

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

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

*Partially Confidential*

We are a block of 24 units, for the most part very harmonious.

Recently one owner decided to make his property available on Stays / Air B & B. / Gumtree. The property is a small 2 bedroom apartment, it was advertised as accommodation for up to 8 people! The constant turnover of mostly young people wanting to party away a weekend then leave has angered and frustrated others that live in the strata community.

Rubbish and the tidiness of the bin areas, always a problem in a strata environment, has substantially worsened. Dumped rubbish in the street has also been an issue along with cigarette butts in the gardens, empty alcohol bottles and general signs of parties that there was no intention of cleaning up after. This is before we mention any noise issues. Breakages to common property including outdoor furniture have also become an issue.

Our strata management has admitted that their authority is effectively a 'toothless tiger'. Several warning letters have been sent to the owner requesting he stop short-term-letting the property. All of which have been ignored. In fact the latest line the property owner is taking is to say that he only advertises the property on Stays / Air B&B / Gumtree so his family can make use of it and know when it is free. Forgive me for being cynical, but his family includes an unbelievable number of 20-25 year old males and never the same people twice.

The situation we are in is extremely frustrating. There is no authority we can complain to that can have any effect. The greed of one landlord is disrupting the quality of life of an entire building (23 other apartments) and there seems to be nothing we can do to stop it.

Please legislate against this, community living is about community, not one persons gain at the demise of others.

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