

John & Jane Morgan

30 November 2003

Review of Rental for Domestic Waterfront Tenancies in NSW

Independent Pricing and Regulatory Tribunal

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Submission – Rental for Domestic Waterfront Tenancies

We are writing to support the case for special consideration for owners of water access only (WAO) waterfront properties.

We have lived on Scotland Island since 1976 and our house is our sole residence. There is no road access to the Island and we rely on boat transport to commute to and from the mainland. For us, water access to our property is not an option but a necessity.

We have a waterfront house with our own jetty and boat berth facility. We rely on our jetty for boat “parking” and for traversing Crown land to reach our property in the same way that mainland residents use public streets (for car parking), and driveways crossing footpaths to access their properties. Mainland residents are not expected to pay licence fees for these rights and we believe that it is inequitable for WAO property owners to pay for similar rights. It should be noted that we have no security of tenure over the leased facilities that we rely upon for access to our property.

We would also like to point out that private jetties such as ours, which are installed and maintained at no public cost, reduce the demand for public boat berth facilities.

Yours faithfully,

John & Jane Morgan