




Speech By
Terry James

MEMBER FOR MULGRAVE

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REVENUE LEGISLATION AMENDMENT BILL

 **Mr JAMES** (Mulgrave—LNP) (7.47 pm): We have a housing crisis, so additional supply is the No. 1 priority. It now takes 10 years to save a deposit for a typical housing loan. Construction costs have doubled over this time. Currently, one-third of the cost of building a new home is tax imposed by the three levels of government; hence, a fresh start is required, a fresh approach. Young Queenslanders will be a step closer to owning their first home due to changes to stamp duty proposed by the Crisafulli government. The Revenue Legislation Amendment Bill 2024 is the first piece of legislation delivering major cost-of-living relief to Queensland first home buyers, paving the way for thousands of first home buyers to save on up-front transaction costs and unlocking home ownership for more Queenslanders whilst also boosting housing supply.

We have had a decade of Queenslanders being locked out of the housing market, with this state recording the lowest rate of home ownership of any state in the nation. This is just the start—just one of the actions the LNP government is taking to boost home ownership. A first home owner purchasing a house and land package in Toowoomba at the median price could save \$24,750. The bill also removes restrictions on home owners renting out a room within the first year of occupation without losing any concessions.

We are the party of home ownership. Queensland Treasury has estimated around 3,000 first home buyers per year will receive additional benefits from this measure. In years to come that number will grow substantially. Abolishing stamp duty on new homes for first home buyers is just one of the actions the Crisafulli government is taking to boost home ownership, including unlocking underused church and charity owned land for community housing, removing restrictions preventing first home buyers renting out rooms and kickstarting new development with a \$2 billion investment in infrastructure. Scrapping homebuyer stamp duty on new builds provides real savings and puts the great Australian dream back within reach.

There is more: the LNP is axing Labor's patient tax. The Revenue Legislation Amendment Bill 2024 also amends the Payroll Tax Act 1971 to introduce an exemption from payroll tax and the mental health levy for wages paid or payable by a medical practice to a general practitioner. By axing payroll tax for general practitioners we will save Queenslanders paying more when seeing their local doctor and, in particular, safeguard access to local services across the state. The Royal Australian College of General Practitioners has labelled the tax as illogical and warned that medical practices would have no option but to pass on the cost to patients. The AMAQ described it as a crippling patient tax that will mean the end of bulk-billing in Queensland. Doctors also warned that after-hours practices would be particularly vulnerable to the tax and could wind back their hours as a result. This would mean that more Queenslanders would be forced to go to already overstretched, overcrowded and under-resourced hospital emergency departments. This will give GPs and patients certainty. It will help ensure essential GP care stays affordable and practices remain viable and, in particular, keep their doors open.

This bill is also a big relief for GPs across the state who just want to get on with helping Queenslanders stay healthy and reducing pressure on our health system. People are struggling with cost-of-living pressures. They require affordable access to GP care; otherwise, the pressure will increase on our hospitals that are struggling to cope now. This bill delivers on our commitments to the people of Queensland to provide cost-of-living support, deliver health services when and where Queenslanders need them and help Queenslanders find and secure a place to call home—the fresh start Queenslanders voted for.