

Gary Chandler



Sent: Tuesday, 2 December 2003 6:47 AM
 Subject: Review of Rental for Domestic Waterfront Tenancies in NSW

RE: Review of Rental for Domestic Waterfront Tenancies in NSW

To whom it may concern,

I would like to make a brief submission to the people undertaking the above review:

As an owner and occupier of a water access only property in Milsons Passage, I would like to make the following points:

1. The river is the only **means** of access to our property.
2. The original intention of the subdivision that created our parcel of land was obviously, that our only access would be from the river.
3. Not having a jetty to access our property would involve traipsing through mangrove mud and dodging oyster covered rocks - This could only lead to ACCIDENTS and in the case of older people would be impossible. Therefore the original intention of the subdivision could only have been, that we should be allowed to build a jetty, to connect the shore out to the boat. **THIS IS A BASIC RIGHT THAT ALL OTHER LANDHOLDERS HAVE - AN ACCESSWAY TO THEIR PROPERTY PAID FOR BY ALL TAXPAYERS (i.e ROADS)**
4. Would it not be far better to charge no fees for these ESSENTIAL jetties and let the landowners use this saved money towards the EXPENSIVE upkeep and maintenance of their structures.
5. Financially, this would not be a burden on the Government as there are probably less than a 1000 water access only properties - the reduction in paperwork and administrative staff would help as well.
6. Politically, the Government could be seen to be doing the right and moral thing. **IT CAN NOT BE EMPHASIZED ENOUGH, THAT THESE WATER ACCESS ONLY BLOCKS ARE A TOTALLY DIFFERENT PROPOSITION TO THE WATERFRONT BLOCKS OF SYDNEY HARBOUR AND OTHER AREAS THAT DO HAVE ROAD ACCESS.**
- 7, From my experience the majority of owners of these water access only blocks ARE NOT RICH, and I fear the ramifications of increasing their rents would lead to many of these essential structures falling into disrepair as payments are not made, and maintenance not done, as landowners refusing to pay, wait for their jetties to be removed. **I AM NOT A LAWYER BUT I CAN SEE LEGAL HEADACHES FOR THE GOVERNMENT ALL THE WAY DOWN THE LINE.**

In summary I feel that the best solution for these WATER ACCESS ONLY blocks would be :

NO LICENCE FEES OR CHARGES ON THE PROVISO THAT ALL
AUTHORISED STRUCTURES ARE KEPT IN GOOD REPAIR.

Regards - Gary Chandler