

**ADEQUACY OF THE REGULATION OF SHORT-TERM  
HOLIDAY LETTING IN NEW SOUTH WALES**

Name: Name Suppressed  
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*Partially Confidential*

I live in an apartment block of sixty units and I had the unfortunate experience of living beneath an apartment that was being sublet on Air Bnb. Until our building's strata manager successfully ousted the tenant, I had to endure large groups of revelers having all night parties and rendering our living space to be an echo chamber for all their inconsiderate noise. To make matters worse, I have a two year old daughter who would be woken by the short term tenants. Frequently I would have to go upstairs at all manner of hours and ask them to keep their noise down. This put me in a precarious situation as I didn't know what I was walking into.

I have no problem with people subletting individual rooms in an apartment via air bnb, whereby the owner or tenant could effectively supervise their short term guest, but allowing entire apartments to be let out leads to the situation I found myself in. It's simply unfair to the other residents in the building