To Whom It May Concern,

As per your Consultation Paper regarding the Sharing (Gig) Economy, (particularly in relation to Short Term Rental Letting) where the revenue and/or occupancy information is being shared/reported to the ATO and/or DSS:-

1. there is no reason why the ATO and/or the DSS should not share a "declared" booking system between themselves and "authorised parties" to reconcile both declared and actual incomes and/or occupancies, and

2. there is no reason why, in a strata community (specifically in NSW, but also for other states), the Owners Corporation, the Secretary of the Owner's Corporation, and/or the Strata Manager does not have equal access to this revenue and/or occupancy information, so as not be in breach of Section 258 of the Strata Management Act 2015, and

3. there is no reason why, in a strata community (specifically in NSW, but also for other states), the Owners Corporation, the Secretary of the Owner's Corporation, and/or the Strata Manager, to be able to properly exercise their rights under the common by-laws of the strata plan, specifically in relation to the "occupiers of the lot", as to breaches of the by-laws of the strata plan, eg. noise, parking and/or rubbish dumping violations, and

4. there is no reason why, in a strata community (specifically in NSW, but also for other states), the Owners Corporation, the Secretary of the Owner's Corporation, and/or the Strata Manager, to be able to properly exercise their rights under the special by-laws of the strata plan, specifically in relation to the "use of the lot", as to breaches of the Local Environment Plans and/or the equivalent of the local Council regulations, for example, pertaining to the local Council regulations definition(s) of "Residential" occupancy, and it's minimum term(s), within the relevant zoning of the building.

If the revenue and/or occupancy information is not being shared/reported to the ATO and/or DSS, then Short Term Rental Letting within a strata community (specifically in NSW, but also for other states) should be prohibited, as members of the Strata Committees are unpaid (in most cases) volunteers, and the extra impost of noise, parking and/or rubbish dumping violations etc. is an unreasonable burden, and, on balance, should be considered unnecessary.

Thank you

Karl Hahn
Owners Corp Secretary
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