



Historic tax reform a step toward housing fairness and equality

The historic passage of the federal government's housing tax reforms is a monumental turning point for Australia's housing system, National Shelter says.

The reforms, which were legislated in parliament yesterday, wind back the Capital Gains Tax (CGT) discount and limit negative gearing to new builds.

National Shelter CEO Jackson Hills said they mark the most significant rebalancing of the housing market in a generation.

"The passage of these housing tax reforms is a historic win for fairness, equality, and housing security in Australia," Mr Hills said.

"Our tax settings have tilted the playing field against renters and first-home buyers for decades by rewarding property speculation on existing dwellings.

"By directing tax incentives exclusively toward new builds, this legislation protects and encourages the supply of new homes that our country desperately needs. It is a pragmatic and evidence-based reset that will help tens of thousands of younger Australians achieve home ownership.

"For years, some have resisted changes to these concessions, despite clear evidence of their effect on housing prices and the system's shortcomings for those it was intended to support."

"National Shelter acknowledges the government's courage in seeing this through and the outstanding efforts of the Shelter network, ACOSS, Everybody's Home and many other advocates in this space over many years. Sustained reform like this only happens through persistence, shared purpose, and collective effort.

"While this is a crucial victory, tax reform is just one piece of the puzzle. To tackle the housing crisis head on, we must build on this momentum and commit to sustained, long-term public investment to address the shortfall of social and affordable homes."

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