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**From:** [REDACTED]  
**Sent:** 10/12/2020 9:37:00 AM  
**To:** Tax Reform Taskforce [taxreformtaskforce@treasury.nsw.gov.au]  
**Subject:** Re: Tax Reform Taskforce Response

Dear Tax Reform Taskforce,

I note that you say that "currently payable by some landowners, it is levied at a high rate on a small number of taxpayers".

This is incorrect. Every single home owner pays land tax except that it is not labelled as such. It's called council rates.

Council rates are not a service charge. They are levied on the land value. They do not reflect fee for service but the alleged value of your land.

This is the most regressive form of tax in Australia.

Anyone who makes a capital gain or earns a dividend in the share market pays tax according to their income tax. This is fair enough. Shares are working capital.

A home is not working capital. A home is a right. Only the most extreme libertarian would demand that someone should up stumps and leave whenever the market dictates.

Unless land tax is levied against income brackets you will be unfairly taxing those of us who live in our own homes, especially those of us who live in the real world and work in the private sector. Unlike NSW public servants who get a 2.5% salary bump every year, our incomes have been flat.

Can you explain to me how it is fair to ask those of us, whose wages are not keeping pace with property prices, to pay land tax?

Disgusted.

[REDACTED]

On Thu, 10 Dec 2020 at 15:45, Tax Reform Taskforce <[TaxReformTaskforce@treasury.nsw.gov.au](mailto:TaxReformTaskforce@treasury.nsw.gov.au)> wrote:



Thank you for your correspondence of 23 November regarding stamp duty referred to us by the Office of the Treasurer.

Stamp duty is one of the biggest financial barriers to home ownership. It hinders first home buyers seeking to enter the market, and deters people who already own a home from moving to one that better suits their needs. While a land tax is currently payable by some landowners, it is levied at a high rate on a small number of taxpayers, with tax rates varying based on the total value of a landowner's holdings.

The NSW Government is considering a once in a generation reform of giving property buyers the choice to either pay the existing stamp duty and land tax when purchasing a property, or a smaller annual tax. A person who has already paid stamp duty on their existing property would not be subject to the annual property tax.

The Government is embarking on a public consultation process to help shape this reform to deliver the maximum benefit to our state and its people. This proposal is not finalised, and feedback and comments from interested parties are most welcome. The Government anticipates that it will report on the outcomes of this process in mid-2021.

You can find more information about the proposed changes at <https://www.treasury.nsw.gov.au/property-tax-proposal>.

If you have further thoughts or comments, I encourage you to have your say by visiting [www.haveyoursay.nsw.gov.au/nsw-property-tax-proposal](http://www.haveyoursay.nsw.gov.au/nsw-property-tax-proposal) or by making a written submission to [TaxReformTaskforce@treasury.nsw.gov.au](mailto:TaxReformTaskforce@treasury.nsw.gov.au). All comments provided will be taken into consideration by the Government in deciding whether to proceed with the reform proposal or to modify it.

Yours sincerely,

**Tax Reform Taskforce**

**NSW Treasury**

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