

N.S.W. 2104

3 December 2003

Submission to the Independent Pricing and Regulatory Tribunal regarding Private Waterfront Permissive Occupancy Pricing.

Mr R Burford,

Sir,

We wish to register our strenuous objection to any non- **CPI** increases in private waterfront permissive occupancy (PO) fees.

We note that current PO fees are considerably in excess of Waterways Authority mooring fees as it **is**.

In addition to the PO fee, PO holders must maintain facilities at their own expense and make prudent provision for public liability insurance to cover facilities they do not own or control.

We consider any non **CPI** increase in PO fees to be nothing other than an indiscriminate tax on individuals who cannot gain any commercial advantage, i.e. income, from the granted PO.

In our view it would be immoral to render a tax on an item for which there is no competitive market (only the adjacent landholder can be realistically granted the PO), and thus no way to establish a fair market value, and for which any commercial advantage in the granting of the PO is specifically excluded.

Current PO holders could conceivably refuse to renew, the consequences of this would be wide spread. **Who** is liable **for** maintenance or removal **of** the existing facilities? **We** suspect a great many court cases with considerable expense being incurred by former PO holders and Government (general tax payers) would be the result. **As** such many PO holders are effectively held captive to a land authority which can extort completely unjustifiable fees.

Please consider our position, continually increasing the ownership 'taxes' associated with waterfront property can have only one outcome - waterfront ambience destruction through **high** density overdevelopment. Prestige property will only be owned by high income 'super rich' while the rest of the waterfront must inevitably be converted to high density strata title developments where the exorbitant taxes can be spread across large numbers of households.

The impact of this development imperative ~~will~~ destroy the foreshore beauty for all citizens and degrade the currently famous character of NSW coastal cities and towns.

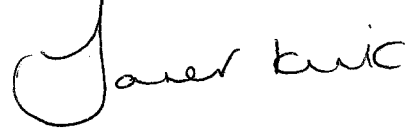
We implore you to act in the interest of all, please ensure PO fees are not turned into a dangerous, misdirected 'wealth tax' where a large number of those taxed do not have an income cash-flow capable of absorbing the tax without compromising a **fair** standard of living.

Forcing people out of their homes should never be morally acceptable, yet increasing 'asset' taxation has exactly that effect.

We place our trust in your sense of fair play and regard for the waterfront amenity we all share.

Yours faithfully,

Janet Kirk

A handwritten signature in black ink, appearing to read "Janet Kirk". The signature is written in a cursive style with a large initial "J".

Ian McManamey

A handwritten signature in black ink, appearing to read "Ian McManamey". The signature is written in a cursive style with a large initial "I".