Submission to IPART NSW on Rental for Domestic Waterfront Tenancies.

Submitted by Paul McKinnon

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I own and reside in my home which is located on waterfront property at (address deleted) and make the following comments on the issues paper.

1. The formula proposed by DOL and WA assumes there is a legitimite reason to charge rent (as a licence fee) for access over Crown land to access our homes.
2. The formula is apparently only applicable for private recreational use of Crown land however it is left unstated as to how non-recreational use is viewed. Non-recreational use includes daily commuting for water access only properties.
3. I strongly suggest that no licence fee should be charged for non-recreational use of access over Crown land as it is an identical situation to a commuter using the street to park his car at night.
4. In the Terms of Reference the Tribunal is asked to review and report on
   > "a suitable approach…..recognising…appropriate equity arrangements for special circumstances (such as water only access)."

   I strongly suggest that the only equity arrangement for water access only property owners is a zero licence fee; the same as for the millions of other people who pay no licence fee to access their "land only access" properties.
5. I am unclear as to whether the Terms of Reference actually exclude private non-recreational purposes (eg commuting).
6. In conclusion, it is my opinion that water access only property owners must be excluded from any licence fee arrangement in order that true equity exists with other private non-recreational users of Government owned land.

Yours faithfully

Paul McKinnon