

From: [NE Bioregional Network](#)
To: [Tasmanian Housing Strategy](#)
Subject: Representation on Tasmanian Housing Strategy
Date: Monday, 3 July 2023 2:51:15 PM
Attachments: [MERCURY Planning Talking Point.pdf](#)
[Mercury LE + Growth.pdf](#)

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To whom it may concern,

Given the sheer volume of consultation sought from the Government on so many issues over relatively short time frames we haven't had time to fully digest the proposed Housing Strategy. Having said that the main comment we wish to make is that the Govt and Housing Tasmania need to focus on addressing the causes of the "housing crisis" not the symptoms and that the Housing "Strategy" is mostly a property development strategy designed to free up more land for the benefit of developers

If the Govt was serious about the housing issue it would not be promoting and supporting rapid population growth at the same time.

The following law/policy reforms are required:

- Remove the 50 per cent discount of capital gains tax on taxable Australian property (non-principal place of residence), with existing arrangements to be grandfathered(1)
- Abolish negative gearing on taxable Australian property, with existing arrangements to be grandfathered(1)

"The [Reserve] Bank has always held the view that the combination of [negative gearing](#) and [concessional capital gains tax](#) combines to encourage essentially speculative investment in property... You don't increase affordability by giving people more money to spend on housing." MacroBusiness

- Stabilise Australia's population size as soon as practicable
- Ban further foreign ownership and limit future foreign investment to a maximum of 25 per cent of any Australian residential housing or commercial property, or land for residential housing or commercial development
- Increase Foreign Investment Review Board scrutiny of and penalties for breaches of foreign purchase rules
- Manage bank lending practices to better control the supply of housing credit, including appropriate loan serviceability (interest rate) buffers, and the banning of interest-only housing loans and those above a loan to value ratio (LVR) of 90 per cent
- Phase out provisions allowing Self-Managed Superannuation Funds to borrow for investment in real estate

We have attached two opinion pieces from the Mercury which we believe puts the Housing Strategy in its correct context as part of a collusion between Govt, Industry and property developers to weaken planning laws for the benefit of developers and the building and construction industry.

The first piece highlights the longer term agenda that this Govt has pursued regarding planning in Tasmania under the influence of vested property development interests and the second highlights the more recent impacts of unnecessary and avoidable population growth on planning, housing and governance.

Regards

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