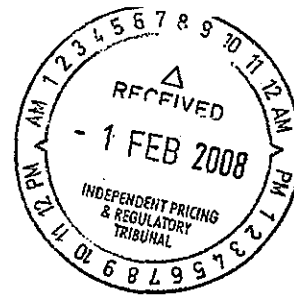


Tony Giusti



The Chairman
Independent Pricing and Regulatory Tribunal
PO Box Q290
QVB Post Office NSW 1230

29 January 2008

Dear Sir,

**RE: SUBMISSION TO
REVIEW SYDNEY WATER DSP CHARGES**

My family and I have owned land within what is now known as the Yarrunga Release Area. We are extremely concerned about the increases for sewer and water Developer Servicing Plan (DSP) charges for the area, which falls within what is known as 'Liverpool precinct'.

We have been informed by potential purchasers/developers that the area is subject to Sydney Water charges for water and sewer of approximately \$600,000 per hectare which was previously approximately \$100,000 per hectare, an increase of 600%. Sydney Water would have to be joking.

We have owned the land since 1980 and have been paying rates and taxes ever since which has been a constant struggle. Now the Government/Sydney Water wants to slug the developers for \$600,000 per hectare, which renders our land almost worthless.

What justification could there possibly be for such charges let alone the 600% increase. In my Opinion there can not possibly be a justification.

These potential purchasers/developers are telling us that they would be interested in our land, however, after paying Sydney Water these kinds of charges/taxes on top of Council's Section 94 Contribution which combined total around \$900,000 on top of all other development costs they can only afford to pay very low prices for the land.

My wife and I, always considered our land to be our superannuation for our old age, but now it seems that it was only a dream. The Government might just as well take the land and be done with it.

The Lemna Government appears to pride itself on promises of ensuring an abundant supply of affordable residential and employment land. These charges are further proof that all they are is empty promises.

If the Government was serious about its promises, they should immediately abolish these unfair and unjustified charges/taxes let alone the increases in order to provide affordable housing and employment land consistent with those promises, especially in southwest Sydney where house affordability and unemployment are at crisis point.

According to potential purchasers/developers some other areas are subject to much lower charges and some areas apparently are not subject to any such charges/taxes at all. Why then are we discriminated against in this way? Are we considered to be cash Cows? A cow can only give so much milk.

We would urge you to try and convince Sydney Water to be fair in the way in which they assess these charges and treat us equally to those areas that pay much less or nothing at all.

I apologise if I appear to be blunt, it is my frustration with all these taxes that have led me to this point. We in the southwest are also human and accordingly we would like to be treated equally and not discriminated against in this way.

Thank you in anticipation and look forward to you early reply.

Yours faithfully,

Tony Giusti