

## **Regal Hotel**

To the Office of Liquor, Gaming and Racing,

### **For the purposes of the Three Strikes Review 2016**

I would like to formally submit my concern over the current Three Strikes Disciplinary Scheme as my business has recently been personally affected with the irrationality of this legislation.

Three weeks ago, we negotiated the purchase of a hotel and have just now been informed of a pending court case regarding a strikable offence that occurred over eight months prior to the sale.

Firstly, the fact there was no requirement of the previous owner to declare this matter to a purchaser – because a conviction is yet to be recorded – is an absolute disgrace.

We are now facing multiple license conditions and a possible strike if the offender is found to be guilty – all because we chose to invest and grow our business in this particular industry.

The clean and responsible record that we have as hotel operators will not even be considered by the court when reaching a verdict as we were not associated with the hotel at the time of offence. The matter is completely out of our hands.

I find this to be incomprehensible as we are a completely innocent party who now face disastrous consequences and diminished potential for a hotel we only purchased three weeks ago.

If a strike is recorded, we have no way of recovering our loss in capital as the value of the property will be severely decreased and no investor will buy a hotel with a strike.

Our business plans and new model for the hotel will become redundant and plans for refurbishment impossible as the banks will be entitled to reassess their loan agreements.

The absurdity of this situation is just another example of the shortcomings of this scheme. Responsible investors and operators in this industry need to be protected – as it stands are the collateral damage.

Regards

Alistair Flower - Regal Hotel, Kurri Kurri

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