



HOUSING FOR THE AGED ACTION GROUP INC.

Housing for the Aged Action Group Inc

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Submission to the inquiry into Treasury Laws Amendment (Tax Reform No. 1) Bill 2026 and a related bill

Housing for the Aged Action Group (HAAG), is a leading voice in Australia specialising in the housing needs of older people at risk of homelessness. HAAG was established over 40 years ago as a grassroots movement, today the organisation has over 1,000 members. During the 2024-25 financial year, our services supported over 2,600 older Victorians.

Since 2016, HAAG has researched the depth of housing and homelessness issues for older people nationally, working with services, people with a lived experience, research and advocacy bodies across Australia. This positions us uniquely as one of the few organisations who can provide detailed insight into the impact of increasing housing insecurity on ageing and aged care provision.

HAAG welcomes the opportunity to provide input into this inquiry. An increasing number of older people are experiencing homelessness, at risk of homelessness, or in housing stress. They are retiring into insecure and unstable housing, and the number experiencing this is only continuing to grow.

We have continuously called for bold tax reform to address the current distorted housing market that favour investors. Therefore, we support the Government's proposed reforms to negative gearing and the Capital Gains Tax (CGT) discount and urge the Parliament to pass the legislation as swiftly as possible.

HAAG welcomed the proposed changes in Federal budget that focused on shifting emphasis from housing as an investment, towards housing as a home.¹ Delays to these reforms risk prolonging the insecurity and financial stress being experienced by people struggling to afford a safe and secure home.

The Government must do more to address the housing crisis. We maintain that the revenue raised from winding back these incentives should be directly invested in increasing public and community housing stock.

¹ HAAG Media Release: Tax reforms welcome but more needed for older people's housing, <https://www.oldertenants.org.au/news/tax-reforms-welcome-but-more-needed-for-older-peoples-housing>

Recommendations

- Pass the Bills to give effect to the CTG discount and negative gearing as a matter of priority.
- Reinvest revenue raised from winding back these tax incentives to increasing public and community housing stock.