

Dear Chairperson, Secretary or Committee Member

**Some stratas want Airbnb, some do not. All can be winners.**

Every strata should have the right to self-determine its own Short-term Holiday Letting position using by-laws.

A careful reading of the government's "Options Paper" suggests that whatever the government determines there will be very strict regulation controlling STHL.

Knowing polities respond to numbers, by acting together we may be able to get a more flexible result reflecting everybody's best interest.

The attached letter to the Premier seeks her support and intervention. The message is simple – given the democratic right to self-governance every NSW strata property is a winner.

We recently had a meeting with the Lord Mayor bearing the same message. The meeting represented 51 stratas and approximately 4,500 apartments.

The intention is now to have at least 10 times that number supporting a presentation to the Premier. If you support the accompanying letter to the Premier please confirm by emailing to [sth1@highgate.com.au](mailto:sth1@highgate.com.au) A copy of every email will be bound within the presentation.

In your email on behalf of the Owners Corporation please confirm support for the letter to the Premier dated 2 October 2017 "On Behalf of Supporting Strata Properties". And include strata plan number and number of apartments.

Please do respond asap. A quick email or phone around will achieve the required authority.

There is much at stake.

Kind regards

Harold Kerr  
hk2@highgate.com.au

5 October 2017

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## ON BEHALF OF SUPPORTING STRATA PROPERTIES

The Hon. Gladys Berejiklian, MP  
52 Martin Place  
SYDNEY NSW 2000

Dear Premier

### **Short-term Holiday Letting in Strata Properties**

*STHL Report 1/56 October 2016 - "We recognise that short-term rental accommodation in strata properties is a special case."*

*STHL Options Paper July 2017 – "...strata complexes have unique needs which require separate consideration...."*

Every owner or tenant of a stand-alone residence in NSW enjoys the right to accept or reject Short Term Holiday Letting (STHL) guests in their homes. Apartment dwellers deserve an equivalent collective right.

Some stratas favour STHL, others do not. Each must be permitted its own decision.

Self-determination provides every residential strata with the right to act in its own best interest.

Strata plans are democratic entities operating under strict rules. Voting at General Meetings, and By-laws, facilitate such determinations and permit change as circumstance may require.

Given the right to STHL self-regulation, using by-laws, every NSW residential strata is a winner. No strata loses! Each acts in its own best interest.

We seek your support and intervention.

Yours sincerely

Harold Kerr  
On behalf of supporting strata properties

127 Kent Street  
Millers Point NSW 2000

2 October 2017