

3rd December 2003

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Review of Rental for Domestic Waterfront Tenancies in NSW

Independent Pricing and Regulatory Tribunal

I am most concerned about the proposed changes to the rental review formula for waterfront tenancies. It appears they will result in dramatic and unfair increases in annual fees, which many residents will not be able to bear without hardship.

Regardless of the statement by the Minister that rents had not increased for about 15 years my rental fee has climbed steadily (1982 \$57.00) and in the last 6 years has increased almost 33% to \$451.00 pa. (\$8.67 per week which is more than \$1.20 per day). I consider that any additional increase in rent, which the new formula would precipitate, is an unfair impost on my right of free access to my property. I am an ageing single person, of not quite pensionable age, with a very moderate income and any increase in rental fees would be difficult for me to absorb into my budget, and I am sure I am not alone in this.

As a waterfront-only-access property owner and long term resident, my only direct access to my property is via my jetty. This means that my jetty is not for private recreational purposes but is primarily used for normal daily access to my home and any ancillary structures are part of that use

I believe that a jetty should be considered in the same way as a driveway that crosses public land to a roadside property and where no fee is charged for that access or usage.

The cost of building and maintaining access structures is high and under the present licence scheme there is no security of tenure for the Licensee and this also needs to be addressed, as does the simplification of transfer of a licence when a property is sold.

Where a rental fee is levied I do not believe that the Valuer General's Statutory Land Value should be used to determine rental fees for these waterfront access only facilities. Any fees should be nominal and designed to cover administrative costs only, and not subject to "market rental"

I am also concerned about the proposed wet berthing fee that may be applied to waterfront access only boat owners. Boat owners already pay a boat registration fee, similar to car owners, yet car owners are not charged to park their cars on the street (public land) outside their homes. (where restrictions/fees apply, local Councils supply free permits to residents)

I hope you will consider carefully all my concerns regarding the above matters, and that I can look forward to a favourable decision for waterfront access only residents.

June Lahm