

Professor T. Parry
Chairman
Independent Pricing and Regulatory Tribunal
PO Box Q290
QVB Post Office NSW 1230

2nd December 2003

Review of Rental for Domestic Waterfront Tenancies in NSW.

Dear Sir,

I refer to the proposal to link rental of Permissive Occupancy Licences to the value of the adjoining land, and object to the formula of a 6% return on valuation of the attached freehold land x 50% as being inequitable for the following reasons.

1. No ability to sell or rent.
2. No exclusive use of the area.
3. Permission to occupy can be revoked at any time.
4. If we don't rent this area no one else can.
5. Longjetties in tidal situations should not be valued the same as deep water.

Jetties and pontoons add value to the adjoining land which is well recognised by the Real Estate market and subsequent valuation which we **already** pay the following rates and taxes.

1. Local council rates.
2. Land tax.
3. Permissive Occupancy licence fees.

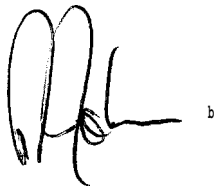
We purchased in this area when prices were low and any more substantial increases in fees and taxes will force us to sell and move on from the home we have retired to and hope to live for our remaining livgs.

Is it the intention of the State Government to force **asset rich** people from their homes in there quest for more revenue ?

As a licence holder I feel I should have been entitled to a direct notice of this proposal, instead of hearing by word of mouth from someone who happened to see the notice in the newspaper. I therefore request that this revue be postponed a further three months to allow time for further submissions.

Yours Faithfully,

RS VM Johnson

A handwritten signature in black ink, appearing to be 'R.S. Johnson', with a small 'b' written to the right of the signature.