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**Sent:** 29/12/2020 4:12:13 AM  
**To:** Tax Reform Taskforce [taxreformtaskforce@treasury.nsw.gov.au]  
**Subject:** Stamp duty changes proposal

Dear sir/madam,

As a recent first home buyer I believe the stamp duty changes proposed are certainly a step in the right direction for NSW and will assist first home buyers entering the property market and provide flexibility to future property transactions.

However, as a [REDACTED] we feel there should be an option for recent homebuyers to opt into the scheme as a backdated pro-rated incentive option. This would provide the following benefits:

1. Greater take up on the scheme initially. If there is an incentive for recent homebuyers eg within the last 5 years to take up the scheme it will lead to a quicker rollout.
2. Reduce the likelihood of people holding property even though it may not suit current circumstances , as they have already paid stamp duty and do not want to be doubled taxed if they sell and purchase again.
3. Provide greater taxpayer support to a highly contentious tax change. As recent homebuyers who have saved for 2 years to save the stamp duty component this feels like a bit of tough luck for missing out by a few months.
4. Allowing more existing homeowners to take up the land tax proposal initially by way of a backdated incentive option, would reduce the likelihood of a two tiered market developing, ie homeowners who contribute tax and long term homeowners who do not contribute tax.

The proposal could work as a pro rated scheme, for example.

If stamp duty was paid in the last year 80% refund, in the last 2 years 60% , 3 years 60% etc.  
The proposal could be available for first homebuyers only or for residential purchases only.

Thank you for considering this proposal.

Regards  
[REDACTED]

Sent from my iPad