

**Submission
No 107**

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

Name: Name Suppressed

Date Received: 6/11/2015

Partially Confidential

5 November 2015

Mr. Glenn Brookes MP
Chair
Committee on Environment and Planning
Parliament of New South Wales
Macquarie Street
Sydney NSW 2000

Email environmentplanning@parliament.nsw.gov.au

Dear Sir

RE: INQUIRY INTO SHORT-TERM HOLIDAY LETTING

I make this submission on behalf of a family member and owner of two homes whose retirement income is derived from short term rental accommodation (STRA) in Byron Bay, NSW.

The two properties were former residents for the owner and family members who have simply moved on from the properties with growing families and downsizing. In addition to this, the exponential rise in Land Tax, Council Rates, Real Estate agent fees and Insurance made the cost of rents sky rocket over the past decade, not leaving near enough for the home owners to make a reasonable income. Or in many cases make it impossible for senior owners living in their own homes to pay the bills.

These properties are professionally managed by [REDACTED] who, like the owner are participants in the Code of Conduct for the self-regulation of STRA endorsed by the NSW State Government and are members of [REDACTED]. We also have aligned with a private security company (through [REDACTED]) to ensure safety and consideration of other residents whilst providing an essential service to holiday makers in one of Australia's prominent holiday destinations.

These properties engage more than ten contractors from, cleaners, gardeners, maintenance professionals as well as linen, laundry and security services year round. We also contribute to the [REDACTED]'s staffing ability through our management fees.

Put simply we ensure we are doing the best we can with the resources available, to provide professional, well balanced STRA services to a vital tourism industry within Byron Bay.

We implore the Committee not to allow Byron Council to penalise the majority of owners of STRA's who 'do the right thing' with their own properties. We support the State Government's existing Code of Conduct, which is a successful working model to ensure cooperation across all industries reliant on STRA and local residents, when adhered to. We would like to see a policy outcome based on the existing Code of Conduct to be implemented across all NSW holiday destination towns.

Holiday letting is as Australian as beach cricket. Please don't let the minority run off with our bat & ball!

Yours sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]