

1 December 2003.

The Chair,
Independent Pricing and Regulation Tribunal
Of New South Wales,
PO Box Q290,
QVB Post Office NSW 1230

Dear Sir/Madam

Re - Rentals for Waterfront Tenancies on Crown Land in NSW

I have recently become aware of the above proposals and have read with interest a copy of your Issues Paper,

I really must protest most strongly at the proposal to further tax owners of waterfront land and in particular owners of properties, which only have access over water. These properties are already charged council rates; yet receive absolutely no services of any kind with the exception of the boat ramp that is readily available to everyone else at no charge. Our Berowra Waters cottage has only phone, nor mains electricity, water nor sewerage.

The rate proposed is also too high at 3% and the suggestion that average investment returns of 6% are being achieved is clearly incorrect. In the current Sydney market it is difficult to achieve a net 3% return on residential real estate including buildings so the rate proposed for rental of the seabed only seems to me to be excessive

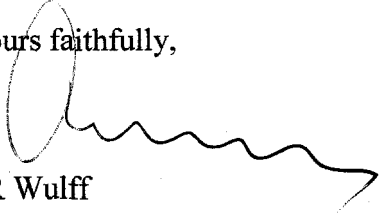
These river settlement water access properties need small jetties and small areas of reclamation to gain access, particularly at low tide to their homes in the same way other settlements have a road to their door at no additional cost other than council rates.

River settlement properties not worth millions of dollars, they are in the main owned by workers, retirees and not by the wealthy and I believe to tax these owners to be unjust and inequitable.

In summary I recommend consideration be given to the following-

- Properties with no road access to be totally exempted from any additional charges as a result of this review in recognition that these facilities are a substitute for road access taken for granted by most.
- Properties that are totally dependent on boats to access their property should also be exempt from being charged to moor a boat against a jetty (Crown Land) that they have paid for and maintain. Why should river dwellers have to pay a fee when people in greater suburbia can park their cars on the street that is also Crown Land?

Yours faithfully,


J R Wulff