

April 2016

Honourable Ian Callinan QC AC
Liquor Law Review

Submission to Independent Review

Dear Mr Callinan QC AC,

On behalf of Mr. John Uliana who represents the owners of a property (bar & restaurant) located at 225 Victoria Street, Darlinghurst NSW 2011 (an area affected by the liquor reforms of 2014), and is also an experienced hospitality & tourism industry operator (Gibraltar Hotel in Bowral NSW), please find below the contents of a submission to the Independent Review.

Mr. Uliana would like to submit that the liquor reforms of 2014 are substantially unfair to property owners and business operators on two key points:

- **Eliminates competitive equity**

Hospitality & tourism businesses located in Kings Cross and the Sydney CBD have been prevented, by government legislation, from having a 'level playing field' compared to operators of similar establishments located outside of affected areas. The two Sydney precincts are appealing to international visitors, however, visitors cannot have an extended nightlife experience in these targeted precincts as they can elsewhere in Greater Sydney, other state capital cities and as they would expect based on their home country experience. The government legislation places operators in affected precincts, unfairly, at a competitive disadvantage. For property owners there has been a measurable loss in rental income.

- **Property devaluation**

Our property in Kings Cross trades as a restaurant & bar and was purchased as a business investment on the basis that it could operate, profitably, primarily with extended hours on Thursday, Friday and Saturday evenings. Now, since the 'lock out laws', as the owner we have been unable to attract a lessee under the same conditions, and at the same level of rent, as prior to the reforms. As owners our 'hand has been forced' by this government legislation, and we must navigate the dilemma of either incurring holding costs whilst waiting for a lessee willing to pay a previously accepted market rate of rent, or, reduce the amount of rent sought. Neither option is desirable, and both options devalue the investment opportunity and value of the property.

Yours faithfully,

Randall Walker

Randall Walker
Operations Manager
Gibraltar Hotel Bowral