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Phillip McNabb

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Allan Lindhardt

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Melinda Cole

1613
For clarity and disclosure, my family and I have as STHL operating on our eastern side boundary. The STHL use of this property is destroying the basic amenity of our family home, and I will speak specifically to that in this submission and also more generally in relation to the traditional STHL model.

I would like to say from the outset that I feel STHL’s have a place in our residential communities. A private and or family residence vacated from time to time by the permanent residences, at times of high accommodation demand, so as to facilitate STHL’s is understandable. Obviously this assists in easing accommodation demand stress at peak times and provides the residents of the property with some additional “side” income. However, the current arrangements that do not provide any real regulatory frame work or governance are resulting in significant erosion of amenity in many residential communities due to the operation of these STHL’s with little regard or neighbourhood impacts.

I would initially like to differentiate the 2 distinct types of STHL that we see active in our community. The first is as I have referred to above; a private or family residence in an area zoned residential, occupied by permanent residents, which from time to time is let out during periods of high accommodation demand, typically in areas of high amenity (beachside, lake side, inner city etc). In these instances the property may be let in total with the residents departing for the period of the STHL, or in part with the residents staying present during the STHL. In my view, this is the Traditional STHL Model. This Traditional STHL Model requires regulation, governance and compliance enforcement so as to ensure no negative impact to the amenity of other residents in the area. Amenity that is their reasonable expectation having bought a home in an area zoned residential, as opposed to having bought in an area zoned as an entertainment and or tourist precinct. I will come back to this traditional model later in this submission.

The second type of STHL is a property again in an area zoned residential, in an area offering high amenity that has no permanent residents inhabiting the property. This second type is essentially available for STHL’s 7 days a week, 52 weeks a year. The natures of use of this type of property is tantamount to operating a commercial tourist hotel in a residential zone. It is a 7 day a week, 52 weeks a year commercial undertaking, by any reasonable evaluation, a business in fact.

Operating a commercial tourist hotel in amongst private and family residences in completely inappropriate, as my family and I are unfortunately experiencing first hand. These commercial tourist hotel properties often have multiple lettings across any given week, with each letting being an “event” for guests, and guests numbers far exceeding the number of occupants you would expect of a typical private family residence.

The guests enjoying their letting “event” is typically parting to all hours, potentially any night of the week, but almost guaranteed every Friday and Saturday night. This partying has seen my children exposed to language and behaviours that are just completely inappropriate to have occurring in a family residential zone. Even the basic amenity of being able to sleep in our family home is being compromised by the activities at this commercial tourist hotel. My 8 year old daughter recently said to me, “you know dad, I just realised something really good, I had a great sleep last night because there was no partying next door last night”. Surely by any modicum of reasonable expectations, no family living in a residential zone should be subjected to the activities of a commercial tourist hotel that is even impacting the basic human need for sleep!

Hence I would submit that this second form of STHL, being a commercial tourist hotel, available 7 days a week, 52 weeks a year should not be permitted under any circumstances in a residential
zones. As a commercial tourism undertaking, a business, they need to operate in zones designated such, not the residential suburbs of our communities.

I reiterate, these commercial tourist hotels have absolutely no place in residential suburbs and action needs to be taken to stop them operating and destroying basic neighbourhood amenity. I could not commence operating a restaurant for tourist from my home dining room, so how can we let people run a hotel from a residential property? The answer is we can’t, and we shouldn’t!

With regard to what I have defined as the Traditional STHL Model, private and or family homes with permanent residents used from time to time as STHL’s regulation and governance is an absolute requirement, as in ensuring effective mechanisms for enforcing compliance to the regulations and governance. The foundation of regulatory measures must be ensuring the property owner offering the STHL is accountable for the conduct of those utilising the STHL.

Measures that I would advocate for are as follows,

1. Maximum number of lettable nights per annum defined; suggest 36 nights maximum (Nominally 10% of a calendar year), but of those 36 nights, no more than 12 weekends (only one night of the weekend needed to be define the stay as one of the 12 available weekends).
2. A transparent third party database so letting history and upcoming bookings can be seen by neighbours, including the number of guests an whether or not the permanent residents will be on site.
3. Operators of STHL’s required to be licensed and the license number, along with the licensed individuals full name and mobile phone number displayed on the front fence of the property whilst ever these STHL occupants in the house.
4. A “No Party House’ provision that has a mechanism to remove the operator’s license in contravened.
5. Compliance Enforcement. Local councils be tasked with enforcing compliance and the cost of that compliance enforcement be passed directly to those who operate the STHL properties by way of annual fee, augmented by a fee per stay night that the property is let.

Per my opening comments, there is clearly a place for the Traditional STHL Model in our communities, but the operation of these STHL’s must be regulated to ensure residents of neighbourhoods zoned residential are able to enjoy the basic amenity of their homes and suburbs, basic amenity that I would suggest is a fundamental right.

Key to any regulatory measures however is point number 5 I make above, Compliance Enforcement. Without this, there will be no consequences to not operating within whatever regulatory frame work is ultimately established, and a lack of consequences will guarantee those operating STHL’s will give no regard to those regulations what so ever.

In closing, I implore government and local council’s alike to ensure STHL regulations are put in place and that those regulations have “teeth”. With appropriate regulation, STHL can be positive in a community, but without appropriate regulation, STHL’s will ultimately become a wide spread blight on our communities, and I unfortunately make that statement from first hand experience.

Tony Fox

1614
TO WHOM IT MAY CONCERN

We write to oppose Short Term Holiday Letting in our building.

Our experiences in other buildings have shown that STHL can diminish a building’s ambience, create security issues and increase the risk of damage to common property which in turn leads to increases in owners’ levies.

When we purchased our Observatory Tower apartment in 2000 our decision was greatly influenced by a Strata Plan By-law that prohibits letting, leasing or licensing a lot for a period less than 3 months.

We have never stayed in our unit for a single night. It has always been rented and for periods never less that twelve months on the lease. As investors we appreciate the value of a stable tenancy and the fact the long term rentals limit the wear and tear on property, including common property.

At the time when our building was reconfigured as a residential building (1994), City of Sydney’s consent specifically forbade short term letting: “That the residential component of the development must be for permanent residential accommodation only and not for the purpose of hotel, motel, serviced apartments, tourist accommodation or the like”. Council additionally placed a similarly worded covenant on the title of the building. We believe that these requirements should be upheld. An Owners’ Corporation should be able to democratically decide to continue to NOT allow Short Term Holiday Letting.

Yours sincerely

Tanya Dalgleish and Colin Gibb

1615
Dear NSW Government,

I strongly believe in the right of people to share their houses and apartments across New South Wales in a responsible and respectful way, without extreme regulations like caps and costly registration processes. Please accept this as a formal submission to the Options Paper.

Why do I host with Airbnb?

The Airbnb host community depends on hosting as an economic lifeline to help us pay the mortgage and the bills. I also recommend my favourite cafes, restaurants and shops so small businesses get a boost from local tourism.

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To maximise participation in the sharing economy, any regulations should be clear and easy to understand and comply with, and also cost effective for hosts.

I encourage the NSW Government to follow the lead of South Australia and Tasmania, as well as other cities around the world, which have embraced home sharing and are reaping the rewards.

Craig Reid

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Rosaleigh Emanuel

1621
To the Director Housing Policy

So much of the housing market has become profit driven and a means of gathering wealth by letting out premises for the highest price without consideration of the impact this has on the everyday lives of home owners. Health and well being is heavily impacted by how safe and comfortable we feel in our homes. Short term letting is identified as being noisy, without consideration of neighbours, and has a rapidly shifting population that has not, prior to now been the norm. Hotel, hostels, these are easily recognised and when buying property buyers can assess what type of movement and activity they will live if buying into these areas. When STHL is sandwiched into residential family living it is not easy for buyers to know what they are buying into. Having zoned areas serves a purpose please let STHL operate only in areas that are commercial and not in the residential areas that are a haven of family, and neighbourly living.

Yours faithfully

Beryl Ford

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Thiago Rego

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Samantha Chalker

1627
I write to make a submission to the New South Wales Governments Short Term Holiday Letting Options Paper.
I do not believe that the same rules should be applied to holiday homes that are being considered for apartments and room sharing in strata properties in the city. Short-Term-Rental is a key part of the visitor and tourist economy of regional cities and towns. If some of the proposed options are put in place, it could be too burdensome to rent out holiday homes. If this happens then jobs will be lost and the economy will be starved of much needed tourist income in regional New South Wales.

I have provided employment for two people at Tuross Head since letting my holiday home through Stayz in 2005, one to keep the garden tidy and another to clean the premises. This has been of great benefit to them and the short term rentals have meant that the house is occupied constantly which has brought visitors and boosted the economy of Tuross Head.

I urge you to treat holiday homes differently to other short term rental and listen to the voices and concerns of homeowners.

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Miriam Jerrems

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Stiven Kekovski

1630
To Whom It May Concern,

We purchased in a residential zoned neighbourhood in a Strata complex.

The vast majority of owners ie 39 out of 40 lots would like to add a by law stating no short term letting ie no Air BnB. Many of us are owners with young families. We live in a community.

However one owner chooses to let her property on Air BnB. An example of the disruption this causes:
Nov 2016 - the Air BnB guests hold a hens party. Multiple male strippers arrive with their boom boxes. Noise, screeching from the excited hens and rowdy comments go on for a long period of time. The next morning the Air Bnb guest are all giggly having had a fine old time wandering around noisily looking for garbage bins to dump all the refuse from their party. They think its been the best night ever. Not as amusing for the multiple neighbours in our complex:
1. The late night noise
2. Having to explain to our child why there are strippers leaving past our front door.
3. The security swipe for our previously secure garage is in the hands of different strangers every week

Why do we have no say? We didn't buy in a mixed used zone we bought in a residential zone. Why do we have to have full bins after Air BnB parties that keep us and our kids awake? If the majority want to vote in a by law why can't we?

We insist it is only reasonable to be able to vote for a by law prohibiting STHL within a Strata complex.

Dee & Anthony Biltroft

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Jennifer Segail

1632
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Marianne Amrein

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allison arnott

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Katherine Dale

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Robert Dunderdale

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Alicia Vu

1660
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Trish Hardy

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Kirk stone

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Sarah Payne

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Steven Wells

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Gary Sullivan

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John Miller

1674
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Benny Phan
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Suin Wai

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Guillaume Dumont

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steve chong

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Shem Bogusz

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