HI my suggestion is in regard to Negative Gearing.  I can speak with some authority in this regard having had two houses and a farm which have been subject to Capital Gains Tax. Upon my retirement I decided for peace of mind to sell. I have done quite nicely out of this venture. However in retirement my thoughts have changed.  I am now a liberal voter I do not agree with everything the liberal party does but on the whole it is at least going in the right direction. My Submission is

1 announce a date for this change

2 From that date only new properties are allowed to be Negatively Geared

3 All existing properties which are presently negatively geared are subject to an annual reduction in claimability  of 10%,  so that in 10 years these properties  would not qualify for deductions against personal income which is not earned from that individual property.

4 Create a cap figure at which no negatively geared is available, therefore excluding Luxury Houses and apartments

5 Only apartment blocks which are for permanent rental to occupants (Not holiday rentals) would be exempt.

6 Increase the time a property is lived in before being exempt from Capital gains Tax

7 All of the above would not be available to non residents or people not permanently living in the country. As they would not be allowed to invest in domestic housing stock.

 This is my submission I am biased some what but, I believe it has some merit and would go a long to housing affordability also giving a boost to the building industry therefore the economy.

    Yours truly Jack Hallam.

PS.                 We need permanent web site for lodging of idea's for all the ministries.