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**From:** [REDACTED]  
**Sent:** 13/03/2021 10:45:28 PM  
**To:** Tax Reform Taskforce [taxreformtaskforce@treasury.nsw.gov.au]  
**Subject:** Have your say - Against Property tax proposal

Hi ,

Key reasons why the proposed stamp duty changes should be opposed:

1. For anyone that has done the analysis on this proposal, it works out to be far more expensive in the long run than to pay stamp duty upfront under the current arrangement.
2. Further, this is a sexist proposal that discriminates against women who have a life expectancy 5 years more than men, which means they will pay even more tax even though they are disadvantaged already in pay inequality and job security.
3. The proposed changes appear to only benefit developers (more than the general public who require the relief) who will get away with paying far less in tax given they will buy, build and sell (generally within 2-3 years from purchase) and not hold onto the property for long.
4. If developers choose to not pay the stamp duty upfront and elect to pay per year then sell, new purchasers will be locked into this arrangement also thus limiting the pool of choice for prospective purchasers who do not want to be locked into the new and more expensive scheme.
3. You will be locked into this new arrangement if you go to buy a property if the vendor before you elected to pay under the new arrangement, which will limit your pool of properties you can buy (in an already difficult market) if you wanted to pay upfront and not be conned into this agreement.
4. There is no guarantee that the proposed tax wont rise in the future. It is almost certain that this tax will increase over the lifespan of an owner.
5. There are no protections for retirees who will be forced to pay the ongoing tax. How can they be expected to pay this without an income?
6. This proposal does not appear to have the adequate research, consultation or thought put behind it.
7. If the government was actually serious about stamp duty reform and housing affordability then it would take a leaf out of the Victorian Government's move of halving stamp duty by 50%. Thats if it actually wanted a fair and legitimate reform that benefited all but this proposal indicates otherwise.

Regards

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