

**Submission
No 3**

**INQUIRY INTO SOCIAL, PUBLIC AND AFFORDABLE
HOUSING**

Name: Mr David Shaw

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My belief to free up houses available and stop the overpriced houses in NSW is simply reduce the demand from investors.

As NSW Dept Lands holds authority of titles some of these things may be able to be done without federal response. Some suggestions are:

- * Overseas investor's can purchase a 5yr lease not own a home. They still need to pay stamp duty at start of lease. If they wish to transfer lease to another person of their choosing they pay capital gains tax as well.
- * Overseas investors cannot own homes in high demand areas
- * Only units can be purchased in high rise buildings for through superfunds and other company structures. Not Houses or Low or Medium density houses.
- * No negative gearing if already own two homes.