

Peter Sullivan
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5 October 2015

The Chairman
Independent Pricing and Regulatory Tribunal
PO Box K35,
Haymarket Post Shop NSW 1240

Dear Sir

Hunter Water Corporation 2016 price review

I write in regard to the above review and in particular the proposed charges applicable to the water and sewer service charges to be applied to 'units'.

The proposed charges make no differentiation between the size of the units such as the number of bedrooms and the potential number of occupants and the corresponding demand for neither these services, nor the type of units such as commercial units and residential units.

I am the owner of a commercial strata unit of 48 square metres. The proposed service charges make no distinction between the small unit and a possible large strata unit of several hundred square metres.

Furthermore, my small strata unit is occupied by a maximum of 2 or 3 people between the hours of 9am and 5pm and the prime use of Hunter Water services are for toilet facilities. There is no load placed on the HWC services from kitchens, showers or baths, such as would occur with a residential unit (or house which is to be levied at the same amount).

The proposed service charges are not equitably based. I have no objection to the "user pays" system, but it should reflect the actual demand for these services and not be based on a rating system that is either "lazy" in its application or based on a "gouging" approach.

Newcastle City Council is able to levy the Council rates taking account the differing sizes of unit properties, then I see no reason as to why Hunter Water cannot do similarly.

I trust that the tribunal will consider in detail the real costs applicable to the variables in unit types, sizes and service demands.

Yours faithfully

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Peter Sullivan