

<b>National Housing Monitor</b>	
Date:	13/12/22
Version:	FINAL

### Quotas

Age	Men	Women	TOTAL
18-24	270	260	530
25-34	410	420	830
35-44	385	395	780
45-54	380	390	770
55-64	330	350	680
65+	420	490	910
<b>TOTAL</b>	<b>2,195</b>	<b>2,305</b>	<b>4,500</b>

New South Wales--> Greater Sydney, Rest of NSW

Victoria --> Greater Melbourne, Rest of Vic.

Queensland --> Greater Brisbane, Rest of Qld

South Australia --> Greater Adelaide, Rest of SA

Western Australia --> Greater Perth, Rest of WA

Other --> Tasmania, Northern Territory, Australian Capital Territory

State/Territory	Location	SAMPLE SIZE (n=)
New South Wales	Greater Sydney	930
	Rest of NSW	510
Victoria	Greater Melbourne	860
	Rest of Vic.	270
Queensland	Greater Brisbane	440
	Rest of Qld	470
South Australia	Greater Adelaide	250
	Rest of SA	70
Western Australia	Greater Perth	380
	Rest of WA	100
	Tasmania	100
	Northern Territory	40
	Australian Capital Territory	80
<b>TOTAL</b>		<b>4,500</b>

## **SCREENERS**

### **ASK ALL**

D1. What is your gender?

### **SINGLE RESPONSE**

1. Male
2. Female

D2. What is your age?

### **SINGLE RESPONSE**

- Under 18 [TERMINATE]
- 18-19
- 20-24
- 25-29
- 30-34
- 35-39
- 40-44
- 45-49
- 50-54
- 55-59
- 60-64
- 65-69
- 70-74
- 75 and over

D3. In which one of the following areas do you live?

### **SINGLE RESPONSE**

1. Brisbane
2. Queensland other than Brisbane
3. Sydney
4. NSW other than Sydney
5. Melbourne
6. Victoria other than Melbourne
7. Adelaide
8. South Australia other than Adelaide
9. Perth
10. Western Australia other than Perth
11. Hobart
12. Tasmania other than Hobart
13. Darwin
14. Northern Territory other than Darwin
15. Australian Capital Territory
16. Other

D4. What is your postcode?

### **4-DIGIT OPEN-BOX**

Q41. Are you enrolled to vote in the next Australian federal election?

**SINGLE RESPONSE**

1. Yes
2. No, but will be come 2025
3. No, and won't be come 2025

**IF Q41=1 or 2 ASK**

Q21. If a federal election was held tomorrow, to which party would you give your first preference vote in the House of Representatives (Lower House)?

**SINGLE RESPONSE. STATEMENTS 7 and 8 TO REMAIN AT BOTTOM OF LIST RANDOMISE STATEMENTS 1 and 2/11/12**

1. Labor
2. Liberal (**Do not show in QLD or NT**)
3. National (**Do not show in QLD or NT**)
11. Liberal National Party (**Only show in QLD**)
12. Country Liberals (**Only show in NT**)
4. Greens
5. Pauline Hanson's One Nation
10. United Australia Party
7. Independent or other party
8. Unsure

**IF Q21=1-7 or 10-12 ASK**

Q22. And how likely are you to change your vote between now and the next federal election?

**SINGLE RESPONSE**

1. Not at all likely to change
2. Not that likely to change
3. Quite likely to change
4. Very likely to change

**IF Q21=8 ASK**

Q23. Well which party are you currently leaning towards?

**SINGLE RESPONSE. STATEMENTS 7 and 8 TO REMAIN AT BOTTOM OF LIST RANDOMISE STATEMENTS 1 and 2/11/12**

1. Labor
2. Liberal (**Do not show in QLD or NT**)
3. National (**Do not show in QLD or NT**)
11. Liberal National Party (**Only show in QLD**)
12. Country Liberals (**Only show in NT**)
4. Greens
5. Pauline Hanson's One Nation
9. United Australia Party
7. Independent or other party
8. Unsure

**IF Q21=4-7, 10 OR Q23=4-7, 10 ASK**

Q24. Following your first preference vote, which of the following would you preference higher in the House of Representatives (Lower House)?

**SINGLE RESPONSE. RANDOMISE 1 AND 2**

1. Labor
2. Liberal/National Coalition
3. Unsure

**IF Q41=1 ASK**

Q43. Did you vote in the May 2022 federal election, or were you unable to do so for some reason?

**SINGLE RESPONSE**

1. Yes, voted
2. No, unable to
3. Not enrolled to vote

**IF Q43=1 ASK**

Q17. At the most recent Federal election (held on 21 May 2022), to which party did you give your first preference vote in the House of Representatives (Lower House)?

**SINGLE RESPONSE. OPTIONS 7 AND 8 TO REMAIN AT BOTTOM OF LIST RANDOMISE OPTIONS 1 AND 2/11/12**

1. Labor
2. Liberal (**Do not show in QLD or NT**)
3. National (**Do not show in QLD or NT**)
11. Liberal National Party (**Only show in QLD**)
12. Country Liberals (**Only show in NT**)
4. Greens
5. Pauline Hanson's One Nation
10. United Australia Party
7. Independent or other party
8. Unsure

Q48. How important are each of the following issues to you personally when it comes to voting at Federal elections?

[0 TO 10 0=Not important at all / 10=Extremely important]

[SHOW WHOLE SCALE]

0=Not important at all

1

2

3

4

5

6

7

8

9

10=Extremely important

### **SINGLE RESPONSE PER STATEMENT. RANDOMISE STATEMENTS**

1. Housing affordability in general
2. Social or community housing
3. Reducing taxes
4. Reducing the cost of living
5. Addressing climate change
6. Reducing social inequality
7. Reducing crime
8. Improving the health system

### **ASK ALL**

E1. What is your current employment status?

[DO NOT SHOW OPTION 5]

### **SINGLE RESPONSE**

1. Employed, working full-time (more than 35hours a week)
2. Self-employed, working full-time (more than 35hours a week)
3. Employed, working part-time (less than 35hours a week)
14. Employed, Casual work
4. Unemployed, looking for work
- 5.
6. Not employed and not looking for work (including long-term disabled)
13. Carry out other non-paid work (Carer, volunteer, childcare)
7. Student
8. Beneficiary/Welfare
9. Retired
10. Home-maker/Look after the house full-time
11. Other (please specify)
12. Prefer not to answer

**[Household structure]**

H1. Which of the following best describes the home you live in?

**SINGLE RESPONSE**

1. Home is owned with a mortgage
2. Home is owned without a mortgage
3. Home is rented from a property manager / private landlord
4. Home is rented from public housing authority or community housing provider
5. Living with parents or others rent free
6. Other (please specify)
7. Unsure
8. Prefer not to answer

**[IF H1=3 HOME IS RENTED FROM A PROPERTY MANAGER / PRIVATE LANDLORD ASK]:**

H1a. Do you currently rent the property:

**SINGLE RESPONSE**

1. Through a property manager
2. Directly from a landlord
3. Prefer not to answer

**ASK ALL**

H1b. And which of the following best describes the home you live in?

**SINGLE RESPONSE**

1. Separate house
2. Townhouse, row or terrace
3. Flat, unit or apartment
4. Other
5. Unsure
6. Prefer not to answer

H2. Including yourself, how many people aged 18 or over live in your household? If you live in a shared household (i.e. with flatmates or others not related to you), please count those people too.

**SINGLE RESPONSE**

1. One
2. Two
3. Three
4. Four
5. Five or more
6. Prefer not to answer

**IF H2=>2 AND <=5 HOUSEHOLD HAS TWO OR MORE PEOPLE ASK:**

H3. Who else lives in your household?  
*You may select more than one answer.*

**MULTIPLE RESPONSE**

1. My partner
2. Children under the age of 18 – yours and/or your partner's
3. Your adult children / your partner's adult children (aged 18 and over)
4. Your parents or your partner's parents
5. Your grandchildren or your partner's grandchildren
6. Your grandparents or your partner's grandparents
7. Flatmates / borders
8. **[SHOW ONLY IF H1=3 RENTING FROM PROPERTY MANAGER / PRIVATE LANDLORD]** Your landlord
9. **[SHOW ONLY IF H1<=2 OWN HOME WITH OR WITHOUT A MORTGAGE]** Someone renting a room in your house
10. Someone who is not an immediate family member who is staying with you rent-free for a while
11. Prefer not to answer [SINGLE RESPONSE]

**ASK ALL**

H4. How long have you been living in your current home?

**SINGLE RESPONSE**

1. 6 months or less
2. Over 6 months, up to 1 year
3. Over 1 year, up to 2 years
4. Over 2 years, up to 3 years
5. Over 3 years, up to 4 years
6. Over 4 years, up to 5 years
7. Over 5 years, up to 6 years
8. Over 6 years, up to 7 years
9. Over 7 years, up to 8 years
10. Over 8 years, up to 9 years
11. Over 9 years, up to 10 years
12. Over 10 years, up to 15 years
13. Over 15 years, up to 20 years
14. Over 20 years
15. Unsure

H5. Which of the following apply to the home you currently live in?  
*You may select more than one answer.*

**MULTIPLE RESPONSE. RANDOMISE 1 TO 8.**

1. It has heating and cooling systems appropriate for where you live
2. Necessary repairs are usually completed quickly
3. **[IF H1=3 or 4 RENTING FROM PRIVATE LANDLORD / PROPERTY MANAGER]** Your landlord / property manager listens to your requests and acts in a timely manner
4. It has ongoing issues with mould and damp
5. It is properly insulated
6. **[ONLY SHOW TO THOSE EMPLOYED E1=1,2,3,14]** It is within a reasonable distance to my place of work
7. It is reasonably accessible to services such as shops, medical facilities, childcare, and schools etc.
8. It is close to my friends / family / social network
9. None of the above [SINGLE RESPONSE]

H6. Which of the following apply to you?  
*You may select more than one answer.*

**MULTIPLE RESPONSE. RANDOMISE 1 TO 3.**

1. I have been without a place to live for an extended period of time (apart from situations where you were waiting for a new home to be ready to move into)
2. I have put off leaving a partner because it was too expensive to move out
3. **[ONLY SHOW TO THOSE EMPLOYED E1=1,2,3,14]** I have not applied for a job (or taken a job) in a particular location due to a lack of suitable housing
4. None of the above [SINGLE RESPONSE]

H7. Apart from situations where you are waiting for a new home to be ready to move into, how likely do you think it is that you will find yourself **without** a place to live for an extended period of time in the future?

**SINGLE RESPONSE**

1. Not likely at all
2. Not very likely
3. Fairly likely
4. Very likely
5. Unsure

H8. Which of the following best describes the place you live at the moment?

**SINGLE RESPONSE**

1. I am **satisfied** with it but could afford something better if I wanted
2. I am **satisfied** with it but could **not** afford anything better
3. I am **dissatisfied** with it and could afford something better
4. I am **dissatisfied** with it but could **not** afford anything better

Q27. Some people are worried about the rate that house prices, mortgage rates, and rents are increasing. Do you think the current housing system in Australia provides everybody with access to a home regardless of whether the home is owned or rented?

**SINGLE RESPONSE**

1. Yes, all people can access a secure home, regardless of their income
2. Most people can access a secure home, but income plays a role
3. Some people can access a secure home, but personal income plays a big role
4. Not many people can access a secure home, only very well-off people can really be secure in their home
5. Unsure
6. Prefer not to answer



H10. Assuming they are true, how concerned are you about each of the following:

[0-10 scale: 0=Not concerned at all, 10=Extremely concerned]

[SHOW WHOLE SCALE]

0=Not concerned at all

1

2

3

4

5

6

7

8

9

10=Extremely concerned

**SINGLE RESPONSE PER STATEMENT. RANDOMISE STATEMENTS**

1. 60% of the revenue base for Australia's big four banks come from interest on mortgages
2. House prices in Australia's eight state and territory capitals almost doubled between 2011 and 2021
3. Public housing construction has fallen from around 9% of all new houses in the 1980s, to around 1.5% now
4. Government estimates show that tax incentives for property investors may soon cost the country \$20 billion per year
5. The capital gains tax discount for investment properties means around \$10 billion less in revenue for the government per year
6. Rising property values increasingly benefiting those who are already well off and widening the gap between the rich and the poor in society.

**[Property investment]**

**[IF H1<=2 OWN HOME WITH OR WITHOUT A MORTGAGE ASK]**

P1a. Apart from the home you live in, do you own any residential investment properties in Australia?

**SINGLE RESPONSE**

0. No
1. Yes, 1 property
2. Yes, 2 properties
3. Yes, 3 properties or more
4. Prefer not to answer

**[IF H1=3 RENTING FROM A PROPERTY MANAGER / PRIVATE LANDLORD ASK]**

P1b. Even though you are currently renting, do you own any residential investment properties in Australia?

**SINGLE RESPONSE**

0. No
1. Yes, 1 property
2. Yes, 2 properties
3. Yes, 3 properties or more
4. Prefer not to answer

**[IF P1A=1 OR P1B=1 OWN ONE INVESTMENT PROPERTY ASK]**

P2. Is your residential investment property currently tenanted?

**SINGLE RESPONSE**

1. Yes
2. No
3. Unsure

**[IF P1A=2 OR 3 OR P1B=2 OR 3 OWN 2 OR MORE INVESTMENT PROPERTIES ASK]**

P2A. Are any of your residential investment properties currently tenanted?

1. Yes
2. No
3. Unsure

**[IF P1A=1 OR P1B=1 OWN ONE INVESTMENT PROPERTY ASK]**

P3. Which of the following apply to your investment property?

*You may select more than one answer.*

[DO NOT SHOW OPTIONS 6, 8]

**MULTIPLE RESPONSE. RANDOMISE 1 TO 8.**

1. It has heating and cooling systems appropriate for where it is
2. Necessary repairs are usually completed quickly
3. You listen to your tenants' requests and act in a timely manner
4. It has ongoing issues with mould and damp
5. It is properly insulated
6. [BLANK]
7. It is reasonably accessible to services such as shops, medical facilities, childcare, and schools etc.
8. [BLANK]
9. None of the above [SINGLE RESPONSE]

**[IF P2A=YES OWN TWO OR MORE INVESTMENT PROPERTIES]**

P3A. Which of the following apply to the investment property you rented out most recently?  
*You may select more than one answer.*

[DO NOT SHOW OPTIONS 6, 8]

**MULTIPLE RESPONSE. RANDOMISE 1 TO 8.**

1. It has heating and cooling systems appropriate for where it is
2. Necessary repairs are usually completed quickly
3. You listen to your tenants' requests and act in a timely manner
4. It has ongoing issues with mould and damp
5. It is properly insulated
6. [BLANK]
7. It is reasonably accessible to services such as shops, medical facilities, childcare, and schools etc.
8. [BLANK]
9. None of the above [SINGLE RESPONSE]

**ASK ALL**

P4. Thinking about the Australian housing market, how strongly do you agree or disagree with the following statements:

**SINGLE RESPONSE PER STATEMENT. RANDOMISE STATEMENTS**

1. Property investors have an important role in ensuring people have a place to live. If property investment was discouraged, there would be a lot fewer places for people to live in
2. One of the big reasons house prices keep going up is that there are too many property investors
3. It is realistic to expect house prices to keep rising faster than wages over the longer-term
4. The continued increase in house prices is bad for the Australian economy.
5. **[IF H1<=2 HOME IS OWNED WITH OR WITHOUT A MORTGAGE OR P1A=1,2,3 OR P1B=1,2,3 OWN AT LEAST ONE INVESTMENT PROPERTY]** I have benefited from the longer-term increase in house prices
6. **[IF H1<=2 HOME IS OWNED WITH OR WITHOUT A MORTGAGE OR P1A=1,2,3 OR P1B=1,2,3 OWN AT LEAST ONE INVESTMENT PROPERTY]** My financial security depends on house prices continuing to rise
7. **[P1A=1,2,3 OR P1B=1,2,3 OWN AT LEAST ONE INVESTMENT PROPERTY]** I believe investing in residential property is generally safer and offers better returns than other forms of investment
8. **[IF P1A OR P1B NOT ASKED OR P1A=0 OR P1B=0 DOES NOT OWN ANY INVESTMENT PROPERTY]** Investing in residential property is generally safer and offers better returns than other forms of investment

[RESPONSE LIST]

Strongly disagree

Somewhat disagree

Neither agree / nor disagree

Somewhat agree

Strongly agree

**ASK ALL**

P5. Thinking about landlords and tenants, do you think the tenancy laws in [LOCATION] are:

**SINGLE RESPONSE**

1. Weighted in favour of landlords a lot
2. Weighted in favour of landlords a little
3. About right
4. Weighted in favour of tenants a little
5. Weighted in favour of tenants a lot
6. Unsure

**[Renting and tenancy]**

**[IF H1=3 AND P1B=0] OR [H1=4 OR H1=5 OR H1=6 OR H1=7 ASK]**

R1. Have you ever owned a house in Australia?

**SINGLE RESPONSE**

1. Yes
2. No
3. Unsure

**[IF H1=3 AND P1B=0] OR [H1=4 OR H1=5 OR H1=6 OR H1=7 ASK]**

R2. Which of the following best describes how you feel about owning your own home in Australia?

**SINGLE RESPONSE**

1. I want to own my own home, and expect to be able to do so in future
2. I want to own my own home, but am unsure if I will be able to own one in the future
3. I want to own my own home, but don't expect to be able to own one in the future
4. I don't want to own my own home
5. Unsure

**[IF H1=3 AND P1B=0] OR [H1=4 OR H1=5 OR H1=6 OR H1=7 ASK]**

R3. How concerned are you about being able to afford to buy a house during your lifetime?

**SINGLE RESPONSE**

1. Not concerned at all
2. Not very concerned
3. Somewhat concerned
4. Very concerned
5. Unsure
6. Prefer not to answer

**[IF H1=3 RENTING FROM PROPERTY MANAGER / PRIVATE LANDLORD ASK]**

R4. How would you rate your property manager / landlord?

**SINGLE RESPONSE**

1. Terrible
2. Poor
3. Not very good
4. Average
5. Good
6. Very good
7. Excellent
8. Unsure

**[IF H1=4 RENTING FROM PUBLIC HOUSING AUTHORITY OR COMMUNITY HOUSING PROVIDER]**

R5. How would you rate the way the public housing authority or community housing provider looks after you and the property you live in?

**SINGLE RESPONSE**

1. Terrible
2. Poor
3. Not very good
4. Average
5. Good
6. Very good
7. Excellent
8. Unsure

R6. How strongly do you agree or disagree with the following statements?

**SINGLE RESPONSE PER STATEMENT. RANDOMISE STATEMENTS**

1. **[SHOW IF H1=3 OR H1=4]** My property manager / landlord has my best interests at heart
2. **[SHOW IF H1=3]** It's difficult to get my landlord to fix anything
3. **[SHOW IF H1=4]** It's difficult to get the public housing authority / community housing provider to fix anything
4. **[SHOW IF H1=3 OR H1=4]** I'm confident I will be able to live in this home as long as I would like
5. **[SHOW IF H1=3 OR H1=4]** I would be happy to rent long term if I could treat the property as my home
6. **[SHOW IF H1=3 AND P1B=0] OR [H1=4 OR H1=5 OR H1=6 OR H1=7 ASK]** The main reason I don't own a house is that it is impossible to save up a deposit
7. **[SHOW IF H1=3 AND P1B=0] OR [H1=4 OR H1=5 OR H1=6 OR H1=7 ASK]** The only way I'm ever likely to be able to own my own home is if I get a large inheritance

[RESPONSE LIST]

Strongly disagree  
Somewhat disagree  
Neither agree / nor disagree  
Somewhat agree  
Strongly agree

**[IF H1=3 OR H1=4 RENTING FROM PRIVATE LANDLORD / PROPERTY MANAGER OR RENTING FROM PUBLIC HOUSING AUTHORITY OR COMMUNITY HOUSING PROVIDER ASK]**

R7. Which of the following best describes how you feel about paying your rent?

**SINGLE RESPONSE**

1. Keeping up with rent without any difficulty
2. Generally keeping up with rent, but struggle from time to time
3. Generally keeping up with rent, but it is a constant struggle
4. Falling behind with payments
5. Unsure
6. Prefer not to answer

**[Home ownership]**

**[H1=1 OR 2 HOME IS OWNED WITH OR WITHOUT A MORTGAGE OR P1A=1,2,3 OR P1B=1,2,3 OWN AT LEAST ONE INVESTMENT PROPERTY ASK]**

O1. In which decade did year did you buy your **first** residential property / house in Australia?

**SINGLE RESPONSE**

- Prior to 1980
- 1980-1989
- 1990-1999
- 2000-2009
- 2010-2019
- 2020 or after
- Prefer not to answer

**[H1=1 OR 2 HOME IS OWNED WITH OR WITHOUT A MORTGAGE OR P1A=1,2,3 OR P1B=1,2,3 OWN AT LEAST ONE INVESTMENT PROPERTY ASK]**

O2. Did you receive any assistance from your family or your partner's family when you purchased your **first** residential property / house in Australia?

**SINGLE RESPONSE**

1. Yes, I received financial assistance as a gift
2. Yes, I received financial assistance but had to repay it (or still repaying)
3. No, I received no financial assistance from my family or my partner's family
4. Unsure
5. Prefer not to answer

**[H1=1 HOME IS OWNED WITH A MORTGAGE ASK]**

O3. Which of the following best describes how you feel about paying your mortgage?

**SINGLE RESPONSE**

1. Keeping up with mortgage without any difficulty
2. Generally keeping up with mortgage, but struggle from time to time
3. Generally keeping up with mortgage, but it is a constant struggle
4. Falling behind with payments
5. Unsure
6. Prefer not to answer

**[General attitudes to housing]**

G1. Which of the following best describes your view toward homeownership in Australia?

**SINGLE RESPONSE. RANDOMISE 1 AND 2.**

1. Many people can no longer realistically hope to ever own a property that meets their needs, so they will probably be renting or always living in property that doesn't meet their needs
2. Most people can still hope to own their own property – they just have to be prepared to make sacrifices like save harder and start off with a house that isn't so desirable.
3. Unsure

G2. How strongly do you agree or disagree with the following statements?

**SINGLE RESPONSE PER STATEMENT. RANDOMISE STATEMENTS**

1. The government has a responsibility to ensure that all children growing up in Australia have a home that is safe and healthy
2. Having access to good quality and secure housing plays a significant role in people's health and wellbeing
3. High house prices and rent increase household debt and reduce spending in other parts of the Australian economy
4. Beyond individual impacts, society as a whole is detrimentally affected by property price distortions, which increase wealth inequality between and within generations.
5. Hot local property markets can lead to low- and middle-income workers, including essential workers, unable to live close to their place of work, producing inefficient labour market outcomes.
6. Australia's economy would be better off if a lot of the money currently invested in housing was instead invested in Australian businesses

[RESPONSE LIST]

Strongly disagree

Somewhat disagree

Neither agree / nor disagree

Somewhat agree

Strongly agree

G4. Which of the following is closer to your view on government action on housing affordability?

**SINGLE RESPONSE. RANDOMISE 1 AND 2**

1. Governments need to ensure that as many people as possible can afford to own their own home
2. The priority should be ensuring that as many people as possible have secure, long term homes, regardless of whether they own the homes or are renting.
3. Unsure

G5. How strongly do you agree or disagree with the following statements?

**SINGLE RESPONSE PER STATEMENT. RANDOMISE STATEMENTS**

1. I support more homes being built in my local area, even if it meant more units built on or subdivision of the street where I currently live
2. **[If H1<=2 OWN HOME WITH OR WITHOUT A MORTGAGE]** I would be willing to see my home stop growing in value if it would help improve housing affordability
3. **[If P1A=1,2,3 OR P1B=1,2,3 OWN INVESTMENT PROPERTY]** I would be willing to see my investment property stop growing in value if it would help improve housing affordability
4. We need to stop our cities expanding ever outwards
5. Our cities are becoming too densely populated (i.e. too many people living in too small an area)
6. It's inevitable that Australia's population will continue to increase
7. It's inevitable that most people in Australia will want to live and work in the major cities
8. Housing policy in Australia favours older wealthier people who already own houses
9. The government should step in to limit the amount of profit banks make from mortgages
10. Governments should remove tax deductions for housing investors, and use the money to build more public and community housing
11. Rapid house price increases are inevitable, there is nothing governments can do to change this

[RESPONSE LIST]

Strongly disagree

Somewhat disagree

Neither agree / nor disagree

Somewhat agree

Strongly agree

G6. Sometimes people express concern about housing affordability. A range of policy options have been suggested. Would you support or oppose the following suggestions?

**SINGLE RESPONSE PER STATEMENT. RANDOMISE STATEMENTS**

1. Remove tax incentives like negative gearing
2. Relax planning restrictions to increase supply of new houses
3. Increase the supply of public housing
4. Increase first homeowner grants
5. Allow first home buyers to take money from their super for house deposits
6. Increase commonwealth rent assistance
7. Phase out stamp duty (paid as a lump sum when you buy a house) and replace it with land tax (smaller amounts paid every year as long as you own the house)
8. Rent caps which limit rental increases by a set amount every year
9. When a house price increases without the owner doing any renovations, a tax should be imposed which can then go toward paying for more affordable housing

[RESPONSE LIST]

Strongly oppose

Somewhat oppose

Neither support / nor oppose

Somewhat support

Strongly support



**[IF P1A=1 OR P1B=1 OWN ONE INVESTMENT PROPERTY]**

G7. If tax incentives like negative gearing and the capital gains tax discount were removed, how would that affect you and your investment property

**SINGLE RESPONSE**

1. I would be less likely to keep my investment property
2. I would keep my investment property, but would be less likely to get another one
3. It would have no impact on whether I kept my investment property
4. Prefer not to answer

**[IF P1A=2 OR 3 OR P1B=2 OR 3 OWN MORE THAN ONE INVESTMENT PROPERTY]**

G8. If tax incentives like negative gearing and the capital gains tax discount were removed, how would that affect you and your investment properties

**SINGLE RESPONSE**

1. I would be less likely to keep any of my investment properties
2. I would reduce the number of investment properties I own, but keep at least one of them
3. I would not reduce the number of investment properties, but would be less likely to get another one
4. It would have no impact on whether I kept my investment properties
5. Prefer not to answer

**[ASK ALL]**

**Other investments**

S1x1. Which of the following types of investment or savings do you have?  
*You may select more than one*

**MULTIPLE RESPONSE. RANDOMISE 1 TO 6.**

1. Superannuation savings with a super fund
2. A self-managed super fund
3. Shares in a company listed on the ASX or an overseas stock exchange
4. Shares in a company that is not listed
5. Cryptocurrency
6. Money in a managed fund
7. None of the above [SINGLE RESPONSE]

S2x2. Regardless of what investment types you currently have, how confident are you that you have the knowledge to make a good investment in each of the following areas?

1. Superannuation savings with a super fund
2. A self-managed super fund
3. Shares in a company listed on the ASX or an overseas stock exchange
4. Shares in a company that is not listed
5. Cryptocurrency
6. Money in a managed fund

[RESPONSE LIST]

Not confident at all  
Not that confident  
Fairly confident  
Very confident  
Unsure

**[IF S1=SUPERANNUATION SAVINGS WITH A SUPER FUND OR A SELF-MANAGED SUPER FUND  
ASK]**

S2x2a. How confident are you that you will have enough superannuation to have a decent retirement?

Not confident at all  
Not that confident  
Fairly confident  
Very confident  
Unsure

## Demographics

Thank you for your time so far, we only have a few more questions.

### ASK ALL

D23. In what year were you born?

### FOUR DIGIT TEXT BOX. RANGE BETWEEN 1920-2005

D1. Which of the following best describes your relationship status?

#### SINGLE RESPONSE

1. Never married, single
2. Widowed
3. Divorced
4. Separated but not divorced
5. Married or in de facto relationship
6. Prefer not to answer

D6. What is the total of all wages/salaries, government benefits, pensions, allowances, and other income that your household usually receives (GROSS – before tax and superannuation deductions)?

#### SINGLE RESPONSE

1. \$3,500 or more per week (\$182,000 or more per year)
2. \$3,000-\$3,499 per week (\$156,000-\$181,999 per year)
3. \$2,500-\$2,999 per week (\$130,000-\$155,999 per year)
4. \$2,000-\$2,499 per week (\$104,000-\$129,999 per year)
5. \$1,500-\$1,999 per week (\$78,000-\$103,999 per year)
6. \$1,250-\$1,499 per week (\$65,000-\$77,999 per year)
7. \$1,000-\$1,249 per week (\$52,000-\$64,999 per year)
8. \$800-\$999 per week (\$41,600-\$51,999 per year)
9. \$600-\$799 per week (\$31,200-\$41,599 per year)
10. \$400-\$599 per week (\$20,800-\$31,199 per year)
11. \$300-\$399 per week (\$15,600-\$20,799 per year)
12. \$200-\$299 per week (\$10,400-\$15,599 per year)
13. \$1-\$199 per week (\$1-\$10,399 per year)
14. No income
15. Negative income
16. Prefer not to answer

D14. What is the highest level of education you have attained?

#### SINGLE RESPONSE

1. Year 9 and below
2. Year 10 and above
3. Certificate levels I-IV
4. Diploma or advanced diploma
5. Graduate diploma or certificate
6. Bachelor or honours degree
7. Post-graduate degree
8. Other (please specify)
9. Prefer not to answer

D21. Which of the following applies to you?

- a. Yes
- b. No
- c. Prefer not to answer

**SINGLE RESPONSE PER STATEMENT. RANDOMISE STATEMENTS.**

- 1. I identify as Aboriginal or Torres Strait Islander
- 2. I was born in Australia
- 3. Both my parents were born in Australia
- 4. I use a language other than English at home or with close family members

**IF H3=2 OR 5 ASK**

D9. How many **dependent children** are there in your household?

**SINGLE RESPONSE**

- 1. One
- 2. Two
- 3. Three
- 4. Four
- 5. Five or more
- 6. Prefer not to answer