

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

Name: Name Suppressed  
Date Received: 10/10/2015

*Partially Confidential*

## Submission on Short Term Letting

As long time chairperson of 2 strata's in NSW, I have dealt with short term letting in both buildings. In both instances AirBnb.

The zoning of our buildings is residential, meaning a minimum 3 month lease in our council area. Owners purchased on this basis, not expecting to live in a hotel.

As owners corporations we having written to these owners, some which stopped immediately and others who refuse to stop. We are powerless to do anything more.

We have reported these owners to council. Council does not relay back to us any action or outcome.

I have experienced intimidation by multiple short term letting owners with them yelling and writing abuse.

The selfish owners engaged in short term letting burden the entire owners corporation ie all the owners, with extra costs. These costs are maintenance, wear and tear and extra usage on assets like pools and lifts. There is no mechanism in strata to make the offending owner, or their guests pay these costs, all the owners are disadvantaged.

These paying visitors pose a security risk as they do not know who lives in the building and the residents do not know who they are.

These paying visitors pose a fire risk as our apartments are not set up with appropriate fire measures in place for a hotel.

These paying visitors put our insurance at risk as we are insured as a residential building only.

These paying visitors do not understand about strata (community living) and tend to be noisy without regards for neighbours.

The actions of these owners are divisive and it continues to break down the "community" we have been trying to encourage.

Please make laws so that a residential building can NOT have short term letting unless specifically zoned to allow it.