

3 December 2003

The Chairman
Review of Rental for Domestic
Waterfront Tenancies in –N.S.W.
Independent Pricing and
Regulatory Tribunal
PO Box **Q290**
QVB Post Office NSW **1230**

Dear Sir,

I was taken aback to learn from a neighbour earlier this week that a review body had been established to look at rentals for waterfront tenancies in NSW.

I have been provided by the same neighbour with a copy of an “Issues Paper” dated October **2003** (is that the **1st** October or **31st**) which at Item **5** Issues on page **4** says:

“In conducting this review, the Tribunal invites submission which addresses the Terms of Reference”.

The Terms of Reference on page 8 under the heading “Consultation” states:

“In conducting the review the Tribunal should consider submissions from relevant stakeholders”.

1. In my opinion the parties with the greatest stake in this inquiry are the tenants but NOT **ONE** has been made aware of let alone invited **to** make a submission and until that matter has been addressed the Tribunal has no authority to commence it's proceeding.

I put you on notice that the approach thus far amounts to a deliberate and pre-medicated denial of natural justice and any conclusion reached will be challenged at law;

This is yet another example of a Government which has been in power too long and has developed the view that constituents have no rights.

2. The proposed formula for the calculation of future rentals is totally flawed.

- a) the stated investment return from residential properties is **6%** is not correct, that is grossly overstated
- b) the subject of the review is land (the equivalent of vacant land) which bears no resemblance to a block of land on which a dwelling stands
- c) a “50% discount” has no relationship to anything

The formula is thus without foundation.

3. There are many further points to be addressed but time does not permit although I am now aware that a considerable number have been covered by my good, neighbours, albeit in haste because of no notice and only stumbled upon by one using the internet.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Alan Ridley', with a long, sweeping horizontal stroke extending to the right.

Alan Ridley