

Paul J. Cumming and Associates

Residential Property Developers

24th April 2019

Chief Executive Officer

IPART

SYDNEY

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Submission to IPart's Draft Report

Review of Central Coast Council's water, sewerage and stormwater prices.

SUBJECT PROPERTY

Our property known as 70 (previously 72) Koolang Road, Green Point consists of 39 dwellings, situated on a large site of 19390 square metres (1.939 hectares).

It was developed in 1984 by our family company for the sole purpose of providing residential long-term rental accommodation to tenants. It is still owned by our company and has operated for over 34 years.

Enquiries have been made with Central Coast Council and it appears that it is the only privately owned large non-strata residential property of its type providing exclusively for permanent rental accommodation in the Central Coast Council area.

Other properties which have some similarity are of course Retirement Villages and Relocatable Home Parks.

IPart in this Draft Report has decided to continue service charges for water and sewerage using the meter size for the two types of properties listed above.

EXECUTIVE SUMMARY

1.8 List of Draft Decisions
Prices for specific customers

37 To set water and sewerage prices for Retirement Villages based on their actual meter sizes, rather than based on the number of dwellings.

38 To set stormwater prices for Retirement Villages on an area basis.

As our property is providing a similar service to the community as a Retirement Village (approximately 50% are retired) we consider that it is unreasonable that we are not paying services charges which are calculated in a similar manner to Retirement Villages.

We submit that our property be added to Retirement Villages in Items 37 and 38 above.

MOTONA PTY LTD

PAUL CUMMING
Company secretary