

03 December 2003.

REVIEW OF RENTAL FOR DOMESTIC WATERFRONT TENANCIES IN NSW
Independent Pricing and Regulatory Tribunal

The proposed Review has recently been brought to my notice through an independent source as I was not aware of any media release.

I wish to object to the manner in which the proposal has been presented not giving sufficient time for a consolidated submission by persons of limited means, such as pensioners and others who have for years resided on waterfront property in areas which in recent times have been subjected to grossly inflated rateable values based on property developments in their vicinity.

In my case I am an age pensioner living in a small weatherboard cottage on a parcel of (non-divisible) land with restricted access from the street. This has been my home for 30 years. I maintain a small boatshed and breakwater, a total 41sqm. The VG's property value is high and I am now surrounded by mansions. I have no intention of being pressured out of my home by developers, but now find that I am to be further financially disadvantaged by possibly having to pay a grossly increased fee for leasing property from Waterways **based** on my **already inflated land value**.

As a tenant, leasing 41sqm from Waterways I consider that I am entitled to have been directly notified in writing regarding the proposal - after all there are only 1400 Sydney harbour (domestic) leases. (overall 4250 in NSW).

I have accessed the IPART information on the internet and am aware that the **proposal does** allow for submissions regarding "ability to pay including the situation of pensioners" and possibly a means test.

However this consideration usually attracts a monetary 5% -10% discount only.

I trust that IPART will be able to correlate whatever information has been submitted against this proposal, to enable a more equitable solution to be formulated.

Roy Lewis