

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

Name: Name Suppressed

Date Received: 28/10/2015

Partially Confidential

[REDACTED]

Submission of the Adequacy of the Regulation of Short Term Holiday Lettings in NSW

I wish to take the opportunity to highlight **THE INADEQUACIES OF ANY OR NO CONTROLS THAT GOVERN THE REGULATION OF SHORT TERM HOLIDAY RENTALS.**

Short Term holiday Rentals are Commercial enterprises in Residential Zoning R2, which are completely unsupervised, unregulated and out of control.

There are **NO** control on the number of occupants, the number of cars, the anti-social behaviour and abusive language that occurs both day and night.

The number of bedrooms vary from 3 to 6 which attract people for week-end parties, football teams, schoolies, wedding guests and the like. One letting [REDACTED] [REDACTED] advertises 6 bedrooms and accommodates 16 (on one occasion 23 people stayed over night, another night, 15 cars were parked on the nature strip and road). A rental in close proximity [REDACTED] advertises 5 bedrooms and sleeping for 12.

These problems do not occur in Motels or Specially built Holiday Units and Towers. They are only located in Commercial Zonings where 24 hour supervision is present, off street parking is mandatory and a restricted number of registered guests per room. Also Fire and other Industry Regulations are compulsory.

We the residents wear the brunt of the excessive noise, drunken behaviour, nudity, intimidation by way of hand gestures. Saturday 3rd October, 2015 [REDACTED] [REDACTED] was leased out to 12 young men in their early 20s. That day I had lunchtime guests and upon leaving at approximately 5.30pm we were greeted by these now drunken rabble with finger gestures and kisses. I felt intimidated and humiliated in my own home. **We are not here to be the minders of these premises.** Photos are included of other incidents that have occurred.

The State Government must Legislate and has a duty of care to protect the amenity of us residents who reside 24/7 in Residential Zonings from these **Monstrosities. Our houses are our castles and we must have the right to live in peace and feel safe in our homes.** I would be only too willing to address any inquiry if it would assist in decision making,

Yours sincerely [REDACTED]
[REDACTED]