

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

Name: Name Suppressed

Date Received: 14/10/2015

Partially Confidential

My submission concerns Section e) of the Terms of Reference- Neighbourhood Amenity.

In my opinion the existing regulation/self regulation of the Short Term Holiday Letting industry in New South Wales is totally inadequate.

My wife and I live very close to two such premises and have done so for the past ten years. During that time we have been exposed to the following negative influences on our 'neighbourhood amenity' as a direct result of these two premises:

- a) excessive levels of noise including yelling, filthy language and loud music, at all times of the day and night;
- b) large numbers of males renting the premises, then hiring prostitutes or strippers who perform both outside and inside the buildings. Due to the elevated levels of the rear yards, this activity is in full view of neighbouring properties;
- c) the owners of these two premises regularly allow large numbers of tenants, far exceeding the limits set by Council. This increases the levels of bad behaviour and causes parking problems in the street.

Our 'neighbourhood amenity' is destroyed by the lack of control of both the property owners and Lake Macquarie City Council.