

Dear Sirs,

We wish to state our objections to the Premier's plan to grossly increase rentals on domestic waterfront leases from the Waterways Authority of NSW. Our objections are based on the following:

1. The leased land has no more value to us than to any other members of the public until we undertake very considerable capital expenditure on it.
2. The terms of the lease are extremely restrictive as to our use of the land, and of our improvements, compared to any normal property lease.
3. The landlord provides no services and makes no improvements to the land.
4. The proposed formula for calculating rent gives a gross and unfair increase in rental.
5. The proposed formula is based on a rental yield (6%) on valuation which is at least three to four times higher than reality for the 1400 properties concerned and indeed far higher than achievable on most residential properties in greater Sydney.
6. The lease is not assignable or transferable.
7. The landlord has extraordinary and continuous control over our use of the leased land.
8. We are already taxed on the "land" concerned by virtue of land tax and stamp duties.
9. The proposed rental formula may damage our property value.
10. We believe a formula, set by government enquiry in 1992, already exists for establishing rentals.

Yours faithfully,
David and Jill Henry