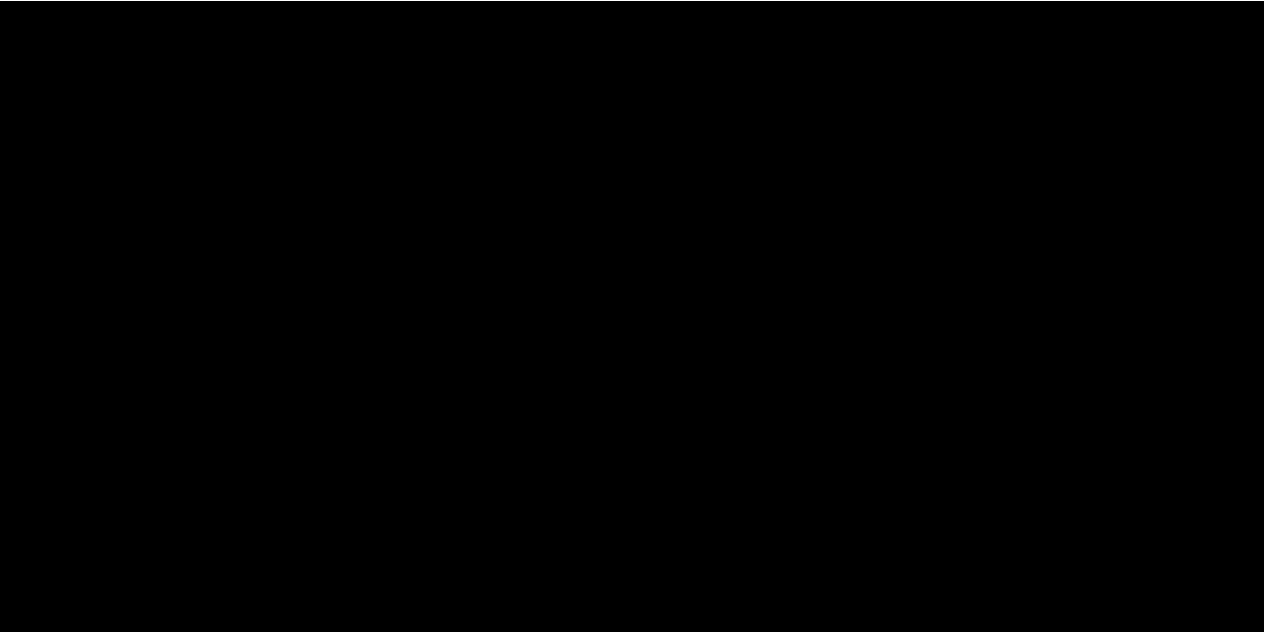


**Submission
No 3**

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

Name: Name Suppressed
Date Received: 26/09/2015

Partially Confidential



My wife and I are retired and live in a free standing house in a zoned residential area in the "old" part of Byron Bay township. We have owned this house for 20 years and have lived in it for 15 years, having moved from a rural property 35 Km away so we could retire near the beach which we did 3 years ago.

During our time in residence the whole nature of this neighbourhood has changed for the worst due to the buying up of many nearby formerly residential properties by mainly absentee investors to rent out, I believe illegally, as expensive long and short term holiday rentals.

Adverse effects of illegal holiday letting of residential properties are as follows:

1. Noise Pollution - these people are on holidays and often hold loud and noisy parties until all hours with cars and taxis coming and going with shouting, door slamming, horn blowing and loud amplified music in the street.
2. Anti-Social Behaviour - swearing, fights and bottle smashing and often when approached some of these people resort to abuse, harassment and intimidation. We have had faeces and eggs thrown at our house and vehicles damaged for challenging these people about their anti-social behaviour.
3. Loss of Community - A lot of residents have sold up and moved away because of poor behaviour by short term rental tenants near-by and by the lure of the high prices being offered. This leads to a loss of community as there is a shortage of long term residents and an influx of constantly turning over tenants who have no local ties and no desire to fit in.
4. Unaffordable Housing - This practise has driven up housing prices and rents so that the children of long term residents and low to middle income earners in the town can't afford to live in it.
5. Unfairness to Legitimate Tourism Operators - owners of legitimate motels, hostels, B.and B.s etc who have met all legal requirements are unfairly disadvantaged.
6. Health and Safety Issues - These premises do not have to meet any statutory health or safety standards unlike legitimate businesses and many are a danger to the community. A house burnt down near here recently that had no fire safety provisions and was housing 14 backpackers in a 3 bedroom house. Another 3 bed-room former family house has been sub-divided into 8 bedrooms including the garage.
- &. Hostility Towards Tourists - Poor behaviour by tenants in short term holiday lets has led to considerable bad feeling towards tourists by many locals which is not good in a tourist town.
9. Deterioration of Local Infrastructure - Byron Shire has only 11,000 residents and receives 1.5 million tourists regularly. Tenants and owners of illegal holiday lets don't contribute their fair share to rapidly deteriorating infrastructure that the Council can't afford to maintain.
10. Parking - Instead of 1 or 2 vehicles to a residential household there can be up to 8 or 10 vehicle at a holiday let in often old style narrow streets.
11. Rubbish - Excess rubbish is generated by holiday lets and often these people couldn't care less about recycling or litter.
12. Lack of Respect - All of the above shows a distinct lack of respect by many holiday let tenants to the town, its residents and the Environment.

Solutions - 1. Designate separate Tourism Zones eg. Shirley, Lawson, Bay Sts in Byron Bay Township near the beach as originally proposed by Byron Shire Council.

2. Make Holiday Letting illegal in all Residential areas. This is what all local residents want.

3. Enforce existing laws as Holiday Letting in residential areas is already illegal. Also make it easier for Council and Police to enforce the regulations. Local Police are good but are under resourced and lack some powers.