




Speech By  
**David Kempton**

**MEMBER FOR COOK**

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**REVENUE LEGISLATION AMENDMENT BILL**

 **Mr KEMPTON** (Cook—LNP) (7.59 pm): I have waited 10 years for this moment. Finally, I am back here to give this speech. It is particularly important because only two weekends ago I helped my daughter and her husband move into their first home here in Brisbane.

**Mr McDonald:** The bank of dad.

**Mr KEMPTON:** The bank of dad; no mum, just dad. Poor dad! I purchased my first home in 1980 in the ACT. My partner and I purchased a modest ex-government three-bedroom house for \$30,000 in a well-established suburb. With some trepidation, we signed a mortgage for \$25,000 with a fixed interest rate of six per cent. As a young aspiring lawyer, that purchase represented about twice my annual income. In 1980, there were no queues, endless inspections or long searches to find a house. It was pretty much a matter of saving up the deposit and moving in. If we fast forward 40 years from that date, that same modest three-bedroom, one-bathroom ex-government house in the Australian Capital Territory would fetch over \$1 million, which is about 10 times what an aspiring young lawyer might be paid. However, that is not all that has changed. Since the 1980s, we have seen interest rates soar to double figures and settle back similar to what they were in 1980. However, what has changed is the cost of houses and the amount that people pay by way of interest in any one year.

My daughter and her husband have lived in Brisbane for over a decade. Both are hardworking professionals. Notwithstanding that they saved and had a significant deposit, it has taken a number of years for them to secure their first home. It is a three-bedroom townhouse that cost about \$750,000, which is about six times my daughter's annual salary. A large part of their income is diverted to paying the mortgage but, in any event, that is better than the rent that they were paying prior to purchasing the home. Like many other young Australians, the dream of owning their own home was only possible with the support of their parents, in particular, me.

Several factors have contributed to the runaway increase in the cost of owning your own home in Australia. Prior to 1985, section 26AAA of the taxation assessment act provided that the profit on any house sold within 12 months of purchase would attract ad valorem stamp duty. In 1985, the act was changed to include capital gains tax on the profit on the sale of any property other than the principal place of residence. On other properties there was a sliding exemption. Later, a 50 per cent exemption on the profit from a sale was introduced and negative gearing resulted in more and more investors entering the housing market—an investment strategy from which today any government would find it difficult to retreat. All of those factors led to the family home becoming the target of investors, which saw the valuation of properties soar as housing demand outstripped supply. In fact, that supply has not kept pace with population growth or immigration and has been the single biggest factor in the housing crisis. Many other factors such as planning laws, environmental, cultural and heritage considerations and so on contribute to the situation we now face. Increasingly, first home buyers are facing stiffer competition and many are losing hope of owning their own homes.

As a member for the State Development, Infrastructure and Works Committee, I would like to congratulate the chair, Jim McDonald, the committee members and the support staff for the huge effort that it took to prepare the report in respect of this very important legislation. The bill amends the Duties Act 2001 to effectively abolish stamp duty for first home buyers who enter into eligible transactions to purchase a new home on or after 1 May 2025—too late for my daughter. It includes purchases of vacant land on which the first home buyer will build a home to live. Under these measures, first home owners purchasing a new build for \$850,000 will save more than \$24,000. The legislation will remove a significant cost burden for first buyers and will support the demand for new dwellings.

The committee heard from the Real Estate Institute of Queensland, the Urban Development Institute of Australia, the Housing Industry Association and the Strata Community Association. They not only offered their support for the legislation but also gave us some very useful insights. The committee heard how Queensland had the lowest rate of home ownership in the nation, including the lowest number of first home buyers. In Queensland, in the 25- to 35-year age bracket more people are renting than living in their own homes.

After years of neglect by the previous Labor government, the housing crisis facing Queensland poses considerable challenges to our LNP government. However, it is not a challenge that we will shy away from. As promised in the lead-up to the 2024 election, we will address the problem head-on and restore the faith of Queenslanders and, in particular, first home buyers that they will be able to fulfil their dream to live in a house that they can in fact call home. This legislation will go a long way to restoring that faith. Other measures we will take include the appointment of a minister for home ownership, increasing supply through opening up land, providing essential infrastructure and reducing red tape.

The second part of this important bill relates to the abolition of Labor's patients tax. This involves amending the Payroll Tax Act 1971 to introduce a payroll exemption for general practitioners that will take away an impost and allow doctors to do what doctors do, that is, provide affordable and timely medical services to their patients. The main complaints about this crippling tax were that it would increase the cost to patients, bring about the end of bulk-billing and force patients into already overcrowded and under-resourced hospital emergency departments. In response and as promised prior to the election, through the passage of this bill the LNP will put an end to Labor's patients tax, easing the cost of medical services to Queensland. The Revenue Legislation Amendment Bill 2024 amends the Payroll Tax Act 1971 to introduce an exemption from payroll tax and the mental health levy for wages paid or payable by medical practices to general practitioners. The bill will mean that wages paid or payable by medical practices to GPs will not be subject to those taxes.

In considering this bill, the committee heard from Dr Nick Yim of the AMAQ who suggested to the committee that the bill would bring certainty to doctors and patients, and that the removal of the patients tax is something that his members have been calling for for a number of years. Importantly, he said that the LNP leader, David Crisafulli, promised to begin the process of axing the tax in his first week as Premier and that that promise has been kept. Passing this bill is the final step in fulfilling that promise. The committee also heard from Dr Cath Hester of the RACGP who, in supporting the bill, advised the committee that her organisation had long advocated for the abolition of the tax to ensure that essential GP care stays affordable and that practices remain viable and their doors remain open for patients.

I was contacted by a number of practitioners in the Cairns region who totally support this bill and are also quite grateful that we have moved so quickly to deal with it. Labor's cynical amnesty, due to end on 30 June 2025, will be made obsolete by this bill and our government will bring certainty to the medical profession. I commend the bill to the House.