

A  
SUBMISSION  
TO

**IPART**

Independent Pricing  
and  
Regulatory Tribunal

RENTAL FOR DOMESTIC  
WATERFRONT TENANCIES

Do Not Penalise  
WAO Residents

24 November, 2003

# To Whom It May Concern

We are owner/occupiers of a Water Access Only (WOA) property on Berowra Creek. As such we made a conscious decision some years ago to embrace a lifestyle that is unique and very different to the one we had in the Inner West of Sydney.

One of the deciding factors in us purchasing in Berowra Waters some four years ago, was affordability. Our Sydney house we had out grown, and we simply could not afford a property or location of choice and decided to move north. To be able to make this new life work, we had to purchase at least three boats.

- A commuter vessel for us both
  - We have different jobs in opposite directions and times
- A work boat for renovations, rubbish etc

We decided on first moving into this remarkable area, to invest heavily in our services. To that end we invested over \$16,000 on a superb sewerage treatment plant - - some \$5,000 on our water supply (collection) and then a further \$8,000 in a new pontoon and ramp.

We were able to do so because of the lower cost for our house – and the fact that our Council rates etc were reasonable for what is waterfront property.

We strongly urge IPART to realise and understand the vast difference between waterfront property and Water Access Only property. Whilst we accept that our licence – or PO – grants us usage to crown land, we strenuously refute the notions that are being proposed – to seriously increase charges for ALL waterfront property owners.

Why?

Because there are significant differences with WAO properties.

Unlike waterfront properties with road access, WAO properties have the following in common:

- 1 The waterway is our roadway
- 2 Our boat/s are our cars
- 3 Our pontoon is our garage
- 4 Our ramp is our pathway

No other property owner is charged or penalised for any of the above – nor should we.

Waterfront homes with road access do not HAVE TO HAVE any of the above, but make a conscious choice to invest in a pontoon – to house their recreational vessel/s. Their owners make this choice also based on their ability to pay for such privileges – whilst WAO owners do so out of necessity.

The community at Berowra Waters has increased and changed dramatically in the last 24 months. Over 80% of the properties are now owner occupied, major improvements are (and have) been made in almost all these properties to drainage and waste disposal – all adding up to a serious and concerted improvement in the local waterways quality. Waterways, which in turn are then enjoyed safely by non-residents.

In other words the owner-occupiers of their WAO properties in Berowra Waters have and will continue to INVEST in their way of life – with the big winner being the environment. It would be grossly unjust too then financially burden the owners (like us) with major increases to fees and the application of berthing fees per vessel.

We pay to register our boats (or cars), pay to maintain them and our property – including that part of which enjoys access to crown land. We pay local taxes to our council for a roadway that is second rate and in danger of further collapse.

In other words we already pay our share of taxes, like any other property owner.

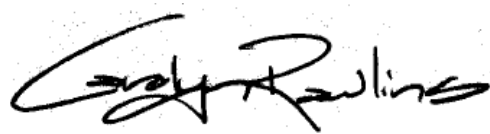
Just because we chose to live in a different environment that makes our roadway a river and our car a boat, should not be cause for penalty.

Please remove water access only properties from this review now and into the future.

Yours faithfully

A handwritten signature in blue ink, appearing to read "Rawlins", with a large, stylized initial "R" that loops around the start of the name.

Steven Rawlins

A handwritten signature in black ink, appearing to read "Carolyn Rawlins", with a large, stylized initial "C" that loops around the start of the name.

Carolyn Rawlins