

From: Aaron Cox  
Sent: 3 September 2003 21:22  
To: [housing@pc.gov.au](mailto:housing@pc.gov.au)  
Subject: submission: Housing Affordability Review

To the committee,

The federal government and the state governments are not working in unison with regards to tax on properties. Victoria is the best example of a state government milking first home buyers whilst the federal government is trying to assist. Since prices have basically priced first home buyers out of the current market wouldn't it seem prudent to remove all taxes associated with a first home, or home/land package? This could effectively mean a saving of approximately \$66,000 in the state of Victoria alone. Although this would only be an incentive, such as the first home buyers grant, it is in fact stimulating the economy through construction and would definitely relieve the current burden on young couples. However this only applies to newly constructed dwellings not established ones.

There needs to be some incentive or we could see a further decline in our birthrate whilst immigration (as predicted) will ensure that prices do not fall but continue to grow even further out of first home buyers reach.

Reward first home buyers that build new dwellings not established houses, use a scale based on the size of the dwelling, any environmental steps they go to in building a house that is both energy efficient and environmentally friendly. We really don't want a future of Australians that are unable to "live the Australian dream" because of factors out of their control. We as a country allow others to negative gear additional properties at the expense of all tax payers, so lets give something back to the less fortunate.

Sincerely Yours

Aaron Cox

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