

9 June 2026

Senate Standing Committees on Economics
PO Box 6100
Parliament House
Canberra ACT 2600
Via e-mail: economics.sen@aph.gov.au

**Submission to the Senate Economics Legislation Committee inquiry into the Treasury
Laws Amendment (Tax Reform No. 1) Bill 2026 and related legislation**

Dear Committee Secretary,

Q Shelter welcomes the opportunity to make a submission to this inquiry.

About Q Shelter

Q Shelter is Queensland's peak body working to address unmet housing needs and homelessness. We envision a future in which every Queenslanders has a home. Incorporated in 1993, Q Shelter is a membership-based organisation that works to strengthen system capacity and influence policy and investment to support effective and sustainable solutions. We engage across all levels of government and work collaboratively with the public and private sectors, the community services sector, and the wider community to support solutions that are practical, evidence-informed, and capable of successful implementation.

Our membership includes Specialist Homelessness Services (SHS), Community Housing Providers (CHPs), the broader human services sector, academic institutions, other peak organisations, people with lived experience of homelessness, and private sector stakeholders. Q Shelter maintains ongoing engagement with the sector and community to inform our policy positions. Our approach to policy development draws on both evidence and stakeholder engagement, ensuring our work reflects lived experience, service delivery insights, and system-level understanding.

Submission

Q Shelter supports the proposed reforms to negative gearing and the Capital Gains Tax (CGT) discount and urge the Parliament to pass the legislation as swiftly as possible. Across Australia, too many people are struggling to afford a safe and secure home. Rents remain unaffordable for many households and homelessness services are facing unprecedented demand.

Q Shelter has a strong history of advocacy, in our recent [Pre Budget Submission 2026 – 2027](#) to the Queensland Government, we urged for momentum to achieve a 'healthy housing system' and structural reforms that genuinely prevent homelessness and unmet housing needs.

Q Shelter's advocacy identifies two broad categories to enable a 'healthy housing system', including:

Foundational measures necessary to address current, presenting needs.

Horizon measures that are upstream, aiming to achieve genuine prevention and structural reform, if we start now.

The proposed reforms align strongly with our formal position as stated in our Horizon Measure: in relation to CGT:

'Implement tax reforms to reduce the incentives for investors to purchase existing homes (capital gains tax concessions and negative gearing)'

Q Shelter Pre Budget Submission 2026 - 2027

For decades, Australia's housing tax settings have encouraged speculative investment in existing homes while delivering billions of dollars in tax breaks that disproportionately benefit wealthier households. These settings have contributed to growing housing inequality and made it more challenging for many people to access safe, decent and affordable housing. Especially, for young people, the age at which Australians buy their first home has been steadily increasing. Research from Australian Housing and Urban Research Institute found the average age of first-home buyers rose from 33 years in 1995–96 to 35 years in 2017–18. More recent banking data suggests the trend continues, with the average first-home buyer now around 34 years old and one in five first-home buyer loans going to people aged over 40.

The proposed reforms represent an important step toward a fairer and more sustainable housing system. While no single policy will solve the housing crisis, reforming investor tax concessions can reduce the incentives that encourage speculation, improve the fairness of the tax system, and create opportunities for future investment in housing solutions that better meet community need. The reforms may also help rebalance competition between investors and owner-occupiers, improving opportunities for first home buyers to access home ownership.

As an organisation representing over 200 members across the housing and homelessness sector, we see first-hand the impacts of housing stress and insecurity. Stable and affordable housing is fundamental to people's wellbeing, community participation and economic security.

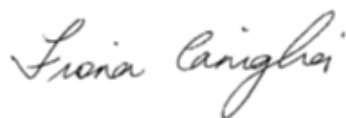
The scale of Australia's housing crisis demands urgent action. Delays to these reforms risk prolonging the insecurity and financial stress being experienced by people struggling to afford a safe and secure home.

We therefore urge Senators and Members of Parliament to support the Treasury Laws Amendment (Tax Reform No. 1) Bill 2026 and ensure these important reforms are passed without delay.

Further contact

We appreciate the opportunity to provide input on the Treasury Laws Amendment (Tax Reform No. 1) Bill 2026. For further questions or contact, please liaise with our General Manager Policy & Strategic Engagement Dean Griggs at dean.griggs@qshelter.asn.au, in the first instance.

Yours sincerely,



Fiona Caniglia
Chief Executive Officer