

7 April 2017

Greater Sydney Commission
Draft District Plans
PO Box 257
PARRAMATTA NSW 2124

By email: engagement@gsc.nsw.gov.au

DRAFT CENTRAL DISTRICT PLAN

Strata is the fastest growing form of residential property ownership in Australia. Over half the new dwellings to be built in our metropolitan areas over the next decades will be strata titled. The growth of this sector raises increasingly important questions over property ownership and governance.

The Owners Corporation Network of Australia Limited (OCN) is the peak consumer body representing residential strata and community title owners and residents. As such, OCN is uniquely positioned to understand the impact that the legislative framework has on day-to-day community living.

OCN commends the Commission for the importance the draft plan attaches to increasing housing supply throughout the central district, and to housing affordability.

However, the draft plan makes no mention of the phenomenon of short-term letting of residential apartments, and the impact that is having on the housing market, as well as the amenity of apartment buildings.

Without appropriate regulation of short-term letting any increase in residential housing will only serve to increase the conversion of this housing into commercial short-term lets. Overseas this has resulted in cheaper places for tourists to stay, at the expense of long term residential tenants who can no longer live there due to the pressure of reduced housing stock on rental availability and affordability.

This is the opposite of the Commission's vision of vibrant communities that offer a high quality of life for a healthy mix of residents, workers, visitors and students and, together with the proposed large scale redevelopment, will degrade the amenity of existing apartment building residents.

Thanks to our sponsors

Principal Sponsors



Major Sponsor



The uncontrolled increase in short-term letting in the central district will negatively impact on the Commission's focus on attracting more tourists and visitors through the expansion of existing hotel accommodation. Quality accommodation is critical to encouraging visitor growth. However, the expansion of unregulated short-term let residential apartments will disadvantage the highly-regulated hotel industry and be a huge disincentive for it to invest in the central district.

Effective regulation of short-term letting will be key to the success of the Commission's laudable plans.

OCN welcomes the draft plan, and the opportunity to work with the Greater Sydney Commission in the formulation of its final Central District Plan.

Sincerely

A handwritten signature in black ink that reads "K Stiles". The letter "K" is stylized with a long, sweeping vertical stroke that extends downwards.

Karen Stiles
Executive Officer