



Gore Cove Boat Club

13 November 2003

Professor T Parry
Chairman
Independent Pricing and Regulatory Tribunal
PO Box Q290
QVB Post Office NSW 1230

Dear Professor Parry

SUBMISSION RE RENTAL FOR DOMESTIC WATERFRONT TENANCIES

Gore Cove Boat Club Inc. is a Lessee from the Waterways Authority of a boatshed in Gore Cove Wollstonecraft. Access to the shed is by way of the Berry Island Park.

The shed is used by some 14 dinghy owners to provide access to boats moored in Gore Cove.

We are uncertain as to whether the ambit of your enquiry is to examine rental that should be charged in respect of sheds such as ours. We would rather think that your enquiry does not in fact extend to situations such as ours. At the moment, we in fact pay rental to the Waterways Authority of \$329.00 per annum.

If, however, your enquiry does extend to situations such as ours, we would submit that the present level of rental paid by us is more than appropriate for the following reasons:-

1. We are a club, and therefore not for the profit of any individual.
2. The shed is a very simple structure accommodating some 14 dinghies which would otherwise be tied up along the foreshore; accordingly, we do in fact directly avoid visual pollution which would be caused by the dinghies being tied up on the foreshore.
3. We do maintain the shed, and because the shed is of considerable age this does involve the members in significant expenditure.
4. Access to the shed is of course not by way of privately owned land.
5. The club does of course pay for insurance which has risen very dramatically in recent times.

If further clarification is required in relation to this submission I shall be pleased to provide additional information on request.

Thanking you.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Michael O'Dea', written in a cursive style.

**MICHAEL O'DEA, A.M.
GORE COVE BOAT CLUB**