

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

Name: Name Suppressed

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Partially Confidential

I am an owner of a property in Byron Bay and have been a visitor to Byron for more than 20 years. I stay in my property 2 months a year, and make it available for short term rental the rest of the year. I need the rental income to cover costs.

Byron Bay depends on tourism. There is a rich selection of cafes and restaurants and a variety of activities for tourists. The vast majority of people who stay in Byron stay in houses or apartments. There is little hotel or motel accommodation. Unlike the Gold or Sunshine Coast, Byron has a village atmosphere. This is one of its attractions.

There is no disagreement that properties need to be managed in such a way that short term visitors do not disturb the local residents. I follow the landlords' code of conduct and there has never been an issue with people staying at my property.

New rules or regulations need to protect the local tourist industry. This means that they must not make it harder nor more expensive to provide rent to short term stayers, people who stay in houses or apartments. Peoples' livelihoods and the jobs of locals depend upon it.