Dear Sir

In relation to your proposal to encourage older Australians to use the superannuation system to downsize and gain access to additional superannuation after retirement, I wish to make the following points:

1. The proposal should allow retirees to sell part of their home, such a back yard block.

2. In some cases a retiree may wish to remain in the same street and demolish the principal residence before replacing it with a duplex or units. This would also help attain the governments objective of creating more housing and should be encouraged. A separate mention in the legislation would make this matter clear.

3. The proposal should also allow for this relief to be available in say the two years leading up to retirement, to allow for future planning towards retirement.

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Regards,

Patrick O'Shea CA

Director

Accounting & Tax Consulting Pty Ltd