



28 February 2023

Mr Eacham Curry
Senior Director
Government & Corporate Affairs, Asia-Pacific
Expedia Group

via email: [REDACTED]

Dear Mr Curry,

**Byron Shire Short Term Rental Accommodation Planning Proposal (PP-2021-3351)
Questions on Notice and Request for Clarifications**

I refer to the above planning proposal (PP-2021-3351), currently before the Independent Planning Commission (**Commission**) for advice.

Following the questions posed by the Commission to Expedia Group during its meeting with the Commission on 27 February 2023, the Commission would be assisted by Expedia Group providing a written response to the following questions taken on notice:

1. How many of the Expedia Group (Stayz) properties outside the proposed 365-day cap precincts within Byron Shire are priced on average at \$1000 per night or higher?
2. Is Expedia Group able to share the current number of its Stayz properties that sit within the proposed 90-day cap areas within Byron Shire? What is the current performance (e.g., occupancy rate per year) of these properties?

The Panel appreciates that the above information would be provided in a manner that does not identify specific properties.

In addition, the Panel is seeking information from Expedia Group on the following matters:

STRA data

3. De-identified data for Expedia Group (Stayz) properties in Byron Shire over a significant time period (ideally 10+ years) including the following:
 - Property type (e.g., house/ apartment)
 - Size (no. of bedrooms/ occupancy limit)
 - Location (generalised by locality e.g., Suffolk Park, Brunswick Heads, Byron township etc)
 - Number of days leased per year (for each year that property has been available)
 - When property came online for STRA
 - Does the owner have more than one property listed (if yes, how many?)

- Price range per night

STRA regulation

4. How is Expedia Group working with the NSW State Government in relation to the registration scheme and implementation of the code of conduct?
5. What compliance-related data does Expedia Group provide to NSW STRA regulators? How is this provided and at what (if any) cost?
6. What form of regulation does Expedia Group support in addressing the availability of long-term rental accommodation in the Byron Shire?

The Commission would be happy for responses to the above to be provided in writing as part of Expedia Group's written submission to the Commission. The deadline for written submissions is **5pm on Wednesday, 8 March 2023**.

Should you require any clarification in relation to the above, or wish to discuss further, please contact Mr Oliver Cope, [REDACTED] or [REDACTED]

Yours sincerely,



Stephen Barry
Planning Director