

21 November 2003

IPART
PO Box Q290
QVB Post Office
NSW 1230

To Whom It May Concern:

RE: Review of Rentals for Domestic Waterfront Tenancies in NSW

I am writing to express my concern and dispel any misconceptions that people living in waterfront properties can afford to pay for access to their own home. **Obviously**, there are a percentage of residents that are extremely wealthy and can afford an increase in their current rentals (show me anywhere in Sydney where this doesn't apply) however, I urge IPART to bare in mind those of us that are struggling to make ends meet.

My partner and I have recently bought a property on the Hawkesbury River. The reason that we did this was because we could not afford to buy ANYWHERE in Sydney. We are a young couple and after spending six months saving to get a little commuter boat that allowed us to reach our property, we finally moved into our home.

Those that live around us are hard working people and the majority only earn a very basic wage. Most have chosen to move here for the same reason we have; the fact that more affluent people in more affluent locations have chosen our area as their playground (thus pushing prices of land up) should not be used as a reason to make access to our own homes unaffordable.

I do not mind paying for the basic administration fees that are a result of managing the waterways (even though we do pay rates and don't have water, sewerage or gas) **but** the threat of paying thousands of dollars just to access our own homes (what should be the most basic of rights) is frightening.

Over 60% of our wage goes to paying the mortgage. Our budgeting priorities after that, in order of priority, are: fuel (to get to work), utility bills, insurances and food. I can honestly say that if access to our home rises we will not be able to afford to live there.

For most Australians their home is their castle and for most of us paying it off is something we spend our lifetime doing. I urge IPART to consider these points when making their recommendations. If a home is your **primary place** of residence you should not be disadvantaged in gaining access to your own driveway. Mooring fees for commuters who are not provided access by councils to commuter berths is bad enough.

Yours sincerely,

Temura Lee