

03 December 2003
Independent Pricing and Regulatory Tribunal
PO Box Q290
QVB Post Office NSW 1230

Peter R Baulch

Dear Sirs,

**Re: Review of Rental for Domestic Waterfront
Tenancies in NSW**

As the owner of a Water Access Only (WAO) property, I have a serious issue with the rental formula proposed by the Department of Lands and the Waterways Authority.

Whilst I accept that the addition of water access facilities to a road access property could improve its value, this is clearly not the situation with WAO properties such as mine.

I believe that WAO tenants are already being unjustly penalised for their access facilities (bearing in mind that any other property in NSW can be accessed by public roads and/or crown land, free of charge).

I believe that IPART should consider the plight of WAO property tenants in the review and understand that (as with normal road access properties) access to their properties is a basic right not a luxurious privilege.

Yours faithfully

Peter R Baulch