



*Zali Steggall MP*

FEDERAL MEMBER FOR WARRINGAH

31 October 2024

Mr Alex Greenwich MP  
Chair, NSW Legislative Assembly Select Committee on Essential Worker Housing  
Ground Floor  
21 Oxford Street  
Darlinghurst NSW 2010

Cc: [REDACTED]  
Committee Manager  
Select Committee on Essential Worker Housing

By email: [essentialworkerhousing@parliament.nsw.gov.au](mailto:essentialworkerhousing@parliament.nsw.gov.au)

**Re: Correction of transcript of evidence**

Dear Alex,

Thank you for the invitation to attend and contribute to the Legislative Assembly Select Committee on Essential Worker Housing on Friday, 25 October. This issue is of critical importance, and I was grateful for the opportunity to share insights on the current state of housing in Warringah.

I would like to amend several parts of the transcript which I will detail below.

Page 28: I will give some key statistics for the benefit of the Committee, which may not be a surprise. In Warringah, which is a broader area, 34.9 per cent of residents rent compared to the national average of 31 per cent, 30.2 per cent own their home and have mortgages, and the remaining about 30 per cent own their home and are mortgage free.

Clarification: I will give some key statistics for the benefit of the Committee, which may not be a surprise. **According to data from the 2021 census**, in Warringah, which is a broader area, 34.9 per cent of residents rent compared to the national average of 31 per cent, 30.2 per cent own their home and have mortgages, and the remaining about 30 per cent own their home and are mortgage free.

Page 28: Another statistic that you might find interesting is around the changing landscape around housing demand. Single-person households now make up 26.5 per cent of Warringah.

Clarification: Another statistic that you might find interesting is around the changing landscape around housing demand. **According to the 2021 census**, single-person households now make up 26.5 per cent of Warringah.

Page 31: The legislation that's currently stuck in the Senate in Federal government would assist to an extent – there's built-to-rent, the HAFF and various measures that have gone through.

Clarification: The legislation that's currently stuck in the Senate in Federal government, **the build-to-rent, would assist to an extent, and various measures that have gone through, like the HAFF.**

Page 32: They have the same requirement on them from State Government for, I believe, 5,900 residences by 2027. They have to deliver that within a 10-square-kilometre area versus, I believe, the Northern Beaches is 100 square kilometres.

Correction: They have the same requirement on them from State Government for, I believe, 5,900 residences by **2029**. They have to deliver that within a **11**-square-kilometre area versus, I believe, the Northern Beaches is **254**-square-kilometres.

Page 32: I believe the Northern Beaches Council are having a public consultation around what that minimum size for dual occupancy should be because that opens up a lot more opportunity.

Correction: I believe the Northern Beaches Council **had** a public consultation around what that minimum size for dual occupancy should be because that opens up a lot more opportunity.

Page 35: Ironically, it's capital gains investment – the 50 per cent deduction on the investment property – which is the greater impost on government coffers. It's about \$20 billion for that versus about \$2 billion on negative gearing. While negative gearing gets the focus, it's the capital gains discount on investment that actually incurs the most.

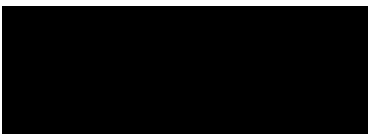
Correction: **According to the Australia Institute, it's capital gains tax concession** which is the greater impost on government coffers. **The Australia institute** reports its about \$20 billion for that versus about \$2 billion on negative gearing. While negative gearing gets the focus, it's the **capital gains tax concession** that actually incurs the most.

Page 35: At the moment every lever of tax disincentivises that because, if you produce an income from your family home, you waive your capital gains exemption, and so for a retiree that is a disincentive and it impacts pensions.

Correction: At the moment tax disincentivises that because, because **in some cases**, if you produce an income from your family home, you waive your capital gains exemption, and for a retiree that can be a disincentive as it can impacts pensions.

Thank you for your attention to this matter and please inform me if there any issues with the corrections provided.

Kind Regards,



Zali Steggall OAM MP  
Member for Warringah