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**From:** [REDACTED]  
**Sent:** 12/03/2021 4:12:28 AM  
**To:** Tax Reform Taskforce [taxreformtaskforce@treasury.nsw.gov.au]  
**Subject:** Stamp Duty Should Be Abolished.

**Dear Sirs,**

**I have read the proposal to replace Stamp (Transfer) Duty with a Property Tax and set out below my responses to this proposal.**

QUESTIONS FOR CONSULTATION:

*1. Do you agree that stamp duty is out of date and is a handbrake on the economy? Is there merit in replacing it with a broad-based annual property tax?*

**I believe that stamp duty should be abolished completely.**

**Stamp duty acts as a brake on the NSW economy as it seriously distorts the real property market.**

**Because of the impost of stamp duties on property prices:**

- <!--[if !supportLists]-->a) <!--[endif]-->First home buyers grants and discounts have had to be introduced to supplement their deposits.
- <!--[if !supportLists]-->b) <!--[endif]-->Seniors are holding onto large and discouraged from downsizing to smaller properties in retirement.
- <!--[if !supportLists]-->c) <!--[endif]-->Larger families do not have the opportunity to purchase large properties held by older citizens.
- <!--[if !supportLists]-->d) <!--[endif]-->The NSW State government receives variable stamp duties income from year to year.

**There needs to be offsetting savings in the cost of the NSW State Government viz.**

**I suggest that the NSW State government calls in management consultants to restructure their government departments and activities. Thereby the numbers of public servants and continuing costs could be reduced over three years to obviate the loss of stamp duty revenue.**

**I refer you to the following website and increase in the numbers of public servants in recent years.**

**Now is the time to address the issue of introducing greater efficiency in the public service.**

<https://www.abs.gov.au/statistics/labour/employment-and-unemployment/employment-and-earnings-public-sector-australia/latest-release>.

**The NSW public service is thus almost exactly twice the size of the Commonwealth's.**

<b>NSW State</b>	<b>Local</b>	<b>Total</b>
<b>486.6</b>	<b>54.6</b>	<b>595.9</b>

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*2. The annual property tax would be based on unimproved land value, much like the way council rates are currently calculated – what do you think of this approach?*

**Taxes based on land have the attributes of certainty, efficiency, ease of assessment and equity. However the introduction of a this form of changes to the land tax taxation needs to be accompanied by reductions in the costs and improvements in state government service efficiencies.**

**This is an opportunity for change and improvement which should not be missed.**

**Thank you for your consideration.**

