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??????Demographia

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of home ownership????????????????[5]????????????????????????????????The  
great Australian nightmare???[6]

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澳洲西太平洋銀行研究顯示：「8 7 %的澳洲人仍懷抱擁有自宅的澳洲夢，8 6 %的澳洲人認為房產是累積財富的路徑，7 9 %的澳洲人認為持有房產是人生勝利的象徵。」 [10]

澳洲民眾對房產的看法和台灣人有土斯有財的哲學高度雷同，也因此支撐了強勁的內需。而房貸利率降低、失靈的社會住宅、政府補貼、負扣稅制度（negative gearing）

）、增值稅減免等政策，更鞏固了房產市場的買方需求，維持了高房價的穩定。

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McCrindle

# Mechanics

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???Australian Prudential Regulation Authority?  
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??vacant residential property tax????????????????????????capital improved value

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[http://hk.on.cc/tw/bkn/cnt/commentary/20170419/bkntw-20170419000424498-0419\\_04411\\_001.html](http://hk.on.cc/tw/bkn/cnt/commentary/20170419/bkntw-20170419000424498-0419_04411_001.html)

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[4] <http://www.abc.net.au/news/2017-07-17/home-ownership-in-australia-declines-for-decades/8677190>

[5] <https://www.alp.org.au/negativegearing>

[6] <https://www.smh.com.au/business/the-economy/the-great-australian-nightmare-alive-and-well-in-sydney-melbourne-20171005-gyujbr.html>

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<http://www.abs.gov.au/ausstats/abs@.nsf/Lookup/by%20Subject/4130.0~2015-16~Main%20Features~Housing%20Costs~5>

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