

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

Name: Name Suppressed
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Partially Confidential

Having a holiday in a popular coastal town is one of Australia's iconic and traditional experiences. Family beach holidays are part of our mythology and increasingly overseas visitors are partaking of the experience. Eg. Byron Shire Council has used this ethos in creating its Short Term Holiday Letting Strategy.

Short Term Holiday Letting for residents, as opposed to visitors/tourists, isn't such a pleasant experience. It means a huge loss of neighbourhood amenity and Community.
ie. increased parking in driveways and on residential streets; loss of regular neighbours; increased noise; less personal safety especially for elderly residents; increased permanent rent prices; increased garbage in streets, etc etc.

Many residents have moved out of Byron which I consider to be a travesty that someone feels it necessary to leave their home.

The most disturbing aspect is the abuse of the concept of holiday letting by managers/owners and tenants when the accommodation becomes a 'party let'. Many residents in Byron Bay are disturbed not only in school holiday times, Christmas, New Year, 'Schoolies', Easter, and festivals times but regularly every weekend by large groups who are extremely rowdy, inconsiderate, and can be abusive. Many owners/managers are responsible people. However, there are those not living nearby who are very difficult to negotiate with.

Councils such as Byron Shire are attempting to regulate STHL to provide safeguards for tenant and residents which is commendable.

I am concerned with the area of compliance as there appears to be no extra personnel in Council or funds to manage complaints, penalties, or enforcement of the regulations. In my mind this is the most important part of any STHL Strategy to provide fairness for residents, tenants, and owners/managers.

Compliance needs to be a compulsory component of any HL Strategy. Any Council needs to provide a budget for managing Compliance showing eg. how fines will fund personnel.

Thank you for the opportunity to contribute to the Enquiry.

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