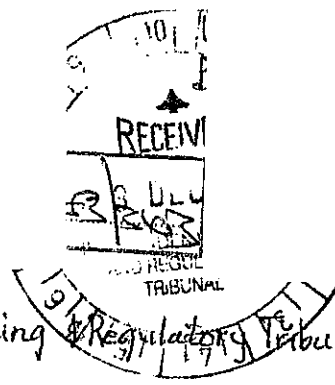




The Director
Independent Pricing & Regulatory Tribunal of N.S.W.
Dear Sir

Re. Wharf P.O. fees

We are writing to complain about a proposed massive (500%) increase in fees for wharf Permissive Occupancy charges. We acknowledge that there should be some increase, but argue that it should be linked to C.P.I. adjustment. In our own case most of our income is from investment properties with leases linked to C.P.I. adjustment. Local council rates & insurance companies don't seem to have this discipline, and it seems that yet another Govt body may have the power to make a huge arbitrary increase.

Our waterfront property which we bought 29 years ago, to retire to has about 50 metres of sand/mud in front which is exposed at low tide. We have the wharf to avoid having to drag out a dinghy over the mud to reach a moored boat.

At the end of our wharf we have less than 500mm. of water at O.O. low tide & this is enough to float our 3.8m outboard powered whaler boat. Other people on the Bayview waterfront have enough water to float much larger craft (up to 15m.)

In assessing P.O. fees we feel that depth of water available should be an important factor. In our own case the cost of P.O. fees and maintenance of wharf costs

would have to be weighed against the benefits, other options & our ability to pay.

We already pay land tax because we chose to live here, we consider we are paying enough penalty for retiring to a favoured location,

Yours faithfully.

G. & E. Fairburn
E. Fairburn

(G. & E. Fairburn)