




Speech By
Dr Christian Rowan

MEMBER FOR MOGGILL

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REVENUE LEGISLATION AMENDMENT BILL

 **Dr ROWAN** (Moggill—LNP) (5.15 pm): I rise to address the debate on the Revenue Legislation Amendment Bill 2024, legislation that further delivers on key commitments made by the Crisafulli Liberal National Party state government. Introduced on 12 December 2024 by the Treasurer, Minister for Energy and Minister for Home Ownership, this legislation implements revenue related commitments made during the 2024 state election, those being: firstly, abolishing stamp duty on new homes for first home buyers; secondly, removing the restriction on homebuyers renting out a room within the first year of occupation without losing their concessions; and, thirdly, axing Labor's patients tax.

I will firstly address the measures contained within this legislation pertaining to home ownership. This legislation takes decisive action to address the decline in home ownership in Queensland and represents a cornerstone element of our government's commitment to restoring the great Australian dream of home ownership for all Queenslanders, particularly young Queenslanders who have been locked out of the market after a decade of neglect by Labor.

Ms Grace interjected.

Mr SPEAKER: Member for McConnel, you need to be careful or you will be on the list.

Dr ROWAN: It is very clear that those members opposite, including the member for McConnel, do not understand their decade of failure. Under the previous Labor state government, Queensland had the lowest proportion of first home buyers of any mainland state. Not only that, Queensland had more people between the ages of 25 and 39 renting than in home ownership. This unenviable title, earned under successive Labor governments, is extraordinary. Queensland was once a state that had proudly been a place of opportunity and growth, and yet it was left to languish at the bottom of the home ownership ladder under Labor.

The facts are undeniable. Today, just 63.5 per cent of Queenslanders own their own home. For younger Queenslanders, the situation is even worse: only 35 per cent of those aged between 25 and 39 are home owners, compared to 70 per cent back in 1971. This is not just a statistical drop; it represents the thousands of young Queenslanders who feel shut out and who feel that they will never have the security of owning their own home. We know that almost two-thirds of young Queenslanders want to buy a home but only 47 per cent believe they will ever be able to afford one.

Labor's failures have had real consequences. The length of the average tenancy has increased from 13 months in 2012 to 21 months today. More young Queenslanders are renting rather than purchasing their own home, and the proportion of first home buyers in Queensland is the lowest of any mainland state. These statistics tell a clear story. Labor left Queenslanders behind when it came to home ownership.

All that being said, there is hope and, under the Crisafulli Liberal National Party state government, there will be positive change. The Crisafulli LNP state government is proudly a government of home ownership. This legislation is a critical step in delivering on our commitment to give young Queenslanders a real shot at owning their first home.

As the Premier and the Treasurer have both clearly outlined to Queensland, the Crisafulli Liberal National Party state government is determined to reverse the decline in home ownership and ensure Queensland leads the nation in home ownership by 2034. That is why our Premier has appointed Queensland's first ever Minister for Home Ownership. This is in stark contrast to the former Labor government, which barely mentioned home ownership.

Specifically examining the provisions of this legislation, most significantly this legislation will amend the Duties Act to abolish stamp duty for first home buyers purchasing a new home from 1 May 2025. This will include vacant land where the first home buyer intends to build their own home. For a first home valued at \$850,000, this will save Queenslanders more than \$24,000. That is a real and meaningful saving for Queenslanders looking to enter the property market. By removing this significant financial barrier, the Liberal National Party state government is making home ownership more accessible whilst stimulating demand for new homes—creating jobs and driving economic growth and development.

This legislation also amends the Duties Act to allow first home buyers to rent out part of their property within the first year of occupation without losing their stamp duty concessions. Previously, new home owners were forced to forgo concessions if they rented out even a single room. This outdated rule was stopping young people from making home ownership more affordable through rental income. We know that having a flatmate can help with mortgage repayments and improve borrowing power. There are around 20,000 first home buyers each year in Queensland, as well as thousands of owner-occupiers, who could benefit from being able to rent out a room. This measure not only helps homebuyers but also alleviates rental market pressures by increasing available rental stock.

These are commonsense reforms and they are backed by industry experts including the Real Estate Institute of Queensland, the Housing Industry Association and the Strata Community Association. Housing experts agree: this legislation is the right move for Queensland and is giving Queensland a fresh start. By abolishing stamp duty for first home buyers and allowing them to rent out a room without penalty, we are giving young Queenslanders the boost that they need to enter the property market.

While Labor will attempt to undermine this legislation with baseless attacks, the truth of the matter is that Labor's class-war rhetoric only makes them sound more and more like the Greens political party. This bill is about restoring home ownership in Queensland. After a decade of Labor failure, the LNP state government is taking action to make home ownership more accessible and affordable for young Queenslanders. I repeat: after a decade of Labor failure, the Crisafulli LNP state government is taking action and is making home ownership more accessible and affordable.

In my remaining time, I wish to address the LNP's delivery on our commitment to axe Labor's patients tax. In doing so, can I from the outset declare, as per my register of interests, that I am a registered medical specialist with declared memberships of professional medical associations. Labor's patients tax unfairly targeted local GPs, threatened the future of bulk-billing and placed yet another burden on families already struggling with cost-of-living pressures. As the Treasurer has clearly articulated, right from the very beginning the LNP stood firmly against Labor's tax. In fact, when the LNP first raised this in the Queensland parliament Labor's response, as always, was one of denial, refusal and inaction.

Ms Grace interjected.

Dr ROWAN: I hear the member for McConnel interjecting again, but there has been denial, refusal and inaction by the former Labor government. The Royal Australian College of General Practitioners called the tax 'illogical'. The Australian Medical Association of Queensland warned that it would be 'the end of bulk-billing'. The Labor Party did not want to listen to professional associations or professional colleges and bodies. Doctors told us that after-hours clinics would be forced to cut back their services, pushing more and more people into our already overcrowded and under-resourced emergency departments, but Labor would not listen. Again, it was a staggering failure by the Labor government to not listen to those frontline health professionals and workers delivering primary care services.

Despite all this, Labor dismissed the concerns of GPs around Queensland, with their now shadow health minister arrogantly calling such concerns a 'beat-up'. Even when Labor eventually tried to backtrack, their so-called fix was just another temporary bandaid solution. Their so-called amnesty on payroll tax was set to expire in June this year, leaving general practitioners and their patients in limbo, still uncertain about their future. The former Labor government was abandoning patients, abandoning general practitioners and abandoning primary care here in Queensland. Queenslanders deserve better, and that is why they voted for the Liberal National Party in October last year.

The Liberal National Party made a promise to Queenslanders and today we are delivering. This legislation will abolish Labor's patients tax once and for all. By exempting GP wages from payroll tax and the mental health levy, we are ensuring Queenslanders can access affordable health care without the threat of rising fees or reduced GP services. Within our first 100 days we instructed Treasury to begin work on this reform, and that promise has been kept. The amendments in this legislation provide certainty for our medical professionals, and the medical community stands firmly behind the LNP's reform agenda with respect to this issue. In fact, as Dr Cath Hester, Queensland Chair of the Royal Australian College of General Practitioners and founder and owner of the terrific Colleges Crossing Family Practice in the electorate of Moggill, stated—

As Australia's peak body for general practitioners and GP training, the RACGP has long advocated for this tax to be abolished, and I'm thrilled the Crisafulli government has instructed Treasury to do so.

She continues—

This will help to ensure essential GP care stays affordable for Queenslanders, and practices can remain viable and keep their doors open for patients.

...

Queensland is leading Australia in abolishing this tax on patients, and I applaud the Crisafulli Government for its proposed amendments to this Bill ...

Opposition members interjected.

Dr ROWAN: Again I hear members opposite interjecting. They will not listen to frontline health professionals—our frontline general practitioners, those who are standing up for patients in our community and those who are standing up for primary care—providing essential services. That is why they sit in opposition—because they were not listening to Queenslanders. In fact, they had abandoned Queenslanders over the last 10 years, with multiple failures across the board but, most importantly, in health care. We have seen the shambles they have left the health system in in Queensland. If they had had their way, they would have destroyed primary care and general practitioner services in Queensland.

Today, the LNP state government is proudly delivering on our promise to ensure more Queenslanders have a place to call their own and that every Queenslanders can access the health care they deserve. We are abolishing Labor's patients tax. I commend the bill to the House.

(Time expired)