

**Submission  
No 134**

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

**Name:** Mr Michael Nossal

**Date Received:** 7/11/2015

To the Parliamentary Committee investigating the adequacy of regulation of Short Term Holiday Letting:

I represent a consortium of four owners of a holiday property in Byron Bay. This property has been successfully used for holiday letting for many years and has provided a wonderful holiday facility to hundreds of families over the years. The property is professionally managed and maintained to a high standard, providing significant income to a range of small businesses in and around Byron Bay.

We respectfully ask that the Committee consider the following points in your review:

- . Holiday or short term rental accommodation in Australia has been a traditional activity since the 1800's. Many coastal towns and other popular destinations contain a large number of houses owned by families from surrounding cities.
- . The fundamental principle existing for all jurisdictions is that short and long term rental of a dwelling are equal aspects of residential use.
- . The visitor economy in Byron Shire, as in many other destinations, depends on holiday letting (Short Term Rental Accommodation STRA) to provide accommodation for its overnight visitors. This is largely due to the fact that one of the major attractions of Byron is that is a village environment without large scale hotel and resort accommodation as found on the Gold or Sunshine Coast.
- . Besides the primary activity of receiving rental income, there is a whole sector of goods and service providers that depend on overnight visitors. Cleaners, gardeners, linen services, electricians, plumbers, carpenters and hardware outlets all benefit from the overnight visitor.
- . We and our managing agent are participants in the Code of Conduct for the self-regulation of STRA endorsed by the NSW State Government and are members of [REDACTED].
- . The only significant issue that we have heard of being raised against STRA is behavioural, i.e. tenants behaving badly. Planning regulation is a clearly inappropriate response to this issue. This issue has been well managed in Byron Bay through the Code of Conduct, noise hotlines and direct intervention.
- . Problems relating to complaints about the behaviour of guests have a very low incidence. Same problems exist with permanent occupation.
- . The last thing we need in Australia and in NSW is more or heavier regulation, particularly regulations aimed at a problem that they are not designed to fix.
- . We would ask that the NSW State Government provide a light touch low impact policy that guides LGAs towards its current support of the Code of Conduct rather than have a fractured approach across the state.

In summary, please don't try to fix what is not broken and don't create more barriers to an economic activity that has been well proven to benefit property owners, small businesses, coastal communities and the broader economy.

Yours sincerely,

Michael Nossal