



## MEDIA RELEASE

19 October 2016

### Short-term letting should be permitted in NSW

Short-term holiday and visitor letting should be permitted in New South Wales, Oatley MP Mark Coure, Chair of the Committee on Environment and Planning, said today.

“The Committee believes that the best way to end confusion concerning short-term letting is to define it consistently across the state, permit it with effective regulation, and develop a compliance system which focuses on the problem operators,” Mr Coure said.

The Committee has tabled the report of its inquiry into the adequacy of the regulation of short-term holiday letting in NSW.

“Short-term letting for tourist and visitor accommodation has occurred for many years in this state, and is a permitted use in twelve councils,” Mr Coure said.

“The experience in those areas is that short-term letting contributes to the local economy, assists homeowners earn income from under-utilised assets, and generates a low level of complaints.”

The Committee has recommended minor changes to planning legislation, and a compliance regime that focuses attention on party houses and landlords who do not respect their neighbours’ rights.

“We believe that a compliance system which better uses councils’ existing investigative powers can identify and solve problems without wasting resources over-regulating the vast majority of people who act responsibly,” Mr Coure said.

The Committee acknowledged that when problems occur they must be addressed.

“We recognise that strata properties are a special case,” Mr Coure said.

“While some people wanted prohibition powers for owners’ corporations, we believe this is a last resort and prefer an incremental approach.”

The Committee has recommended adopting a Victorian model which expands the matters strata residents can appeal to the Civil and Administrative Tribunal when short-term letting negatively impacts their buildings.

“The Government should review these changes after three years to see if they are having a positive effect”, Mr Coure said, “and only then consider whether stronger powers are necessary.”

The Committee found that the advent of online letting platforms like Airbnb and Stayz had contributed to the rapid growth of short-term letting, and that the Government needs to monitor this growth so that planning and economic decisions are better informed.



“The sharing economy is here to stay and the planning laws must be brought into the 21<sup>st</sup> Century,” Mr Coure said.

“It is vital that we make it work in the fairest and most effective way possible so that we can enjoy the benefits without losing the things we value.”

The New South Wales Government has six months in which to respond to the Committee’s recommendations.

Further information about the report can be obtained by visiting the Committee’s website at: <https://www.parliament.nsw.gov.au/environmentandplanning>.

**Media contact:**

**Mark Coure Ph. 0417 255 999**

**Mark Coure’s Office Ph 9580 9349 / 0412 083 912 (Flynn McDermott)**