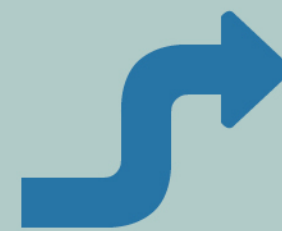


Changes to Negative Gearing »



What's proposed

- Negative gearing limited to **new residential builds**
- Losses on established properties:
 - Cannot be offset against salary or other income
 - Can be applied to property income or gains only
- Unused losses can be carried forward



Timing

From **1 July 2027**
Applies to properties acquired after
12 May 2026



Where the focus is shifting

- New housing supply
- Build-to-rent developments
- Government-supported housing initiatives



What this means

Tax treatment of property investments may differ depending on the type of property and timing of purchase.