

Pages 1 through 3 redacted for the following reasons:

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Exempt Sch.3(2)(1)(b) Cabinet considerations

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Irrelevant

**From:** Tim Linley  
**Sent:** Friday, 29 July 2022 1:27 PM  
**To:** Barnaby Kerdel  
**Attachments:** The Queensland land tax grab that could hurt investors and renters.pdf



**Tim Linley**  
**Office of the Hon. Anastacia Palaszczuk MP**  
Premier of Queensland and Minister for the Olympics  
**P** 07 3719 7043 **M** Irrelevant  
1 William Street Brisbane QLD 4000  
PO Box 15185 City East QLD 4002

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# The Queensland land tax grab that could hurt investors and renters

Are you a Queensland property investor or are you considering investing in Queensland?

Well, hold onto your hats!

In what could only be described as an extraordinary cash grab, the Queensland Government is making the most astonishing changes to land tax.

Once you are over the shock it should have you up in arms, but it has barely been raised by the media - mainstream or otherwise.

From 30 June 2023, an owner's liability for land tax will be determined based on the total value of their Australia-wide landholdings that are not exempt, rather than solely on their non-exempt Queensland landholdings.



That's right, if you also happen to own one or more properties interstate, in the same entity, your new Queensland land tax bill will include the statutory value of your interstate land.



So not only will the State Government in that respective state potentially send you a land tax bill, but you will also receive one from the Queensland Government.

In other words, this is a tax rate hike for all entities that hold land in Queensland as well as another Australian jurisdiction but will have no impact on Queensland-only landholders.

It will have major implications for investors and also renters when it comes into effect.

Here are my thoughts:

The QLD Land Tax Grab That Could Hurt Investors and Renters

## QLD Land Tax

To be clear, not everyone who owns property in Queensland will be up for the land tax.

There are exemptions for homeowners and for other uses of the land.

Also, if you hold an investment property and you do not reach the threshold you will remain exempt.

But the land tax threshold in Queensland remains very low, meaning most investors will get caught.

The land tax kicks in for individuals when their rateable land value hits \$600,000 or more, while assets in companies and trustees it is \$350,000.

In any case, purchase of an investment-grade house in Brisbane, and there is a high chance you will be straight into Land Tax territory.

From here on in, the rates of land tax ramp up faster than in any other capital city.

## Individuals



\$0-\$599,999	\$0
\$600,000-\$999,999	\$500 plus 1 cent for each \$1 more than \$600,000
\$1,000,000-\$2,999,999	\$4,500 plus 1.65 cents for each \$1 more than \$1,000,000
\$3,000,000-\$4,999,999	\$37,500 plus 1.25 cents for each \$1 more than \$3,000,000
\$5,000,000-\$9,999,999	\$62,500 plus 1.75 cents for each \$1 more than \$5,000,000

## Companies and trusts

Total taxable value	Rate of tax
\$0-\$349,999	\$0
\$350,000-\$2,249,999	\$1,450 plus 1.7 cents for each \$1 more than \$350,000
\$2,250,000-\$4,999,999	\$33,750 plus 1.5 cents for each \$1 more than \$2,250,000
\$5,000,000-\$9,999,999	\$75,000 plus 2.25 cents for each \$1 more than \$5,000,000
\$10,000,000 or more	\$187,500 plus 2.75 cents for each \$1 more than \$10,000,000

You can read more about land tax essentials on the [QLD Government Website](#).

## The new regulations

Qld Government will now seek to assess **all properties** in your portfolio under the same entity when calculating your land tax bill.

### Calculating land tax with interstate land

The land tax rate that applies depends on what type of owner you are and the value of your land. This rate (and surcharge, if applicable) is applied to the total value of your Australian land. Then this figure is applied to the Queensland portion to get the annual land tax liability.

#### Example

On 30 June 2022, Lena owns land in Queensland with a taxable value of \$745,000. Her land tax is calculated using the rates for individuals.

Taxable value of land: \$745,000

Calculation

$$= \$500 + (1 \text{ cent} \times \$145,000)$$

$$= \$500 + \$1,450$$

$$= \$1,950$$

We will issue an assessment notice for \$1,950 for the 2022–23 financial year.

On 30 June 2023, the value of Lena's land in Queensland has not changed. But Lena now also owns land in Victoria valued at \$1,565,000. The total value of Australian land owned by Lena is \$2,310,000, which means the land tax is calculated using a higher rate for individuals.

This is how Lena's land tax will be calculated:

Taxable value of Australian land: \$2,310,000

Calculation

$$= \$4,500 + (1.65 \text{ cents} \times \$1,310,000)$$

$$= \$4,500 + \$21,615$$

$$= \$26,115$$

This amount is applied to the Queensland portion of Lena's land (i.e.  $(\$745,000 \div \$2,310,000) \times \$26,115$ ).

We will issue an assessment notice for \$8,422.37.

An example below of how this will work has been obtained from the Qld Government Website under [Interstate Properties and Land Tax](#).

As of 30 June 2022, Lena will receive a Land Tax bill of \$1,950, and only 12 months later that Land Tax bill will now rise to \$8,422.37.

That will of course be **in addition** to the land tax bill for her Victorian asset!

## Who will it hurt?

In my mind, there is only one clear winner – the Government of Queensland.

On the other hand, there is a range of people that will be detrimentally affected.

People who own an investment property in Queensland are the more obvious ones.

Imagine your land tax bill jumps threefold or more, the mere thought of it may be enough to consider selling.

Others will be forced to sell due to soaring land tax costs adding to higher interest rates and inflation.

It could also be a major issue for Renters with landlords looking to pass on costs.

If the recent boom was anything to go by, rental homes that were sold over the last 12 months were purchased by home buyers, meaning that property did not return to the rental market.

With rental vacancies tightening to record levels, this may cause a greater fall in supply and will again be yet another hurdle for those looking to rent.

Investors are often jeered as being “greedy” but are often overlooked for the key role they play in providing housing to the community.

Something the Governments at all levels are struggling to offer.





## Advice

For those that now find themselves locked in under these changes, it is important to seek advice from a professional.

It is important to understand what these implications will mean for your personal circumstances.

Has there ever been a more blatant grab for cash than this?

Pages 11 through 14 redacted for the following reasons:

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Exempt Sch.3(2)(1)(b) Cabinet considerations

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Irrelevant

**From:** Premier  
**Sent:** Wednesday, 14 September 2022 4:04 PM  
**To:** 'the.premier@premiers.qld.gov.au'  
**Subject:** FW: Proposed changes to land tax

**From:** Inala Electorate Office <Inala@parliament.qld.gov.au>  
**Sent:** Wednesday, 14 September 2022 9:32 AM  
**To:** Premier <premier@ministerial.qld.gov.au>  
**Subject:** FW: Proposed changes to land tax

Good Morning  
Forwarding email below for your attention.  
Regards

[REDACTED]  
[REDACTED]  
Electorate Officer

**Office of Hon Anastacia Palaszczuk MP**  
**State Member for Inala**

PO Box 75, Inala QLD 4077  
(07) 3737 2100  
[inala@parliament.qld.gov.au](mailto:inala@parliament.qld.gov.au)



**From:** [REDACTED] CTPI - s.47(3)(b)  
**Sent:** Wednesday, 14 September 2022 7:33 AM  
**To:** Inala Electorate Office <[Inala@parliament.qld.gov.au](mailto:Inala@parliament.qld.gov.au)>  
**Subject:** Proposed changes to land tax

**Annastacia Palaszczuk**

Member for Inala  
Premier and Minister for the Olympics

Premier,

I am writing to express my views on proposed changes to Queensland's land for property investors.

I think your proposed changes will not achieve the desired results. Queensland property investors who own more than \$600,000 in landholdings basically means any Queenslanders who owns a home and one investment property. These are hardly the "fat cat" opponents in an ideological imagination. Investors will shift their money to more tax effective, less punitively taxed investments from which they will derive better returns. And investors who stay the course will pass on the cost to tenants over time.

[REDACTED] own a home [REDACTED], valued at approximately [REDACTED] modestly valued investment property [REDACTED] CTPI - s.47(3)(b) [REDACTED] Over the interim period during which I own these I am viewed by you as being part of the housing problem.



CTPI - s.47(3)(b)



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**From:** Premier  
**Sent:** Friday, 16 September 2022 4:17 PM  
**To:** 'the.premier@premiers.qld.gov.au'  
**Subject:** FW: Land tax feedback

**From:** Inala Electorate Office <Inala@parliament.qld.gov.au>  
**Sent:** Friday, 16 September 2022 1:52 PM  
**To:** Premier <premier@ministerial.qld.gov.au>  
**Subject:** FW: Land tax feedback

FYI

Kind regards,

[Redacted]  
A/Electorate Officer

**Office of Hon Anastacia Palaszczuk MP**  
**State Member for Inala**

PO Box 75, Inala QLD 4077  
(07) 3737 2100  
[inala@parliament.qld.gov.au](mailto:inala@parliament.qld.gov.au)



-----Original Message-----

**From:** [Redacted] CTPI - s.47(3)(b)  
**Sent:** Friday, 16 September 2022 1:49 PM  
**To:** Inala Electorate Office <[Inala@parliament.qld.gov.au](mailto:Inala@parliament.qld.gov.au)>  
**Subject:** Land tax feedback

Hi

I apologise for sending this to you but I am based [Redacted] and you are the only Queensland politician I know. Please pass on to relevant person but as premier I also hope you listen to my feedback.

I live [Redacted] CTPI - s.47(3)(b) love Queensland. It is our goal [Redacted]

[Redacted] our retirement and purchase a property in [Redacted] Not far from [Redacted] investment properties in [Redacted] and considered all options and finally decided on purchasing a property in Queensland to avoid additional Land Tax in [Redacted]

In addition to this property we also chose to purchase [Redacted]

We were so looking forward [Redacted] until recently when we were made aware of the decision by Queensland Government to apply land tax based on the properties owned nationally.

[Redacted] committed to these properties.

Truth be known you and the Queensland Government need to be aware that if we had known of this incoming tax ahead of our purchase then we would have decided not to buy. It has also influenced our decision whether we will CTPI - s.47(3)(b) Queensland at a later stage because we are considering offloading these properties as soon as we can.

If we keep these properties. We will have no choice but to increase the rent on the properties. And also increasing the rent on our current properties based   We can't be the only ones that will have to pay these additional taxes. Our tenants will also need to contribute also.

If we choose to sell our properties we will not be selling at a loss. We will aim for a solid return on our investment. Also penalising future buyers.

I understand what the Queensland government are trying to achieve. But ultimately I believe it will backfire. It will increase rents across the board further damaging the rent crisis you are currently experiencing. We won't be buying anymore property in Queensland affecting the stamp duty and other rates and taxes that we would be paying. We won't be buying investment properties and providing affordable homes for people to rent - and remember a large component of tenants actually choose to rent. And we won't be considering   Queensland   which in the long run will ultimately cost Queensland.

I don't know who made this decision but I wonder if they considered all of the ramifications

Thanks again



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**From:** Premier  
**Sent:** Wednesday, 21 September 2022 9:33 AM  
**To:** 'the.premier@premiers.qld.gov.au'  
**Subject:** FW: Land Tax is a disincentive to invest in Queensland

**From:** Inala Electorate Office <Inala@parliament.qld.gov.au>  
**Sent:** Wednesday, 21 September 2022 9:21 AM  
**To:** Premier <premier@ministerial.qld.gov.au>  
**Subject:** FW: Land Tax is a disincentive to invest in Queensland


Good Morning  
Forwarding email below for your attention.  
Regards

  
  
Electorate Officer

**Office of Hon Anastacia Palaszczuk MP**  
**State Member for Inala**

PO Box 75, Inala QLD 4077  
(07) 3737 2100  
[inala@parliament.qld.gov.au](mailto:inala@parliament.qld.gov.au)



**From:**  CTPI - s.47(3)(b)  
**Sent:** Wednesday, 21 September 2022 8:49 AM  
**To:** [thepremier@premiers.qld.gov.au](mailto:thepremier@premiers.qld.gov.au); Inala Electorate Office <[Inala@parliament.qld.gov.au](mailto:Inala@parliament.qld.gov.au)>  
**Subject:** Land Tax is a disincentive to invest in Queensland

The Hon. Anastacia Palaszczuk,

I care about Queensland, and I want it to prosper but Queensland has a serious set of issues to deal with. Youth crime, road congestion, hospital beds and ramping and a housing crisis to name a few.

The land tax changes are diabolical for several reasons, let me explain.

My first assertion would be that an economy requires a certain level of housing available for rent to cater for many different groups such as transient workers moving through; newly arrived families wondering where to settle down; families renting while they are renovating or building; people who cannot afford to buy; those who do not wish to own properties; holiday makers visiting the Gold Coast and Sunshine Coast etc. What the optimum level of rentals versus owner occupied is I am not sure but in a holiday state like Qld, it must be higher than other localities.

Secondly, the Qld Government and others have been publishing population projections for decades, so it is inconceivable that various planning ministers have not appreciated this fact. In the 2008 version the Hon. Paul Lucas MP articulated the issues very clearly in the introduction. [*Queensland's future population 2008 edition*]. The 2018 version has a mid-series projection of just over 90,000 people increase per annum for the next 50 years.

Due to this continued and ongoing increase it is critical that Queensland develop strategies that can be implemented immediately to cater for these increases. We will need to increase housing density near existing public transport like train stations (say within 500m). The Defence Force has a scheme where landlords provide houses and the ADF rent them back for 10 years. There needs to be vast array of ideas to incentivise new housing stock and investors and homeowners to supply them.

This leads me to the third aspect which is about rational economic decisions. The rental sector housing stock is supplied by investors of some variety – interstate, locals, Mum's and Dad's, more sophisticated etc. However, what they all have in common is an attempt to make rational economic decisions to generate returns. Thus, housing is only one asset class, and the investor has options to invest outside of the class into equities, super, managed and indexed funds, REIT's, renovate their own home, upgrade to a larger house etc.

The changes to land tax are designed to pick up people and commercial owners who have more than one property across state boundaries. Thus, these 'rational' allocators of capital will restructure their portfolios going forward so as not to hold investment properties across states. This will be done in a multitude of ways:

- Queenslanders will sell Queensland or interstate properties
- Interstate investors will sell Queensland or interstate properties
- Where properties move from landlords to owner occupiers, no land tax at all will be collected let alone the extra land tax. Where the sale is to a 'single property investor' the extra land tax will not be collected
- Because of the rapid increase in migration to Queensland, the buyers are likely to be Victorian and NSW residents moving north to retire and not tenants
- Tenants will be left homeless and facing a shortage of properties which means rents will skyrocket
- Costs are already increasing for landlords: higher council rates, higher insurance, higher normal land tax due to valuation rises, more legislation wrt smoke alarms and pets, higher trade and maintenance costs etc.

Thus, in summary, the land tax changes are quite simply a disincentive for investors and is already leading to a change in mindset about how high the sovereign risk of investing in Queensland is to the benefit of all the other states.



As demonstrated above, property holdings will be restructured and transitioned over time meaning the additional land tax will not be realised and

Queensland requires a whole new array of thinking about how to increase the supply of houses and rental accommodation for the Olympics and it requires it for the 90,000 extra people per annum. The best thing the Premier could do is repeal the tax and invite investors to the summit.

Regards

CTPI - s.47(3)(b)

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**From:** Premier  
**Sent:** Friday, 23 September 2022 4:49 PM  
**To:** 'the.premier@premiers.qld.gov.au'  
**Subject:** FW: New Queensland Land Tax

-----Original Message-----

From: Inala Electorate Office <Inala@parliament.qld.gov.au>  
Sent: Friday, 23 September 2022 4:03 PM  
To: Premier <premier@ministerial.qld.gov.au>  
Subject: FW: New Queensland Land Tax

Good afternoon  
Forwarding email below for your attention.

Regards

[Redacted]  
[Redacted]  
Electorate Officer

Office of Hon Anastacia Palaszczuk MP  
State Member for Inala

PO Box 75, Inala QLD 4077  
(07) 3737 2100  
inala@parliament.qld.gov.au

-----Original Message-----

From: CTPI - s.47(3)(b) [Redacted]  
Sent: Friday, 23 September 2022 3:38 PM  
To: Ferny Grove Electorate Office <Ferny.Grove@parliament.qld.gov.au>  
Cc: Everton Electorate Office <Everton@parliament.qld.gov.au>; Inala Electorate Office <Inala@parliament.qld.gov.au>  
Subject: New Queensland Land Tax

The Honourable Mark Furner  
Member for Ferny Grove  
QLD

Dear Mark,

I'm writing as [Redacted] and as a current landowner in [Redacted]. As [Redacted] an apartment [Redacted] here.

[Redacted] the introduction of the new QLD land tax based on combined interstate land values. This seems to have been imposed with no appreciation of the moves people make [Redacted] to do so.

We can only imagine that when this tax is introduced we will have to pass it onto our tenants - there's no way we can keep absorbing expenses without passing it on. And yet according to the case study on the website the tax increase will be around \$6000, which is far more than we can reasonably increase the rent.

To introduce a tax that will end up hurting tenants seems ludicrous and not at all well thought out. When you take into account combined land values you seem to be forgetting we also have to cover state costs where we live as well as rates on both properties, maintenance and owner's corporation fees and mortgage costs.

Already our rates  How much double dipping and penalising do you intend to keep adding?

We obviously live in a mobile society and it's not unusual for people to keep a place in one state to move back to should the need arise.

Further, if we are forced to sell our  property due to the tax imposition it seems we will be doing so into an adverse market - not only pushed down by interest rates, but by other investors opting out at the same time

I feel this tax needs to be rethought; a state tax that values an interstate property is an overreach.

Please lodge  objection to this tax being introduced.

Yours sincerely,

PS I would appreciate your feedback about this!

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Irrelevant

**From:** Premier  
**Sent:** Tuesday, 27 September 2022 3:40 PM  
**To:** 'the.premier@premiers.qld.gov.au'  
**Subject:** FW: Interstate Land Tax

**From:** Inala Electorate Office <Inala@parliament.qld.gov.au>  
**Sent:** Tuesday, 27 September 2022 2:07 PM  
**To:** Premier <premier@ministerial.qld.gov.au>  
**Subject:** FW: Interstate Land Tax

Good afternoon  
Forwarding email below for your attention.  
Regards

[Redacted]  
[Redacted]  
Electorate Officer

**Office of Hon Anastacia Palaszczuk MP**  
**State Member for Inala**

PO Box 75, Inala QLD 4077  
(07) 3737 2100  
[inala@parliament.qld.gov.au](mailto:inala@parliament.qld.gov.au)



**From:** CTPI - s.47(3)(b)  
**Sent:** Tuesday, 27 September 2022 9:05 AM  
**To:** Inala Electorate Office <[Inala@parliament.qld.gov.au](mailto:Inala@parliament.qld.gov.au)>  
**Subject:** Interstate Land Tax

We are [Redacted] who live in [Redacted]. We worked all our lives [Redacted]. We've worked and saved hard to [Redacted] recently a property in [Redacted], Queensland. You're revenue office states you are not taxing interstate land, then when we use the tax estimate calculator it say's [Redacted] tax liability. We have 2 options, we either sell the house or pass on the cost to our tennant. We have always kept our rent under the market rate. Our tennant is currently paying \$ [Redacted] under the current market rate. We will be increasing

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**From:** Premier  
**Sent:** Tuesday, 4 October 2022 1:56 PM  
**To:** 'the.premier@premiers.qld.gov.au'  
**Subject:** FW: Dumped land tax

**From:** Inala Electorate Office <Inala@parliament.qld.gov.au>  
**Sent:** Tuesday, 4 October 2022 9:53 AM  
**To:** Premier <premier@ministerial.qld.gov.au>  
**Subject:** FW: Dumped land tax

Good Morning  
Forwarding email below for your attention.  
Regards

[Redacted]  
[Redacted]  
Electorate Officer

**Office of Hon Anastacia Palaszczuk MP**  
**State Member for Inala**

PO Box 75, Inala QLD 4077  
(07) 3737 2100  
[inala@parliament.qld.gov.au](mailto:inala@parliament.qld.gov.au)



**From:** CTPI - s.47(3)(b)  
**Sent:** Saturday, 1 October 2022 6:23 PM  
**To:** Anastacia Palaszczuk Ministerial <[premier@ministerial.qld.gov.au](mailto:premier@ministerial.qld.gov.au)>; Inala Electorate Office <[Inala@parliament.qld.gov.au](mailto:Inala@parliament.qld.gov.au)>; Woodridge Electorate Office <[Woodridge@parliament.qld.gov.au](mailto:Woodridge@parliament.qld.gov.au)>; [treasurer@ministerial.qld.gov.au](mailto:treasurer@ministerial.qld.gov.au); Logan Electorate Office <[Logan@parliament.qld.gov.au](mailto:Logan@parliament.qld.gov.au)>; Springwood Electorate Office <[Springwood@parliament.qld.gov.au](mailto:Springwood@parliament.qld.gov.au)>; Clayfield Electorate Office <[Clayfield@parliament.qld.gov.au](mailto:Clayfield@parliament.qld.gov.au)>; Sandgate Electorate Office <[Sandgate@parliament.qld.gov.au](mailto:Sandgate@parliament.qld.gov.au)>; Reception <[reception@opposition.qld.gov.au](mailto:reception@opposition.qld.gov.au)>; Mudgeeraba Electorate Office <[Mudgeeraba@parliament.qld.gov.au](mailto:Mudgeeraba@parliament.qld.gov.au)>; Nanango Electorate Office <[NANANGO@parliament.qld.gov.au](mailto:NANANGO@parliament.qld.gov.au)>  
**Subject:** Dumped land tax

If the Land Tax proposal was such a bad idea for it to be dumped

WHY

did the LNP Government waste so much time pushing it thru Parliament???

And for the Premier NOT communicating with her Treasurer is a clear sign that the QLD ALP Government is in disarray!

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