

FYZfa Jh '5i gJUG) \$cdf VhWUJU [Ubg H XgMi bhj bWA YbU m

GNli fYXbWU [UbXc\bA]hg

Abstract

HlgUfWVhgXgVbWUgUvi h5i gJUG VhWU [UbgM 'fr; HXgMi bhj bWA [YbU mZfU) \$cdf VhWU XgMi bhj bWA UjbcZ [UbgZfYXbWU dimgch YhU WadU YZca XgUj' cZigUg \YXZfacyhU %sachg; fYUWc ZgU UWi UWUW\ cfrchU Uxj YbU Yi JhKYU [i YhU WadU Xcbh YgVbWUgh YfYgUWYZfYZfa' cZhY7; HXgMi bhj bWA XgU [fYZfagh YfYUkc VcDXWJWgUJ UYlc d' Wfa UYg'HY7; HXgMi bhj bWA X i''aUf JbU m fUghga UvYXZVh' UWj YjbcUW'HYJbWA YbU UhcUW\U

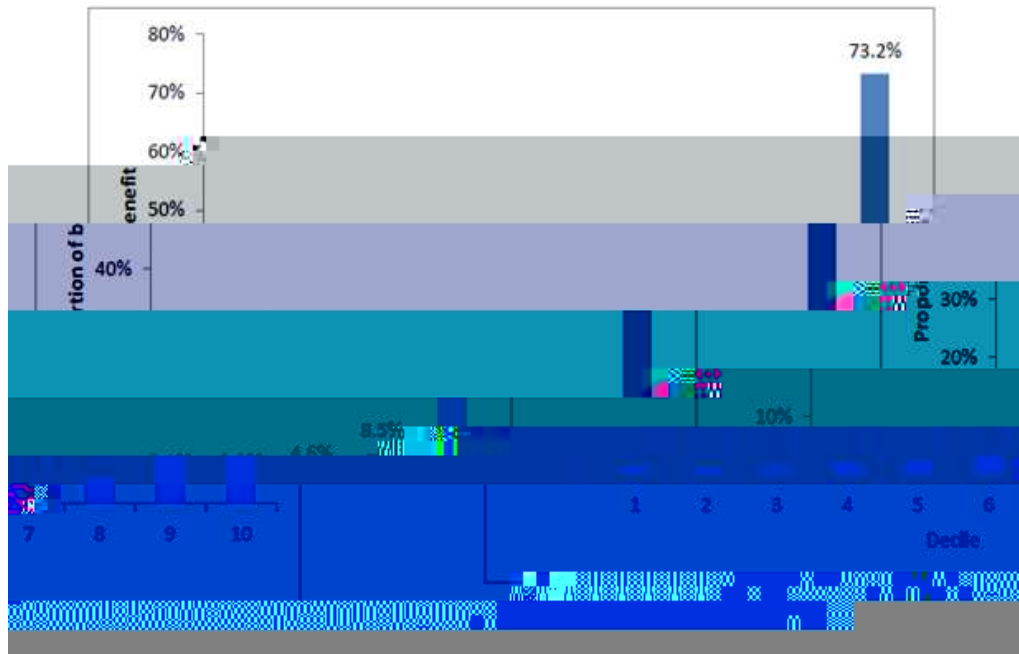
dY [ci gU fYZfagh b5i gJUG VhWU ghUcZfYZfa XgUch fW'Xdc' Wfa UYgZca d'fg Jh hYU UjbcZ WUJU' [UbgUiaUf JbU m' fUghU' d' YbWA' d' WU [cU' KYU [i YhU WadU Y' Y XbWU bWA YbU fYZfa 'Wb' YdUj dX [fUWU YU] 'cZhYZfa Yd'j JgdgUW] bUfZj d' XhY WadY JhUg' WUWk' h' g' WU h' Y''

. H\ Z R. WUJU [UbgM 27; HXgMi bhj bWA fYZfa 25i gJUG

DRZggfz; fZfh I bj YgJbWAU. VZYXbWU 4 [fZfh'X'U"
@NfYz; fZfh I bj YgJbWAU 5 Xi bWA @NfY' bhYHga UjbcWcc' cZi gUgU WUWca Jg
I bj YgJbWAU Zhga UjbcWAU. "a JhZ [fZfh'X'U"

Yi Jm g hY dcfYgJ Y aU [bU' NI' fUY gUY Zf fYgXh JbJ XUG' Bck JhgUNh hY dcfYgJ YU fUY gUYg YfWYi JmgMa dca gXVnhY cdfUbcZHY7; HXgM HFGM WmXUcbhYbYUURU[UqzU ZbJ XU' NI dmg b'5i gUJg XWYhUa cJc ZhYVbZhc ZhY7; HXgM higg YkX lckUg \ \ bMa YU dmg' Gm Wm b'f mhfYei Ufmg ZhYVbZhc ZhY 7; HXgM hUWYg hYled % SdfVhUURU dmg Vm cig XcXbMa Y⁶ HY led SdfVhUURU cig XcXbMa YfWj YX & dcfVhUURU ZhY7; HXgM hUk \ Ylg cbnf % dcfVhUURU ZhY7; HXgM hUk UGWg XVnhY dMa '+ SdfVhUURU cig XcXbMa Yg: || ifY %⁸

)LJ 'LVWULEXWLRQ RI &*7 'LVFRXQW E\ +RXVHKROG ,QF



Gf fWAUli; fi XcZZTq Geas How Negative Gearing and the Capital Gains Tax Discount Benefit the Top 10 Per-Cent and Drive Up House Prices fHY5i gUJg hZSS % E)"

6WU g'cZhYg YkXgU hbcZMURU[UqzU7; HUY d'YhUbhYU fUY db'chY Zfag'Z bMa YXg dmg hY dcfYgJ Jm cZhYU' g'g'Y" 5' d'fghU' NI dmfUthY \ \ Yg aU [bU' fUY VbZMUG [b'ZVh'ck Y'ZMj YU fUY Jb'nf'g'k \ b' hY fUg' YURU' [UqzU G W b'xi Jm' b' YXlc' U' b' b'Ug' h'

.....
 * HY5i gUJg hZSS % E) h'g' h' Zf fYgXh NI dmg' UGUM' ZYh fYg' cXU' fUY cZM' Zf h'cYk' h' U' fUY Y' bMa Y' d'le' % ZSS' HY \ \ Yg' h' fUY cZ) ' dcfVhUURU h' fUY Y' bMa Y' l'ac' h' g' Y' % SSS' HI fUY cZ' % dcfVhUURU' & dcfVhUURU' + dcfVhUURU' h' j' U' f'c' g' Y' Y' g' c' Z' NI U' Y' bMa Y' g' b' V' k' Y' b' h' g' ' d' k' Y' g' U' X' \ \ Y' fUY V' U' W' g' ' b' U' X' h' b' l' e' h' Y' g' U' h' f' m' f' m' f' U' g' NI d' m' g' a' U' h' Y' J' U' V' Z' f' Y' J' g' U' X' g' f' U' f' Y' g' \ J' W' b' M' g' c' j' Y' U' NI' J' U' J' h' i'
 * A' U' li; fi XcZZTq Geas How Negative Gearing and the Capital Gains Tax Discount Benefit the Top 10 Per-Cent and Drive Up House Prices fHY5i gUJg hZSS % E) ZMURU' Yg' a' U' g' a' h' Y' b' U' d' b' U' 7' H' Y' Z' f' c' g' U' U' X' M' l' c' a' J' M' c' X' Y' h' I' B' 5' H' Q' A' L' + ' & dcfVhUURU' h' Y' l' e' d' b' c' d' f' V' h' U' % A' X' B' 5' H' Q' A' Y' g' a' U' g'

WfVfHfUjcbZk\Uhzk\JW\UgVYbXgWVXVnHcaUgD_YhmGuaUf_YfcZIB
iXyGfjB\UJfUqBgfJUD^{8*}

=HgUg Uf i UVYhUj YfAU]bEi Jm'g\Yj\HbXXYle WfJRU[Uqg] YfU'nicb'n
VfJ'RI YXcb'fUJgJcb'GmVfU'mäUfI d'm'gk\UH ÉUfXhYf UJ]m'le'dm'
RI É'fBm'gk\YYhYj Ui YcZhYfUgNg]Bm'g^{8*}..

222 Horizontal equity

<cfndHU'Yi Jm'fYZfgle hYbd]cb'hUfI d'm'gk]h hYgá YWbca]Wk\UH'
gci'XWYfEi JfXle'dm'hYgá YUaciHcZRI'¹⁶·HY7; HXgM HfVfVWg'
\cfndHU'Yi Jm'J YbUf]dcj JXgURi'cfYZfVWZfacg]RUUVYWfJRU[Uqg^{8*}·
GmVfHfUgchYfmd'gZbWá YXbcd'fWj Yhlgm'Kcd'fYZfHfUfI I'NLa YfI
<cfndHU'Yi Jm'g'lad'cfHic'Ug'ZUg'ga YfIU'gg'fá'ž'g]Wd'fVf]hg'cZ
i bU]b'g'Wb\Uj YU'Uj Yg'YZWcb YZ'fVUJ]m'^{8*} HY\cfndHU]bEi Jm'W'gX
VihY7; HXgM HfYU'gle'RI d'm'gk]h hYgá Y'Y'Y'cZ]bWá Y]Bm'f]h'

`ch]gU]h' NI' dFZfBWg hY gVgá Yh fXU' Ux [fU]XhY]h' cZ hYg
dFZfBWg]gU[i Uv]M]gXkU]g' XfU dmf'

5g]b]W]X]b: [i fY&]b]j] XUTU dmf]bhYU]Y[fci dZ* S]M]g]U]X]U]g] Y
Vb]Z]h]a]g]Z]ca hY7; H]X]g]M]b]W]a]d]f]X]k]e] N]d]m]f]g]b]m]i]h] Y]U]Y] fci dZ*
HY[\ \Y d]c]d]f]h]b]c]Z]W]U] [U]g]f]U]g]X]v]i]c] X]f]U] d]m]f]g]a] U]i]f]Z]W] [\ \Y
Y]Y]g]c]Z]U]W]X]W]U] [U]g]h]U]h]j]Y]U]W]a]i] U]X]g]Y]U]d]i]Y]d]f]c]X]c]Z]h]a]Y
W]a]d]f]X]k]e] h]Y]m]i]h] Y]U]Y] fci dZ* 5b]h]Y]Z]W]f]h]U]a]U]i]h]Z]i] Y]W]h]Y]g] X]X
X]g]M]i]h]b]c]Z]W]U] [U]g]V]U] d]m]f]U]Y]g]h]Y] [f]U]f]d]c]d]h]g]h]k]e] f]U]g]W]U]U]
[U]g]k] \Y]b]W]a]Y]g]d]k]Y%

)LJ &*7 'LVFRXQW E\ \$JH *URXS

GifWHY5igU]h]g]h]Z]i]g]Y]h] BcYHI 7cbW]g]d]g]V]i]5] Y]h] : M]i]U]i]r]s] %E&

,QHIILFLHQW LQYHVWPHQW GHFLVLRQV

5b]h]Y]W]b]M]b]U]d]i]h]Y7; H]X]g]M]b]f]Y]U]g]e] h]Y]h]d]h]b]c]Z]U] b]M]U]h]i]H]Y
d]h]U]Z]f]h]Y]U] 'g]g]h]a] l]e]i]b]h]U]h]d]U]m]g]d]h]U] d]m]f]g]j] Y]g]a] Y]h]X]W]g]d]g]g]
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W]U]h]i]c]Z]b]W]b]c]a]h]i

AcX]M]b]N]i] 'g]g]h]a]g]f]Y]Z]f]f]a]g] X]Z]ca h]Y]X]U]ac]X]g]U]c]W]X]b]h]Y]d]V]W
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V]U]W]d]b]Y]c]Z]h]Y]U] 'd]c]W]M]f]U]b]h]Y]W]Y]Z]h]k]j] U]W]j]Y]X]g]f]U]Y]d]c]W]i]d]g]

.....

% HY5igU]h]g]h]Z]i]g]Y]h] BcYHI 7cbW]g]d]g]V]i]5] Y]h] : M]i]U]i]r]s] %E&
% H]j]W]h]Y]b]M]a]Y]g]c]Z]g]a]Y]U] d]m]f]g]b]h]Y* S]U]X]g]Y]U]Y] fci dZ]k]i] X]W]d]k]Y]X]Y]h]Y]f]W]h] '
j]b]Y]f]a]Y]H]
* GaY\j]Y]U]i] X]h]U]h]Y]Y]g]a]d]Y]h]U]b]d]b]W]W]h]c]Z]U] b]M]U]h]i]C]b]Y]c]Z]h]Y]a]c]f]Y]d]c]a]b]h]h
Y]U]d]Y]c]Z]b]U]h]b]U]j]Y]X]Z]h]b]l]g]h]U]h] b]M]U]h]i]g]U]X]g]d]h]b]c]Z]U] d]c]j]d]g]h]U]h]Z]f]a]l]e]
U]b]X]U]U] 'g]g]h]a]'G]Y]S]c]i] [U]g]5? \U]b]h]Y]H]k]c] : U]g]c]Z]h] b]M]U]h]i]S]c]h]Y]h]f]U]U]f]5]f]Y]h]h
A]i]h]U]n]b]W]g]j]Y]E]h] % S]e] %R]N]r]f]h]e]m]K]e]r]u]c]k

k\JWU[U YdftZhYfNfb]bNYZfa cZbMaYHYWgZfHY7; HXgM bh
 db[fcibNg cZW[U acV]mng ga X\UfNi ci g'Hlg'g'VMG y'bcdfgXh
 RIdung fYg VMLc`la]PXlg'ga Yib5i gU]bW[U] Uq]bWad f]gblc'
 fgXhIU dng: i fhYac fZhYMcXZVWcZ5i gU]g Xi VYU U fYA Ylg
 ghUa UnZfN] hgi fWU[U] UqgZfYgXhIU dngkci`XWg VMLcRU'
 lb5i gU]U'

Yd fUcZHI FgUW

FYZaH 5igUJg) sdrVHURU[UgM XgM HbKa YGm

**WHQVFXlc' b[Uj Y ciMaYg hUdc]MaUYg' UihY IjaY XXbchZ`m
WPAduY"**

5H FKDUDFWHULVDWLRQ RI UHFHLSWV

**HY7; HXgM hVb' dg]XU6]bWij YZfM dnglc' fYwUUMg yfj Yi Y
fWIdgUwUfUfWIdg' bhYI GwFNE5i YUWbchXhUai WcZhYwUfU'
[Ug'fU]g]bUj] h'fYngHg]U' Uv]U] YwUUMg XxvM dng'fU]g]**

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Yd fUcZHI FgUW

ŕVZa]H 5ig0]00) s0fVH0]0U]0g0] Xg0]H]000 Y00m

Vri0g]hU' fi 'gcf [f0X0h]h' cZHydY]ci g' Ukz Wad]00W0g]k''
hd]Wn0Y\[\YhU]bhYUg]bWcZg]Wfi 'g''

A]~Y fZ0g] le' hfY aUb' h0g] cZ]b Yh]h] 'gg]a' WadY]mi fWb]U'

'&.
.

Yd fUcZHI FgUW

FYZa]H 5ig0J00 SdFVH00U0Ug0U Xg0H0000Y00m

idj UPXad]UBWAggczhYU dUZAihYdV]WZbSXWad]UBWAggZf
hYU fi'Ud"

GaYcZHYWadY]mIggV]Xk]h'hYWadYfagU'cZHY7; HXg0Hh
kd'XYUMchY]Y]ccXcZ]fUXZH]h] fi'YgUWadUhbhYU'UkVUH'Y'
-ZgW]fUXZH]h] fi'Yk'YYBUEZ]h'Ykci'XVYXZfYH]U'Uk'Uhh]h] le'

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Yd fUcZHI FyUW

.

Yd fUcZHI FgUW

íYzfaH 5ig0U00 scfVH0U0U0g0U Xg0H0B0A Y0U0m

7iBbH \La Ufi XhUñc cbWYj YghUcfaUj YbWa YKI VgXi dbhY
<U!GadgXZbHcbWi XjYVZI `njadYa YPX]gladR0W]gUg]XUD

"&
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Yd fUcZHI FyUW

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WjU'dcWAgZfhYnFzUyfhUvWwUyhYfBhMjU[UbT bWfhYchY
595 WfMcbZU dmfG WocgYc WWUYhYf YfHhY YHc hY595 k\YbYf
bYhMjU[UbZfhYnMfklgYi Ulecf YghUbhY595 hfgcX

HYYaUhiYgaYlgUBWghd[\zk\YYhYU dmfkci XWocgYc'a QbU
fWAgk\YYhYnHhMjUfXhUihYhfgcXaUhiYYVWXX 5'Wady'j'
UfiaYHbzjci fczhY595 ddcgJvSj UgzA]hgUx@a lglgaUbgad]Mh
VbZhiEhYfagj U'cZidle +%df VhiczY]gh' 5i gUJG) dfgbU'U dmfG
WfYhM ddcgXle hYwad]UWwifXB'czhY7; HfY]aYZca hYfcV][Udgc
k]hdi hcgczYi Yle hY]cj Mba YH''

HY595' ddcgXVrGj UgzA]hg Ux@a 'kci Xgf''cdMUYgU7; HfY
hfgcXZfhcgYU dmfG]h UbYhMjU[Ub]bYVgczhYhfgcXHUhg

Yd fUcZHI FgUW

FYZaH 5ig0Ug) sCfVHhUfU[UgU XgM HbKa YWm

WgI` dYg fYZca 'Ri dimg'c' dg]XUX]dU' WbWgchU' R' KNUa YHzf
WfU[Ubg^{8%} ZhYga YkYfYc Y YhUfYb' 5ig0UJhki Xlf i UvWbghhY
UkdgWgYwUf cPK \YhY595 aUwYU JvYUfUfj Yc hY7; HNgM hZ
hYfg' cZhYI ? YdMfYwVh] fXNfX]b' 5ig0UJgci XvWbgXfX

5HSHDO FDSLWDO JDLQV WD[

GcaY Waa YHfG' \jYUf i XhUhhYleU' fXU' cZ7; H]b' 5ig0UJg' Uf
UfUfj Yc hYwYfYhggNa' cZU]d WfU[Ubg^{8%K} \Yga YUjYUf i XZf
hYfXU' cZ7; H^{2%} 'le' UWjYU' bYfU]h' WkYb' R]d Wbg' ad]c' b' kXh' f'
leac' f' d' k' YX' b' d' g' d' f' U]d' g' g' Na' hU' X' Y' g' b' h' U' WfU[Ubg' G' W' U' R' .

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Yd fUcZHI FgUW

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