



NSA News, Hands Off the family home !.....

Would it be fair to means-test the pension based on the value of your home? The family home is under attack from the new proposal to means-test the Age Pension and Age Care eligibility for owners of properties worth \$500 000 or more. The proposal, which could reduce or wipe out payments to older Australians, is contained in a document from a relatively new think tank called Policy Institute Australia, titled Home Truth: The case for rebalancing towards better means-testing . Policy Institute argues that highvalue family homes should count more fully in means tests for the Age Pension and Age Care, rather than being exempt or capped. It claims that “better targeted means testing” could freed up around \$ 21bill. a year, which could fund extra support for “the households that need it most” through larger tax cuts, larger Jobseekers and assistance and significant reduction in the fiscal deficit. It argues that if the family home was included in the means test, older people would be encouraged to unlock the wealth in their home to fund their retirement. For those pensioners who are “asset rich but cash poor”, it proposes a Retirement Contribution Scheme where the federal government would provide a loan secured against you assets, payable on the sale of the home or from the estate after the homeowners death. Given that the average price of homes in the capital cities is well above \$1mill., and over \$ 700 000 in regional centres, such a move would have a significant impact on a large number of older Australians.

Not a good idea... The idea would likely undermine financial security and wellbeing in retirement for people who have worked hard to secure their future. NSA CEO, Chris Grice, said this proposal might be framed as achieving “ intergenerational fairness”, but it was manifestly unfair to retirees who had worked hard all their lives to pay off the family home. Mr Grice noted that both the Prime Minister, Anthony Albanese, and Treasurer, Jim Chalmers, have said on many occasions that taxing the family home is completely off the table. However, as we saw recently with changes to the capital gains tax rules, promises in politics are not set in stone. “When the prize is another \$ 20 billion and the decision will be sold as creating more intergenerational fairness, there are many temptations to entertain this idea” Mr. Grice said. Peter Harris, the former chair of the Productivity Commission and now a director at the Policy Institute, has told the ABC that means-testing wealth, including the family home, for welfare “could fix the Budget Hole”. This raises the question : is it fair to include the value of the family home in the means testing rules?

National Seniors AUSTRALIA

Modbury Branch News Letter

July 2026

Issue 241



Branch Diary

Guest Speakers 2026

17th Aug. Travel Talk with Heather (AGM)

21st Sept. Talk By “My Local Physio

19th Oct. Bob and the Boomers, Musical afternoon

Modbury NSA is sponsored by the Modbury Plaza Hotel

Thanks to the Office of Federal Member for Makin, Tony Zappia, in the printing of this Newsletter

Committee for 2026

President	Susan Boyle	
Vice President	Piero Fioretti	
Secretary	Bruce Anderson	
Treasurer	Bruce Dommenz	
Assist. Treasurer	Alastair Boyle	Guest
Speakers	Rosalie Zurek	
Welfare	Ashley Todd	
Extra Member (1) (Outings)	Mary Fioretti	
Extra Member (2)		
Ex Officio. Public Officer	Ray Zurek	
Door	Dianne & David Broadbent Greeter	
Beverley Anderson		
Newsletter	Ray Zurek	

Modbury National Seniors meet every third Monday of the month (4th if Public Holiday) at

1.30pm at the Lutheran Homes, 1217 Grand junction Rd. Hope Valley, except November and

December. Entrance fee \$ 5.00

Postal address: NSA Modbury, PO Box 499 St Agnes 5097

We always welcome visitors and potential new members. If after 3 or 4 visits you find that you enjoy coming to our meetings and being part of our group why not become a financial member of National Seniors Australia? Members are able to get involved in discussing and taking part in community issues pertaining to Senior Australians. You can also take part in social events, hear interesting guestspeakers and meet like- minded members at other branches. Most importantly members can ensure that their voice is heard on issues affecting the over 6 mill. Australians over 50.

Only financial members are covered by NSA Insurance on Outings! Financial members will also

Be given preference when there is a limit on numbers eg.Christmas Lunch, Bustrips etc .

and

Membership Fees

Forthcoming events for 2026-----

. **Monday 17th Aug. Modbury Branch AGM.** This AGM is very important if we want to continue as a group at a different venue or disband. To be able to continue we'll need to elect a new committee to lead us into the future!!

Thurs. 10th Sept. Coopers Brewery Tour, 11am, 1hr Tour with tastings \$35.

Lunch at Reepham hotel. 273 Churchill Rd. Prospect

Monday 16th Nov.12 noon Seniors Christmas Lunch,Windsor Hotel, Windsor Gardens. 2Course \$29.90, hot vegetable and salad bar. Raffle. There will be a subsidy for members who attended at least twice this year!

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± August Birthdays :Margaret Fellows(8), Lorraine Frost(10), Rosalie Zurek*(13), Elizabeth Dunger(19),David Sweet(23), Elaine Peters(23), Weddings:Nil

CONGRATULATIONS AND BEST WISHES TO ALL

Joke

Once upon a time there was a thief and a politician who were friends . One day they entered a chocolate store. While they were busy looking around , the thief stole 3 chocolate bars. As they left the store, the thief said to the politician: “Man ! I’m the best thief ever, I stole 3 chocolate bars and no-on saw me. You can’t beat that.” The politician replied: "You want to see something better?"Lets go back to the shop and I’ll show you real stealing.”

So they went back to the counter and the poltician said to the shopkeeper:”Hey do you want to see real magic?” The shopkeeper replied:”Sure, show me.” The politician says: “Give me one chocolate bar!” The shopkeeper gave him one and he ate it. He asked for a second, and he ate it as well. He asked for a third

finished that one too. The shopkeeper asked: “But where is the magic?” The politician replied;” Check my friend’s pocket, and you’ll find it!’

1year membership	\$49.50	\$80
2 year “	\$88	\$143
3 year “	\$120	\$180
5 year “	\$220	\$325

Enrolment forms can be found on Activities table or from Treasurer. M/F can also be paid at the Post Office or by phone. No Credit card surcharge applies!

Riddle: What is put on the table and cut but never be eaten?

Grandma's wit and wisdom :Age is no Barrier. It's a limitation you put on your mind.

Interesting fact: Astronauts in the space station can see 16 sunrises and sunsets every 24 hours

