

RESPONSE TO PETITION

Petition No. 3 of 2023 House of Assembly

The petitioners draw to the attention of the House:

- Tasmanian rents are at crisis point and unaffordable for many, the Housing wait list continues to grow with little hope in sight for those most in need, and unchecked short-stay accommodation has ripped significant housing stock from the rental market.
- There simply are not enough homes to go around, but some are just being left empty. TasWater data shows there are more than 2 700 homes sitting empty across Hobart, Glenorchy and Launceston alone.
- The Tenant's Union of Tasmania and a collective of community sector organisations has called on the Rockliff Government to introduce a vacant property levy, as a way of encouraging owners to return empty homes to the rental market. This is tried and tested policy which would have zero impact on everyday Tasmanians.
- Thousands of Tasmanians are struggling to find a home or pay their rent. Any increase in available rental properties would deliver more homes and ease rental pressure.

The petitioners therefore request the House pass legislation to introduce a levy on vacant properties to increase the immediate supply of housing as governments have in Vancouver, Scotland, Ireland and Melbourne.

GOVERNMENT POSITION:

RESPONSE:

- The Government does not support a new tax on vacant residential properties in Tasmania.
- The Government is delivering a broad range of measures to boost housing supply, support home ownership and increase private rental opportunities, including:
 - building 10 000 new social and affordable homes by 2032;
 - promoting land supply through the Residential Land Rebate Scheme;
 - expanding the Private Rental Incentives program and extending the MyHome shared equity program;
 - providing land tax exemptions for properties converted from short-term visitor accommodation to long-term rentals and new homes used as long-term rentals;
 - providing stamp duty concessions for homes up to \$600 000 for Tasmanians buying their first home and pensioners downsizing to a new home; and
 - providing a \$30 000 First Home Owner Grant for Tasmanians to build their first home.



Hon Michael Ferguson MP
Treasurer

Date: 6 July 2023