that. We will come back to you on other issues flagged in the City of Sydney's submission. It highlights an anomaly in the way the system is operating at the moment.

Answer to Question on Notice received from Department of Environment and Planning:

The City of Sydney proposes a definition of short term holiday letting in its submission which takes into account matters such as the number of days a dwelling can be let and the number of persons that can be accommodated. This type of criteria are often adopted in local planning provisions that have been introduced by councils.

The Department is aware that the Council has substantial experience of considering how to manage the impacts of short term holiday letting of residential apartments and has arranged to discuss the Council's proposals with its representatives. The Department welcomes the views of the Committee on this issue.