
From: [REDACTED]
Sent: 15/03/2021 1:31:44 AM
To: Tax Reform Taskforce [taxreformtaskforce@treasury.nsw.gov.au]
Subject: CONCERNS OVER NEW PROPERTY TAX PROPSAL

To the NSW Treasury

I am against this new property tax proposal. I am a woman in my mid 50's and I am lucky enough to have 4 investment units. On paper my asset base makes me look rather wealthy however in reality my income level is reasonably modest. (I'm in the \$30K to \$90K income tax range bracket). I am self-funded i.e. I almost entirely live off income from my investment units. And I take pride that I do not rely on assistance from anyone, including government. Surely this should be applauded rather than discouraged? Frankly, it really feels like to me I am providing a community service i.e. I provide good housing to people who want it & for me frankly there is a very small return by way of income to live off and quite a lot of expense, work and risk involved.

For example, in 2020 for one of my units (in [REDACTED]) I'll get just [REDACTED] after tax to live off in a year. And this with zero vacancy rate (i.e. full occupancy for the whole tax year) and no major repairs! In the past I have easily spent \$12 after a period of vacancy to bring a unit up to scratch – just electricals, new flooring, paint work and minor repairs. Of course, occasionally there would be more major repairs like a complete refurbishment or a kitchen & / or bathroom.

(If you're interested here are the actual figures behind this [REDACTED] above so you can see the reality. Gross rent [REDACTED], leaving net rent after expenses of [REDACTED] and after tax, I'm left with [REDACTED]. I don't even have a mortgage or land tax however the levies are [REDACTED], the remainder was minor repairs and smoke detectors checks. And there is downward pressure on rents and upwards pressure on expenses, especially insurance.)

While I understand this proposal doesn't apply to existing property, I still want to make it known that this new proposal is a huge disincentive to investors. In the unlikely event I'd consider investing more in the future I'd either be looking at other states or at shares.

Also, why disincentivize people like myself to be responsible and to independent? It's a kick in the guts for all the sacrifice and hard work which has led to his position. It makes me angry.

Thanks for your consideration.

[REDACTED]