

I have sent similar suggestions to my local member, never to have received a reply.

I would like to see **first home buyers who are living in their house, able to claim their interest payments as a tax deduction for as long as they live in that house**, in a similar way to those people rich enough to negative gear get a tax benefit.

Obviously someone who bought their house 10 years ago for \$50,000 would not receive as much benefit as someone who bought last year at \$250,000 but they would not need as much help in the first place.

In the current financial climate, this would help maintain property values, while making housing more affordable to all. After all, it is only the introduction of new buyers into the market that increases demand.

I realise that this would come at a great cost to the revenue received through the tax system, but I would propose to increase the Capital Gains tax on rental properties or some other similar increase elsewhere.

My theory behind this is that, without having a stable place to call home, someone would not be able to work, thus earn an income, thus pay tax, so in effect, the cost of ones home is a cost of being able to work.

Negative gearing has only increased house prices and made them unaffordable in my view, as those lucky enough or rich enough to already have a home before the property boom, tried to minimise their tax, they have forced the younger generation out of the market, and onto the rental market, which is also now unaffordable.

Obviously the government could structure the concept to suit themselves or minimise the amounts paid out, but I believe the social and mental health advantages of having all the population being able to afford a home would outweigh any negative in loss of income which could be collected by different means. And after all, first home buyers are voters as well.

E.g. the 30% rebate for private health insurance could be scrapped to pay for the first home buyers tax deductions. Or the deduction could be capped.

I hope your review gives this some thought.

Rodney Wynn

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I would like to see the tax deductions/rebates that promote the use of fossil fuels scrapped.

Motor vehicle usage should not be an allowable deduction for companies and the self employed, as the planet is shared by everyone, not just those lucky enough to have a company car to drive around in and pollute the planet with.

As the push is on to make our economy more GREEN friendly, why are we allowing things like this to occur.

The diesel Fuel Rebate is another scheme that encourages use of a planet polluting gases, but is subsidised by all tax payers.

Rodney Wynn

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