

James Walter

2 December 2003

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

Dear Sir/Madam

Re: Proposed Review of Rentals for Domestic Waterfront Tenancies in New South Wales

I have lived in Cammeray for approximately two years.

I have a small boatshed with an attached rigging deck and pontoon at the front of my house in Cammeray.

I wish to register a formal objection to the proposed increase in rental.

There are a number of reasons for this. Firstly, I have been told a number of times that the Waterways Authority proposes requiring owners to demolish boatsheds which have been in existence for many decades, because it has some overall plan which it feels will (in its eyes), make the harbour more beautiful or something of the kind.

The Waterways Authority has been extremely obstructive in not allowing me to **do** any repairs or maintenance on the boatshed. I went out to Rozelle Bay to talk to them about what I would regard as reasonable repairs, and I was told that 'I was not to touch it'!

I have also been told that if and when I wish to sell my property, that the lease of the boatshed would not be transferable to the new owner, a fact which quite obviously would deter potential buyers – not that I want to move, it is just that it is an implied heavy handed tactic.

I am paying several thousand dollars now in leasing fees to the Waterways, and I **do** not mind at all paying this, and I would be prepared to pay a reasonable fee for the 'user pays' philosophy which I wholeheartedly support.

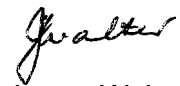
My objection, however, is that to be charged a whole lot more money when I **do** not even know if I will be allowed to keep the boatshed or whether it can be transferred to a new owner, seems extremely unfair.

Cont Re: **Proposed Review of Rental for Domestic Waterfront Tenancies**

Perhaps you could revise the fees, as you see necessary, to cover the cost of administering this particular aspect of the waterfront if the present leasing arrangements do not cover it. I do not expect the tax payer to pick up the tab for administrative costs associated with my waterfront facility. It would be great however, if the Waterways Authority could be required to meet its obligations also, in the way of giving us some certainty of tenure.

Lastly, I would like to say that it is no secret that we all live in a society almost crippled by personal taxes, GST, stamp duties, excise duties and hundreds of other government fees and charges. I would greatly appreciate if the Pricing and Regulatory Tribunal, being independent, could assist by not approving this unfair tax.

Yours sincerely

A handwritten signature in cursive script, appearing to read 'J Walter'.

James Walter