

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

Name: Name Suppressed
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Partially Confidential

As a long time resident of a residential area in Byron Bay I would like to submit my thoughts on holiday letting in residential areas.

From my and my families experience over the years ,holiday letting has a negative impact on the quality of life in a residential area both in the long term ,mid and short term.

This in particular has to do with premises where there is no onsite managements and ownership by people with no connection to the area, who's sole motivation is to gain as much monetary return from an investment without any concern for neighbours, fire regulations, tax obligations or social conscience.

In the short term it is more to do with disruption of sleep and quality of life with regards to noise and anti social behaviour, lack of parking and rubbish disposal for example.

In the mid term it is the lack of community and neighbourhood values that is found in areas where people know their neighbours. The successful Neighbourhood watch scheme is based around this.

Longterm disadvantage of holiday letting is the transformation of a friendly neighbourhood where people know and talk to each other to an area where no-one knows anyone and there is friction created by the points mentioned in short term effects of holiday letting.

The price of real estate is also pushed up by the huge rents which are extracted from holiday rents and this again leads to hardship of people looking for permanent rental or to purchase with the intention of living in and being part of the community.

If holiday letting is allowed to flourish then vast areas of residential community will be lost and replaced by psuedo hotels which do not abide by the same rules and regulations as regulated tourist establishments.

It also takes away the return on investment for proper holiday rentals in proper holiday precincts by acting as a lower priced competitor that does not have to pay the same overheads (both monetary and social) and therefore is a disincentive ti investment in the proper and real tourist accomadation field.

Even if holiday letting is supposedly regulated and registered, the current situation, of premises where there is no onsite management will mean that enforcement of rules that negate the impact of problems I mentioned in short term impacts will not occur.

I acknowledge that some ares or precincts are already overrun by holiday letting letting and short term accomadation but it should not be allowed to enter all residential area and government at all levels should strive to maintain the presence of neighbourly areas where long term residents and families can continue to live and where families and people can afford to purchase and /or rent so as to work, play and be part of a community.

I urge all committee members to look at my small amount of points and to talk to residents in areas such as mine and take their views into account.

Please note I am not a part of any organisation and have not been asked to make a submission by anyone. I saw in the paper that this committee was inviting submissions so decided to make one.this is the first time I have ever mad ea submission to an inquiry and this reflects my concern about how holiday letting is slowly helping to destroy the fabric of what is a fantastic local community.

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