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Noise and rubbish put visitors in bad odour

Lisa Carapiet

Tensions between permanent residents and visitors have resulted in guidelines for renting holiday properties at tourist locations.

The Real Estate Institute of NSW says the agent is responsible for property management, access and parking, letting and tenancy agreements, and consumer protection.

Holidaying occupants must be clean and tidy, as well as quiet.

The guidelines say temporary occupants must keep noise at "a reasonable level", particularly between 10pm and 8am, and must dispose of refuse "in the allocated bins, and excess rubbish must not be left in public or common areas".

President of the Shires Association Bruce Miller said noise, waste and access were the main causes of disputes.

"We are interested to see how it will operate in real terms, but we certainly encourage real estate agents to seize this opportunity to increase their professional accountability and credibility," Mr Miller said.

REINSW said the guidelines were introduced to encourage acceptable visitor behaviour and respect for neighbours' amenity.

They provide an early dispute-

resolution system to assist agents, visitors and local communities.

The number of complaints were very low, REINSW president Steve Martin said.

The REINSW board sent draft guidelines last year to stakeholders and councils in NSW.

Institute chief executive Tim McKibbin said: "The feedback we got from coastal areas dependent on tourism was they were very, very committed to participating in this."

The local council at Kiama, a popular tourist spot on the NSW

Holiday rentals cause angst for local residents.

South Coast, has long been fielding complaints about short-term holiday renters.

Kiama Mayor Sandra McCarthy said short-term holiday rentals continued to cause significant angst for local residents and property owners.

She said the council welcomed the guidelines, but it "will continue to look forward to the state government releasing its statewide approach to the issue".

The guidelines are not legally binding on REINSW member agents and are voluntary for non-member agents.