

---

**From:** [REDACTED]  
**Sent:** 15/03/2021 5:33:56 AM  
**To:** Tax Reform Taskforce [taxreformtaskforce@treasury.nsw.gov.au]  
**Subject:** Stamp duty reform

Having read the consultation paper and finding it repetitive and contradictory it is clear that the government are using this poorly word document to try to confuse and mislead the Australian population. At the least those of the Australian population that are actually aware of the proposed changes as clearly this is being hidden from the general population- by this I mean not advertised or promoted. It is our own fault for not hunting down the information while not knowing about it. Great

Removing a one off payment (an already ridiculously large tax for essentially a name change on paperwork) and replacing it with a annual tax but calling it a removal of stamp duty is misleading and reprehensible.

The paperwork you are putting out there is claiming that stamp duty *'is a major barrier to anyone saving for their first home' and 'a brake on the economy', 'a major obstacle' and 'one of the biggest upfront barriers to buying a home'.* *'removing stamp duty from the equation will help make home ownership more achievable in NSW'* BUT you are not removing a tax, just creating a larger one that needs to be paid for longer and in the end is more expensive.

The consultation paper is a hugely contradictory piece of propaganda, with smiling faces and fact and figures, but you know this, it was your intention. So I wont point out each and every issue as I know several others who are submitting to you have done this.

What I would like to speak about is the insult of offering people a choice of a paying the once-off \$26,835 stamp duty on their \$700,000 purchase, OR, allowing them to be *"in charge"* and pay a *"starting price of \$1865 per annum in property tax"* that would in 20 years give the Government \$54,398.

(Please note the government points out paying the once-off stamp duty *"SAVES"* the purchaser \$27,563 over the twenty years. Lies.)

Buy claiming *"Each additional dollar of stamp duty revenue collected lowers household living standards"* is obscured as it a known payment factored in to your savings and mortgage and once done is done- you move on- and then to claim this new tax *"generates the same revenue without the adverse impacts"* is another lie, it *generates more revenue and is expected to be paid for the length of the time you live in the home.*

While this may be an attractive option for families who buy and sell every few years those of us wanting to stay long term are going to be getting the raw of the stick. My forever home may be their next step but I am now locked into a land tax because of someone else's decisions. This is not putting me in charge at all.

On page 18 regarding which tax to pay – *"The NSW Government believes the best way to manage this challenge is to give the individual tax payers a choice when they buy a property"* yet the tax payer before me is allowed to take my choice.

The next issue I have with the continuity of this tax. I have once and my husband twice been made redundant. I was put on bed rest for 3 months with one of pregnancies. I have had surgery to my sinus and another on my shoulder. Each time these events impacted our earning potential. I am also a small business owner so if I'm not working I'm not earning. So how does this tax work when I am not longer earning long term. Your plan to deal with the fact that *"financial circumstances of landowners can change over time, which may affect their ability to pay tax"* by *"defer liabilities until their financial circumstances improve or until they eventually sell or transfer ownership of the property"* will do nothing but create debt. Large debt for how many people.

I would like to know what *"mechanisms"* are being considered to *"ensure that the property tax remains affordable, and in line with households' capacity to pay"* without incurring debt.

This whole scheme is clearly designed to raise revenue. Understandably the government wants to restock the dollars after the Covid payments, but don't do it at the expense of those that money was meant to save. At the expense of my Children's choices. Stop

assuming the Australian population is not paying attention or not smart enough to see what you are doing. Stop lying about what you are doing and why. Stop this whole thing. Including stamp duty while I'm at it.

