

Further to my earlier submission:

I believe the Government and its instrumentalities should endeavour to control the Cost of Land in just the same way as they endeavour to control the Cost of Living. 100% success will not be achieved but stability would be of great benefit.

- Who benefits from increases in the cost of land; only the 'haves' and then only when they sell and live on the proceeds. Otherwise they just buy the equivalent land elsewhere.
- Who loses from increasing land prices? The 'have nots' – and that includes all future generations.
- Who would lose from stability in land prices? Only speculators and those not using their land fully but they could sell-up and invest elsewhere.

So all legislation, taxes, tax changes should be assessed as to their affect on the price of land and wiped if they increase it. This would have the most lasting, long-term effect on homelessness, housing affordability and agricultural and industrial competitiveness.

Much attention is paid to the cost of living, water, electricity, petrol, food but NOT land - the one absolute essential for any family. Indeed, some politicians even count and speak as if the increasing cost of land added to the national wealth and did not count as inflation!

*My apologies for this late addendum. I quite accept that it may not be possible for it to be formally processed.*

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