

Review of Rental for Domestic Waterfront Tenancies in NSW

IPART

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Dear Sir

**RE Fair deal for self-funded retirees and why the wetland rental should reflect wetland value and not freehold value**

We are neighbours and have lived in our homes for 50 and 40 years respectively.

We are widows aged in our late 70s and are self-funded retirees. We are both tenants of Waterways for reclaimed land in Woodford Bay.

The proposal for a new rental formula does not mention self-funded retirees. It should. Self-funded retirees should only pay a lease administration fee.

The proposed policy does not take into account the value of the use of the wetland – only the value of our freehold.

It simply does not address tidal waterfronts.

Our leaseholds only have water access for 1 hour each side of high tide. There are 2 high tides day, so we have access to the water for 4 hours in every **24** (16.6%).

For the remaining 20 hours a day, the water recedes out and exposes mudflats. At low tide the water is 35 metres from our leasehold.

Other waterfronts in Woodford Bay and in Longueville, have deepwater and have water at their leasehold 24 hours a day.

Tenants who have access to water for 16.6% of the time should pay 16.6% of the rental of people who have deepwater and access 100% of the time.

Yours faithfully



BEVERLY GRIFFITH



NORMA CHAPMAN

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