

**Submission
No 81**

INQUIRY INTO IMPACT OF THE CBD AND SOUTH EAST LIGHT RAIL PROJECT

Organisation: Emperor's Garden Pty Ltd

Date Received: 8 July 2018

I am a part owner of a Restaurant business that have been in the Chinatown precinct for nearly 40 years and since the commencement of the South Eastern Sydney and CBD project at the end of 2015, the turnover of our business has decreased by 30% to 50%. As a result, our business has been struggling to pay for our regular bills and have been relying our bankers and financiers to satisfy these ongoing obligations. Being also the President of the Chinatown Business Association Inc I also note over the last three years there have been a high turnover of tenants in the various shopping centres, namely the Dixon House, East Ocean Centre and the Sussex Centre due to those tenants unable to afford to pay the rent as a result of the delay in the completion of the light rail project. I understand the Light Rail Project is in the long-term interest of the Sydney CBD, South Eastern Sydney however, I am very concerned the NSW State that the Project will need another 18 months for completion. This does not give me confidence the project will completed in another 18 months. I am now concerned that our Restaurant business and the current existing businesses within the Chinatown Precinct will suffer the same fate as the tenants in Dixon Street shopping centre and Sussex Centre shopping centre that have come and gone