

The Hon. Mike Baird, MP

Premier of NSW

GPO Box 5341

SYDNEY NSW 2001

Friday, 6 January 2017

Dear Premier Baird,

RE: SHORT TERM RENTALS

I respectfully write to you on behalf of the Owners Corporation of Strata Plan 91667, in the capacity of Chairman, Secretary and Building Manager for Aspire Apartments - 11 Alberta Street Sydney NSW 2000.

I am an owner occupier, and have first-hand experience with residential strata building management. I have been on executive committees and involved in the management of various residential strata buildings I've owned and lived in for the past 20 years.

I understand that State Parliament has been conducting inquiries into short term letting within residential strata plan buildings, and I have read the report made public not so long ago. I also understand that a decision is pending in regards to laws that cover short term letting within residential strata plan buildings for New South Wales.

Our particular building is 18 months new, and is covered by a City of Sydney 88b Instrument zoning document disallowing short term letting, hostel and hotel type of accommodation, etc.

As an Owners Corporation, some time ago we have put in place a building by-law that completely disallows short term letting (anything under 30 days we have defined as short term letting), within our building. His was to curb the many issues that we were experiencing with short term letting through agencies such as AirBNB, Stayz, etc.

The issues we were experiencing range from damage done to lifts (circa \$10,000 of damage), bucks and hen's parties involving alcohol and drug use on common property, cleanliness issues on common property, waste disposal issues and general bad behaviour from short term rentals treating our home as a hotel.

Putting the by law in place has worked really well for us, and has ensured that our building runs well without the cost of extra maintenance and repairs to damage caused by illegal short term rentals.

We fear that costs will increase dramatically for all owners of residential strata plan properties, and the feeling of living in one's own home diminish, should State Parliament impose laws on Owners Corporations to allow short term rentals.

For one, building management will need to increase in those buildings that have part time building management such as ours. This could blow out from the current budget of \$45k per year to more than double this cost. On top of that, costs of painting corridors more regularly, increased costs for unblocking

the garbage chute (as short term rentals will place boxes of glass, etc. down the chute), and so on. The list is extensive. This will have a knock-on effect with apartment property values, as strata costs will rise dramatically to ensure management of the building remains at a certain level.

Residential strata plan buildings should be able to come to an agreement internally, within owners' corporations, whether they wish to allow short term rentals, or not allow them.

I urge you to not make the same mistake that many other cities around the world have made, by opening up residential strata plans, and turning them from homes into hotels without the input of owners. As you are more than likely aware, the state of New York has decided to disallow short term rentals, for good reason. I believe that this will set a precedence moving forward, as other cities around the world that have gone the way of mandatorily legalising short term rentals are now regretting it, as it seems.

Yours Sincerely,

Mark Hindle

Owner, Chairman, Secretary and Building Manager

Aspire Apartments

11 Alberta Street SYDNEY NSW 2000