Item 14.4

Notices of Motion

Impacts of Airbnbs and Short-Term Rentals on Apartment Buildings

By Councillor Thompson

It is resolved that:

(A) Council note:

(i) the increasing commercialisation of housing as Short-Term Rental Accommodation (STRA), including Airbnb, has very specific impacts on residential apartment buildings and strata schemes across our community

(ii) over 80% of the City of Sydney local government area lives in strata-titled apartment blocks, with this number set to increase

(iii) the impacts on apartment blocks and strata schemes from runaway Airbnbs and other short-term rentals are well documented, both here and elsewhere, and include additional costs and responsibilities, with residential schemes not designed to accommodate commercial-level short-term activity

(B) Council note:

(i) on 13 October 2026, Councillors Matthew Thompson and Sylvie Ellsmore hosted a roundtable on the impact of short-term rentals in strata buildings

(ii) the roundtable brought together representatives from owners' corporations across the City (including from Pyrmont, Darling Harbour, Barangaroo, Surry Hills, Millers Point and the CBD) and from the peak body the Owners Corporation Network

(C) Council further note roundtable participants:

(i) overwhelmingly concluded that their apartment buildings were being run as hotels to the residential community’s detriment

(ii) were strongly of the view that short-term rentals in their buildings were having a negative and unfair impact, with investors accruing income but externalising costs, including increased levies from common property damages, with one attendee noting that their quarterly levy had increased 36.6%

(iii) highlighted various security issues with short-term rentals, including inadequate monitoring of those residing in the building, alongside subdivision, overcrowding, fire hazards, the transactional use of homes, and poor awareness about evacuation procedures, as well as building staff being abused, harassed and required to manage short-term rental guests

(iv) had some successes with a bylaw to ban the short-term letting of non-primary residences, though trouble remained with enforcement

(v) expressed frustration with NSW's STRA rules, monitoring and compliance, and conveyed confusion around their and the owners corporations' powers

(D) the Chief Executive Officer be requested to:

(i) consider these strata-specific experiences and whether there's anything the City can do to better help and advise owners corporations of their rights for discussion in the upcoming Councillor Workshop on short-term rentals

(ii) work with the Owners Corporation Network on next steps arising from the upcoming Councillor Workshop.

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