

DEAR SIR,

I AM THE LICENCE HOLDER OF DOMESTIC WATERFRONT LEASE NO. 308971 ON PITTWATER, N.S.W.

I WISH TO MAKE A SUBMISSION IN RELATION TO THE REVIEW OF RENTAL FOR DOMESTIC WATERFRONT TENANCIES BEING UNDERTAKEN BY THE TRIBUNAL.

I PURCHASED MY PROPERTY IN 1997 AND APPLIED FOR AND WAS GRANTED MY CURRENT LICENCE, WHICH REPLACED THE OLD STYLE "P.O." HELD BY THE PRIOR OWNER.

THE OLD P.O. RENTAL WAS CALCULATED USING A LEASED (RECLAIMED) LAND AREA OF 111 SQ. METRES.

A NEW SURVEY WAS CARRIED OUT IN 1997 SHOWING AN UP-TO DATE AND ACCURATE LEASE LAND AREA OF 135 SQ. METRES, INCLUDING BERTHING AREA, JETTY, RAMP ETC.

MY RENTAL WAS THEN SET AT A FIGURE OF \$ 780-00 P.A. AND HAS RISEN YEARLY SINCE THEN TO ITS CURRENT LEVEL OF \$ 923 P.A.

THIS APPEARS TO ME TO BE A NOT INSIGNIFICANT FEE, TAKING INTO ACCOUNT THAT MY WATERFRONTAGE IS ONLY 15 MTR WIDE. USING THE PROPOSED FORMULA I HAVE CALCULATED THAT MY RENTAL FEE WOULD TRIPLE TO APPROXIMATELY \$ 3000.00 P.A. CONSIDERING THE RESTRICTED WATERFRONT USAGE I HAVE, DUE TO THE RELATIVELY NARROW FRONTAGE, AND THE FACT THAT THIS COMPONENT IS NOT TAKEN INTO ACCOUNT IN THE FORMULA, I FAIL TO SEE HOW THIS HUGE INCREASE COULD BE JUSTIFIED, AND I REQUEST THAT THESE POINTS BE TAKEN INTO ACCOUNT IN ANY DECISION THE TRIBUNAL REACHES -

YOURS FAITHFULLY.

H. A. FRASER

Guest Stationery

