




Speech By
Sean Dillon

MEMBER FOR GREGORY

Record of Proceedings, 19 February 2025

REVENUE LEGISLATION AMENDMENT BILL

 **Mr DILLON** (Gregory—LNP) (8.21 pm): I rise today to speak in strong support of the Queensland Revenue Legislation Amendment Bill 2024. This is a bill that not only demonstrates the LNP Crisafulli government's commitment to responsible fiscal governance but also addresses the pressing needs of Queenslanders, particularly those in the Gregory electorate who are striving for the great Australian dream of home ownership. I will focus the majority of my comments tonight on the removal of stamp duty for first home buyers, but I need to also mention the significance of the specific components that abolish the patients tax.

Gregory has very few private GP clinics, but, where it does, the criticality of that private service provision is high and vital. The certainty that comes with a strong government delivering on its commitments promptly to provide certainty and lower the cost outlook for patients has been well received by GPs and patients alike. This is a bigger picture issue than any one electorate, any one practice. It is about fairness and ensuring positive health outcomes for all Queenslanders and is especially imperative during a time when the cost of living is having such a real impact as it is today all around Queensland.

For too long first home buyers, especially those in regional and remote Queensland, have faced insurmountable barriers to achieving their dream of home ownership. This bill represents a decisive step towards breaking down the barriers of the past and creating tangible pathways to prosperity and stability for thousands of Queenslanders. As with the recent fight for equitable access to streaming for rural and remote communities, this bill represents a broader principle: no Queenslanders should be disadvantaged simply because of their postcode. The LNP Crisafulli government is transforming opportunities for first home buyers, countering unfair banking practices and rectifying mistakes of the past.

The removal of stamp duty for first home buyers is a transformative measure. For many in the Gregory electorate, where regional construction costs are already exorbitant, this exemption provides critical relief. Building a home in regional areas comes with additional costs: transporting materials, limited contractor availability and logistical complexities. On top of that, regional Queenslanders face the added financial burden of larger deposit requirements due to bank postcode discrimination which forces them to save tens of thousands of dollars more compared to buyers in metropolitan areas. This situation is yet another example of regional and remote Queenslanders being abandoned by corporate Australia and previous Labor governments. Just as regional and remote Queenslanders were told their right to enjoy so many other things has been compared to or taken away in the name of corporate and government profit, first home buyers have been told that their dreams of home ownership are less important than revenue streams. Through this bill the LNP Crisafulli government is sending a clear message: regional Queenslanders will no longer be treated as second-class citizens.

By eliminating stamp duty for new builds, we are reducing the entry barriers for first home buyers. The average homebuyer in Gregory will now save thousands of dollars—funds that can go towards construction, local trades or simply furnishing their new home. This is more than simply financial

assistance; it is an investment in our regional and remote communities. It means more young families and hardworking Queenslanders can put down roots in Gregory without being penalised simply because of their postcode.

This legislation also recognises the numerous realities faced by homebuyers in today's housing market. Due to limited availability and rising living costs, the ability to rent out a room in a new home is nothing short of a godsend for many first home buyers. For many young home owners in Gregory, this flexibility will provide much needed financial breathing room, allowing them to reduce mortgage stress, and will contribute to easing the current regional rental crisis. Renting out a room offers multiple benefits: financial flexibility, addressing housing shortages and strengthening our communities. Much like access to connectivity connects and strengthens rural communities, this provision empowers first home buyers to create connected, supportive living environments. It reflects the lived experiences of Queenslanders and transforms home ownership from a financial burden into a sustainable long-term asset.

The opposition has argued that removing stamp duty does not make a difference in some cases. Let us examine the facts. The previous government reaped significant revenue windfalls from stamp duty—windfalls that could have been directed towards supporting first home buyers, yet they chose not to act. In the past few years alone, stamp duty collections contributed billions of dollars to state revenue. However, during that time the previous government did little to alleviate the financial pressure on first home buyers, and their reluctance to provide meaningful assistance has directly contributed to the housing challenges we face today.

The opposition's claim ignores the simple truth: every dollar not spent on stamp duty is a dollar that a first home buyer can invest in their own future, whether for essential home improvements, paying down debt or supporting their family. For a first home buyer in Gregory, the stamp duty exemption would mean completing construction projects that were previously unaffordable, securing vital local trades and services, and establishing a financial safety net for unforeseen expenses. Moreover, regional areas like Gregory were disproportionately affected by the previous government's inaction. By failing to address the impact of bank postcode discrimination and rising construction costs, they left first home buyers without support. This bill corrects that mistake and draws a line under the fact that the Crisafulli LNP government will be a government for all Queenslanders.

This bill is about more than individual home ownership; it is also about regional equity. For years regional Queenslanders have been told that the cost of living in these areas is simply the price of a quieter lifestyle. However, the reality is that regional residents often face higher costs with fewer services. The Gregory electorate, with its vast distances and limited infrastructure, requires tailored policies that understand its unique context. This bill shows that we are listening and that we are committed to delivering solutions that make a real difference.

The ripple effects of this legislation extend beyond individual home owners. Increased home ownership in regional and remote Queensland will contribute to job creation, community growth and regional development. The flow-on benefits of this bill become more achievable due to the resilience of regional communities in the Gregory electorate and throughout Queensland.

When regional Queenslanders are recognised, valued and supported, whether it is through access to government consultation, telecommunications, road construction or home ownership, the state of Queensland wins. This is how the LNP Crisafulli government will create flourishing and self-sustaining regional communities that will continue to be the backbone of Queensland's future. The Queensland Revenue Legislation Amendment Bill 2024 is more than a financial measure; it is a commitment to fairness, opportunity and growth. It levels the playing field for first home buyers across Queensland and will address the past oversights of the previous Labor government by providing tangible solutions to real problems.

Just as we promised to continue the battle for equitable access, reminding all and sundry that our voices in regional Queensland matter, the LNP Crisafulli government will ensure that first home buyers in Gregory and throughout Queensland get the support they deserve. By removing the stamp duty burden, we as a government are empowering Queenslanders to own homes, build lives and strengthen their communities. We are unlocking untold economic potential by supporting local industries and ensuring that the dream of home ownership remains achievable for all Queenslanders. Let us pass this bill and give first home buyers the support they deserve. Let us build a Queensland where opportunity knows no postcode. On behalf of the people of Gregory, I commend this bill to the House.