

Please accept this submission to your inquiry into foreign residential real estate investment in Australia:

Hey! Australian first home buyers - some advice for you: -

1. Give up and rent, [don't try to buy now](#), because you're competing against "investors", many from overseas. (All the vacant "investments" demonstrate that homes are no longer to live in!)
2. Alternatively, try purchasing in the (admittedly sometimes soulless) outer 'burbs, where a house and land are a bit cheaper.
3. If you want to wait a little, affordability is about to improve in a very **BIG** way!

The current situation would not have arisen, of course, if we had an all-in federal land tax, as recommended by the [Henry Tax Review](#). That would curtail land price "investment" bubbles from forming in the first instance. (And we know the term "bubble" connotes a bursting.)

I blogged this at <http://thedepression.org.au/?p=17328> and don't regard it as a rant, because I was one of the few Australians who publicly forecast the onset of the GFC. I later spoke with professors Steve Keen and Michael Hudson on "Lifting the Lid on the GFC" at the Melbourne Town Hall on 14 October 2009.

Thank you, and may your committee come to see how Australia's misbegotten tax system encourages property speculation over productive investment.



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