
From: [REDACTED]
Sent: 10/01/2021 7:08:07 AM
To: Tax Reform Taskforce [taxreformtaskforce@treasury.nsw.gov.au]
Subject: Finacially Crippling 'Land Tax'
Flag: Follow up

My Dear Premier,

I wish to be [REDACTED]

[REDACTED] The pension provides only a subsistence income, and if people like me did not need to receive it others could receive an increase to bring it to a reasonable level.

I have [REDACTED]

Very soon, late January, I expect to receive notification from the NSW Office of State Revenue demanding that I pay many thousands of dollars in Land Tax. I have already paid many thousands of dollars when I purchased the property paying the Stamp Duty, plus Land Tax since the purchase.

I had to find monies to pay or else the State Government would have the property and taken the tax from the sale price, thus, destroying my dream of becoming a self-funded retiree.

I contacted my local member, Mr. Alister Henskens, hoping he would assist in presenting my case and the case of others. He merely forwarded some correspondence to a minister and showed no interest in discussing the matter with me. I understand that he is on a significant salary and may be otherwise wealthy, but his dismissive attitude does not contribute to satisfaction with the Liberal government or party.

Indeed, I phoned and spoke to the lady who seemed to be a person representing him in his electoral office. I stated my case again and she replied that Alister has already dealt with my matter. He had not and had not assisted me with any of the documentation I was seeking.

She was patronizing and stated:

[REDACTED] "If you cannot pay the Land Tax you can always sell the property." I have spent working life accumulating a few properties. Her lack of concern also reflects badly on the [REDACTED]

If I have to sell the property:

1. The land tax must be paid.
2. The state government gets the significant Stamp Duty again.
3. The federal government gets a Capital Gains tax amount.

She also stated that she has never had to pay 'Land Tax' and is in favour of land tax.

I am sure if she had to pay this tax she would no longer be in favour of same. Her attitude was one of dismissive condescension rather than of assistance.

There are a number of areas where governments appear thoughtless towards citizens who have always contributed to the community. Of significant concern is the unfettered growth in population largely contributed to via economically driven refugees. This leads to seas of apartments, often defective and certainly poorly designed without the infrastructure necessary to support the population growth. The state often suffers a water shortage, has poor roads with numerous potholes, sewage systems that are at their limits and the like. Yet

allocations of vast amounts of money are given for football stadiums to meet the perceived needs of a tiny minority.

On the one rental property I own there is your Tax Threshold of 'say' [REDACTED]

If there was a second property: nil Tax Threshold

[REDACTED]
This is truly massive for many people. I understand it may not be a massive for my local representative or probably his staffer.

The tax it seems is designed to financially cripple any property owner who is not wealthy thus forcing them to sell, thus gaining many thousands in revenue for the State, at the expense of citizens.

I have never seen or heard of the State government explaining to renters, how much of their rent goes directly to the State Government.

Commercial rentals I understand that the person renting must pay the Land Tax. **Thus passing this massive cost onto their customers and massively increasing the cost of living.**

In England with residential letting, I found that the Land tax is paid by the tenant.

My proposal:

It would be fair to not require payment of Land Tax from persons with one or two income producing properties, especially for persons over 55 years.

Not merely granting a 20 cent reduction - but eliminate the tax altogether.

Yours sincerely,

[REDACTED]