

**Submission  
No 20**

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

**Name:** Mr David Foster

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Short term rental of spare room(s) is not such a problem where the owner is present in a traditional free standing house.

However in strata unit blocks it is completely inappropriate.

Strata blocks have unique areas of concern

1 security

2 noise

3 parking

4 observance of by-laws

5 insurance considerations

Many short term rental operations are advertising not just a spare room but the whole unit which implies the owner is not in attendance so has no control over the situation and has ignored their responsibility for maintaining discipline and conduct of those using the unit.

Many By-laws involve the common area of the strata and residents must be aware of the requirements.

As many Councils regard short term rental of strata properties as an illegal operation this has the possibility that Insurance Companies may decline a claim caused by a short term rental which leaves the other owners as members of the body corporate totally exposed to possibly crippling costs for repairs or third party liability claims.

We have seen cases where tenants have engaged in short term rental activities without the owner or their agent being aware of the activity.

Finally this appears to be a business activity which should be declared as income for income tax purposes and also GST.

Most owners do not want short term rentals in their buildings as it also interferes with their enjoyment of the amenity of their home and accelerates wear and tear resulting in higher strata fees to cover maintenance and repair bills

Kind Regards

David Foster