

# OUR STRATA COMMUNITY OUR CHOICE



## MEDIA RELEASE

Tuesday, 10 October 2017

### **SENSIBLE SHORT-TERM LETTING REGULATION NEEDED TO ADDRESS APARTMENT AMENITY LOSS**

**Damage to property, party houses and strangers in the corridors are the prices that NSW apartment residents are paying, because of the rise of short-term letting apps.**

These are just a few of the issues raised in the first of three policy papers from the *Our Strata Community, Our Choice* campaign, to the NSW Government.

In response to the Government's Short-term holiday letting options paper, apartment owners are voicing their concerns about amenity loss in strata communities caused by the likes of Airbnb.

Campaign spokesperson, Stephen Goddard said amenity loss was one of the major issues facing apartment residents from the rise in short-term letting.

**"When it comes to discount tourists in our apartment buildings, it's very much a case of 'they save, we pay,' said Goddard.**

"Apartment residents are putting up with party houses, backpackers shagging in our pools, and gyms we pay for but can no longer fit in because of the boom in short-term letting.

"On the other hand, it is possible to extract higher rents per day from letting on these platforms, meaning some buildings may want to allow it – but the point is, it should be the choice of owners.

**"That's why the outcome from this Options Paper process must be that apartment owners have a say on if short-term letting is allowed in their buildings.**

"Strata living is communal living. When people buy into strata, they are buying into co-owned common property giving rise to a 'communal arrangement' and collective rule setting.

"They agree to a shared responsibility for setting the rules regarding the use of the property and they agree to a shared management of costs, including damage done to common property.

"The people who share the inconvenience associated with hosting discount tourists in their building, and the costs associated with managing the repairs, also need to share the ability to regulate whether that tourist operation should be allowed to be there in the first place."

**Goddard said as a result, apartment owners are recommending strata regulation, which gives individual buildings a say on the matter, as the best way to manage short-term letting.**

Residents have until 31 October 2017 to have their say on the options paper. You can do so by visiting [www.planning.nsw.gov.au/sthl](http://www.planning.nsw.gov.au/sthl)

**For more information or to join the campaign, go to [OurStrataOurChoice.org.au](http://OurStrataOurChoice.org.au)**