



Australian
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ATTITUDES TO HOUSING AFFORDABILITY: Pressures, Problems and Solutions

Report No. 24: May 2017

(ANUpoll data collected March 2017)

ANU College of
Arts & Social
Sciences

ANUPOLL

ATTITUDES TO HOUSING AFFORDABILITY: Pressures, Problems and Solutions

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ANU College of Arts and Social Sciences

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About the poll

ANUpoll is conducted for The Australian National University (ANU) by the Social Research Centre, an ANU Enterprise business. The poll surveys a national random sample of the adult population (the 'Life in Australia' panel), and is conducted via the Internet (76 per cent of respondents) and phone (24 per cent of respondents). The use of this mixed-mode frame is to ensure coverage of households without Internet access.

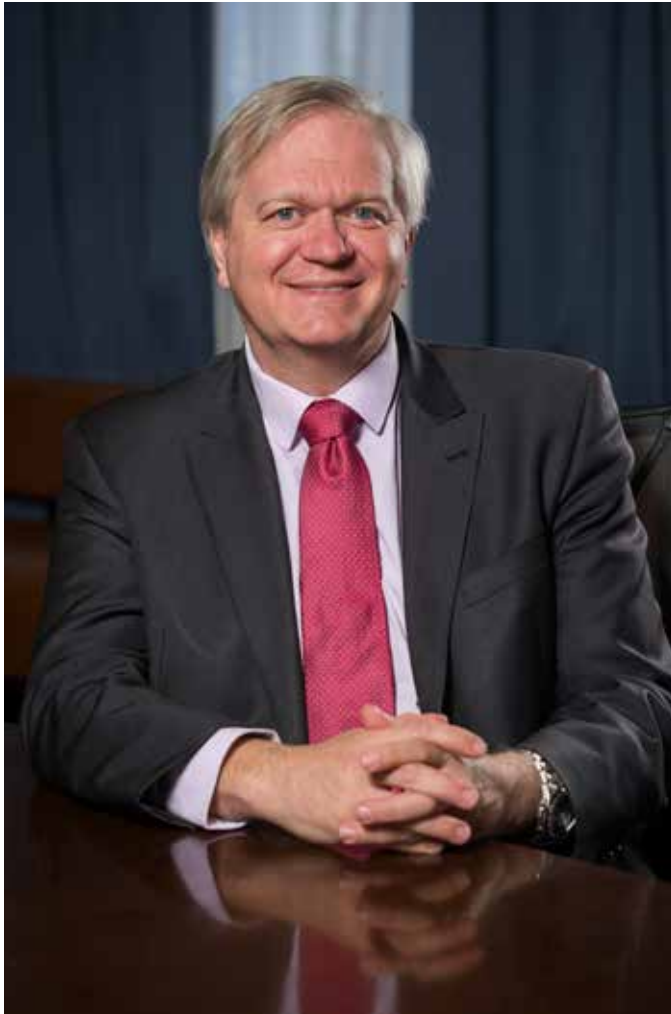
In this poll, 2,513 people were interviewed between 6 March and 27 March 2017. Among individuals who received the survey (ie members of the 'Life in Australia' panel), a response rate of 76.0 per cent was achieved. Taking into account the recruitment rate to the panel, the cumulative response rate is calculated as 11.8 per cent. The results have been weighted to represent the national population. The poll's margin of error is ± 2.5 per cent.

Suggested citation: Sheppard, J, Gray, M & Phillips, B, ANU Poll 24, Attitudes to Housing Affordability: Pressures, Problems and Solutions [Computer file]. Canberra: Australian Data Archive, The Australian National University, 2017.

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VICE-CHANCELLOR'S MESSAGE



Housing affordability is one of the most pressing public policy issues facing the country. It touches on many of the core elements of our Australian identity, and the government's role in maintaining a social safety net.

With falling homeownership rates among younger Australians and rising housing costs in many areas of Australia it is not surprising that housing related policy is hotly debated at present.

The 24th ANUpoll provides important insights into how Australians view housing policy, their hopes and fears for the future, and what role they see for the Australian Government in providing and incentivising homeownership.

The poll finds that many Australians are pessimistic about the prospects of homeownership being achievable by many in the future. Those not currently in the housing market are not positive about their chances of buying a house: 87 per cent of renters are concerned that homeownership will be out of reach for future generations. Around one in five Australians are struggling to keep up with their housing payments. If costs increase with interest rate rises, almost half will experience financial difficulties.

Young Australians have little faith that they can replicate the paths to homeownership of previous generations, and this presents a substantial challenge to state and federal governments. Despite this pessimism, owning a house remains central to the Australian way of life, according to Australians. This is a genuine policy dilemma and a serious political challenge.

The ANUpoll series, conducted by the ANU Centre for Social Research and Methods, is designed to inform public and policy debate, as well as to assist scholarly research. It is an important contribution that ANU makes to public debate about the key social issues facing Australia and the type of country in which we want to live.

A handwritten signature in black ink, reading 'B. P. Schmidt'.

Professor Brian P. Schmidt AC

Vice-Chancellor and President

HOUSING AFFORDABILITY IN AUSTRALIA

Key points

- > More than half of all Australians are 'very concerned' about future generations' ability to afford to buy housing.
- > Three quarters of Australians believe homeownership is a large part of the 'Australian way of life'.
- > Australians are just as likely to buy housing for non-financial reasons (such as emotional security, stability, and belonging) as financial reasons (such as investment or financial security).

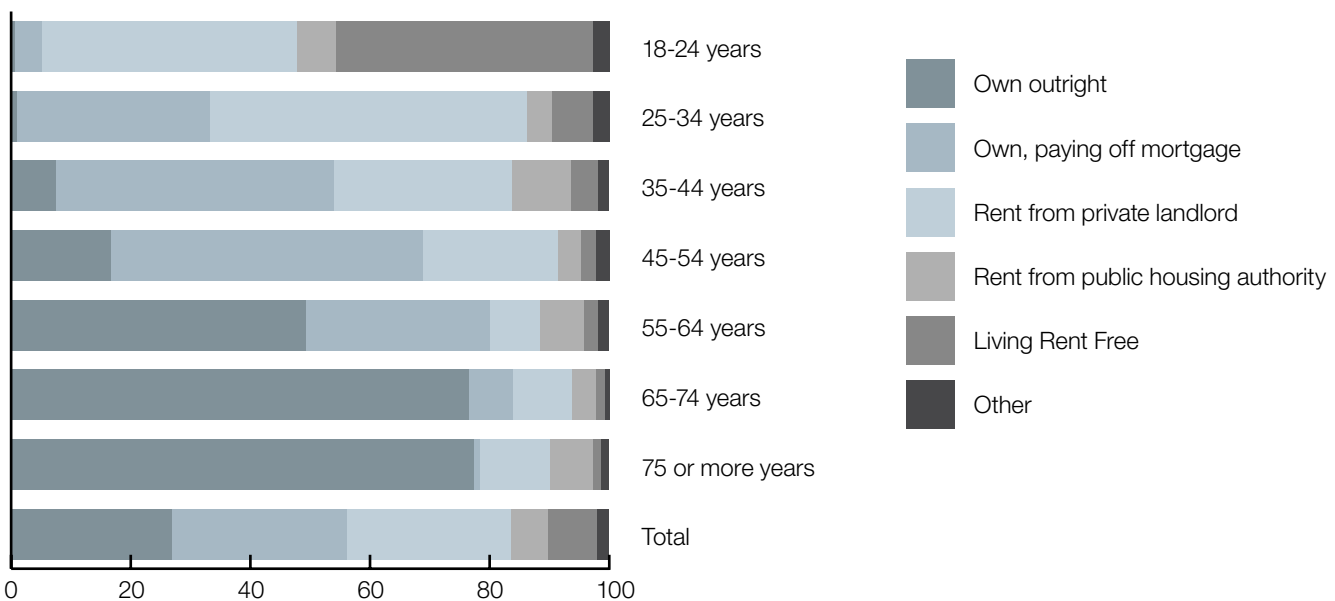
Rapidly rising house prices in Australia's major cities, particularly Sydney and Melbourne have brought national attention to the issue of housing affordability in Australia. With Sydney's median house price surpassing \$1 million, addressing the barriers to homeownership for Australians has become a pressing political issue.

The most recent figures from CoreLogic indicate that over the 12 months to April 2017 house prices increased by around 17 per cent in both Sydney and Melbourne, and by 12 per cent across all capital cities. Meanwhile, wages rose by only two per cent national in 2016¹. This means that house price growth has outstripped wages by more than ten percentage points.

In March 2017, this ANUpoll surveyed 2,513 Australians on a range of issues regarding housing affordability, decisions to buy or rent, motivations to purchase investment property, and support for different policies to improve housing affordability.

Among the sample surveyed, 27 per cent live in housing that they own outright, 29 per cent in housing that they are buying (i.e. currently mortgaged), 28 per cent rent from a private landlord, six per cent rent from a public housing authority, eight per cent live rent-free, and two per cent in some other housing (mostly boarding with parents or friends). Young Australians in the sample are disproportionately likely to be renting from a private landlord, living rent-free, or paying a mortgage. A majority of respondents aged 55 and older own their housing outright. These figures are broadly consistent with ABS data.

Type of dwelling in which respondent lives, by age group.

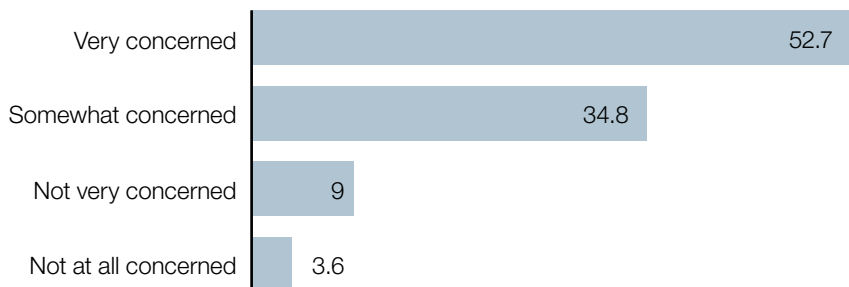


Source: ANUpoll on Attitudes to Housing Affordability, March 2017

¹ 6345.0 Wage Price Index, Australian Bureau of Statistics, December 2016, <http://www.abs.gov.au/>

This ANUpoll reveals Australians' widespread fear that homeownership will be out of reach for future generations. More than half of all respondents – 53 per cent – are 'very concerned' that future generations will not be able to afford to buy housing during their lifetime. A further 35 per cent is 'somewhat concerned'. Only 13 per cent are either 'not very' or 'not at all concerned' about this prospect.

“Are you concerned or not concerned about future generations being able to afford to buy housing during their lifetime?”, among all respondents.

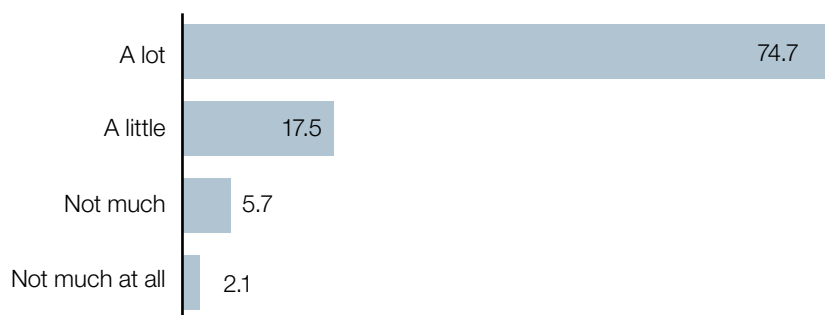


Source: ANUpoll on Attitudes to Housing Affordability, March 2017

When comparing responses between homeowners (including those paying a mortgage) and renters, renters are notably more pessimistic about the homeownership prospects of future generations.

This is more than just an economic issue for Australians. When asked to what extent they believe owning a home is part of the Australian way of life, 75 per cent of respondents say 'a lot'. A further 18 per cent believe it is 'a little' part of our way of life, six per cent 'not much', and only two per cent 'not at all'. There are no significant differences in responses between the survey's Australian-born and overseas-born respondents.

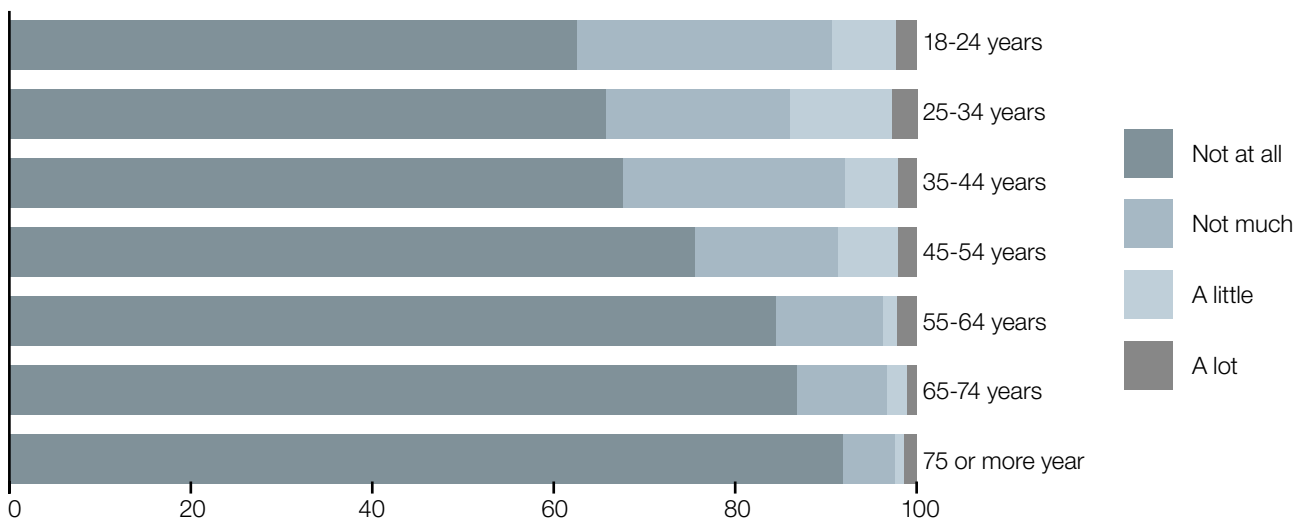
“To what extent do you think owning your own home is part of the Australian way of life?”, among all respondents.



Source: ANUpoll on Attitudes to Housing Affordability, March 2017

Although agreement that homeownership is part of the Australian way of life is widespread among all demographic groups in Australia, it is noticeably ‘softer’ among younger Australians. Where just above 60 per cent of 18 to 24 year olds report the strongest agreement (that is, that homeownership has ‘a lot’ to do with the Australian way of life), more than 90 per cent of those aged 75 or older feel the same way. More than ten per cent of Australians aged between 25 and 34 years think homeownership is ‘not much’ part of the Australian way of life.

“To what extent do you think owning your own home is part of the Australian way of life?”, by age category of respondents.



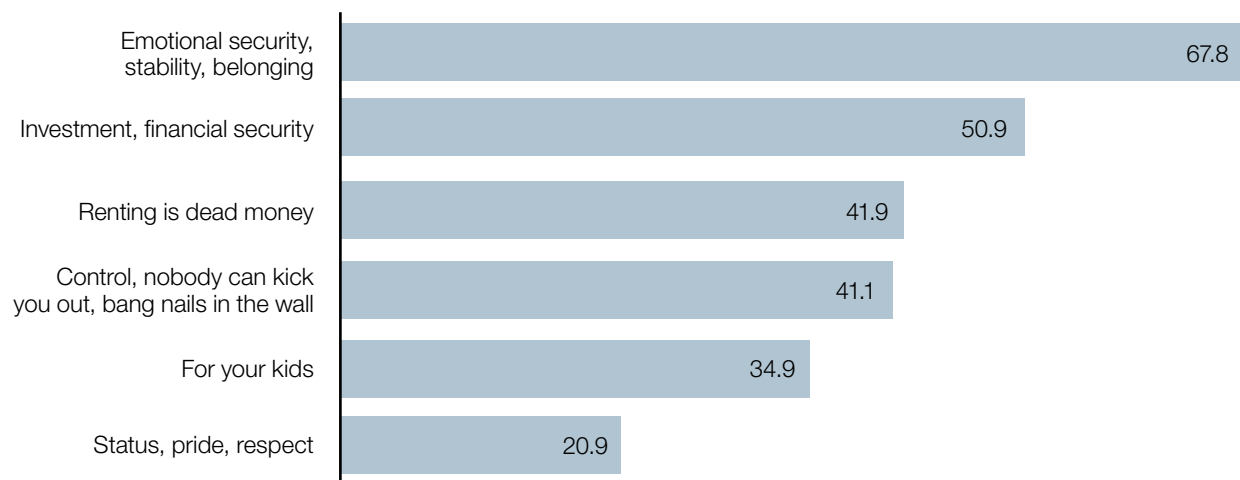
Source: ANUpoll on Attitudes to Housing Affordability, March 2017

To explore the idea of homeownership as inextricably tied to our Australian identity, we asked homeowners (both outright and mortgaged) within the sample to select their main reasons for choosing to buy a house. Respondents could choose as many options as applied. Overwhelmingly, ‘emotional security, stability and belonging’ is the most common reason for homeownership in Australia; even more so than ‘investment or financial security’, which just more than half of all respondents selected.

The next three most common reasons – seeking to avoid paying rent, control of your own home, investment for your kids – are all more specific forms of security and financial investment. The least common reason among respondents is ‘status, pride and respect’, suggesting that social or class aspects of homeownership feature only minimally among Australians’ decisions to buy a house.

When this question was last asked of Australians (in the Australian Institute of Family Studies’ 1996 *Australian Families Life Course* survey) emotional security, financial security, and ‘rent money is dead money’ were the three most common responses, as in 2017.

“What were your main reasons for becoming a homeowner?”, among homeowners only.



Source: ANUpoll on Attitudes to Housing Affordability, March 2017

MORTGAGE AND RENTAL STRESS: KEY PRIORITIES

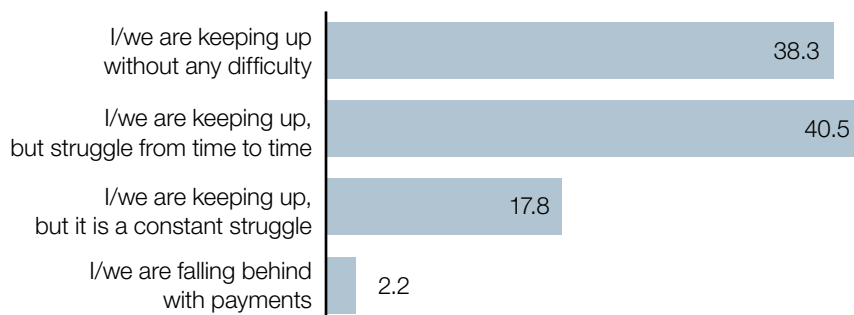
Key points

- > One in five Australians reports difficulty keeping up with mortgage or rental payments, saying they are either falling behind with payments or that payments are a 'constant struggle'.
- > When required to take actions in order to meet their housing payments, Australians most commonly economise on luxuries. The second most common action is to economise on essentials, and third to work longer hours.
- > Almost 85 per cent of Australians expect house prices to increase even more in the next five years.
- > Approximately 23 per cent of Australians would face 'a lot' or 'quite a bit' of financial difficulty in the event of a two percentage point interest rate rise, while 28 per cent would face no additional difficulties.

While other comprehensive surveys of household income and expenditure (such as the Household, Income and Labour Dynamics in Australia Survey) measure the financial stress faced by Australian homeowners and renters, this ANUpoll asks Australians how housing-related pressures affect their daily decisions.

One in five Australians currently report serious challenges in maintaining their mortgage or rental payments. Just less than 40 per cent report keeping up without any difficulty, while a similar number 'struggle from time to time'. The remaining 20 per cent either find meeting their payments 'a constant struggle' (18 per cent) or are falling behind with payments (two per cent).

“Some people can easily afford to pay their main expenses, others find it more difficult to pay. Thinking about your situation, how easy or difficult is it for you to pay for your rent or mortgage?”, among all respondents.



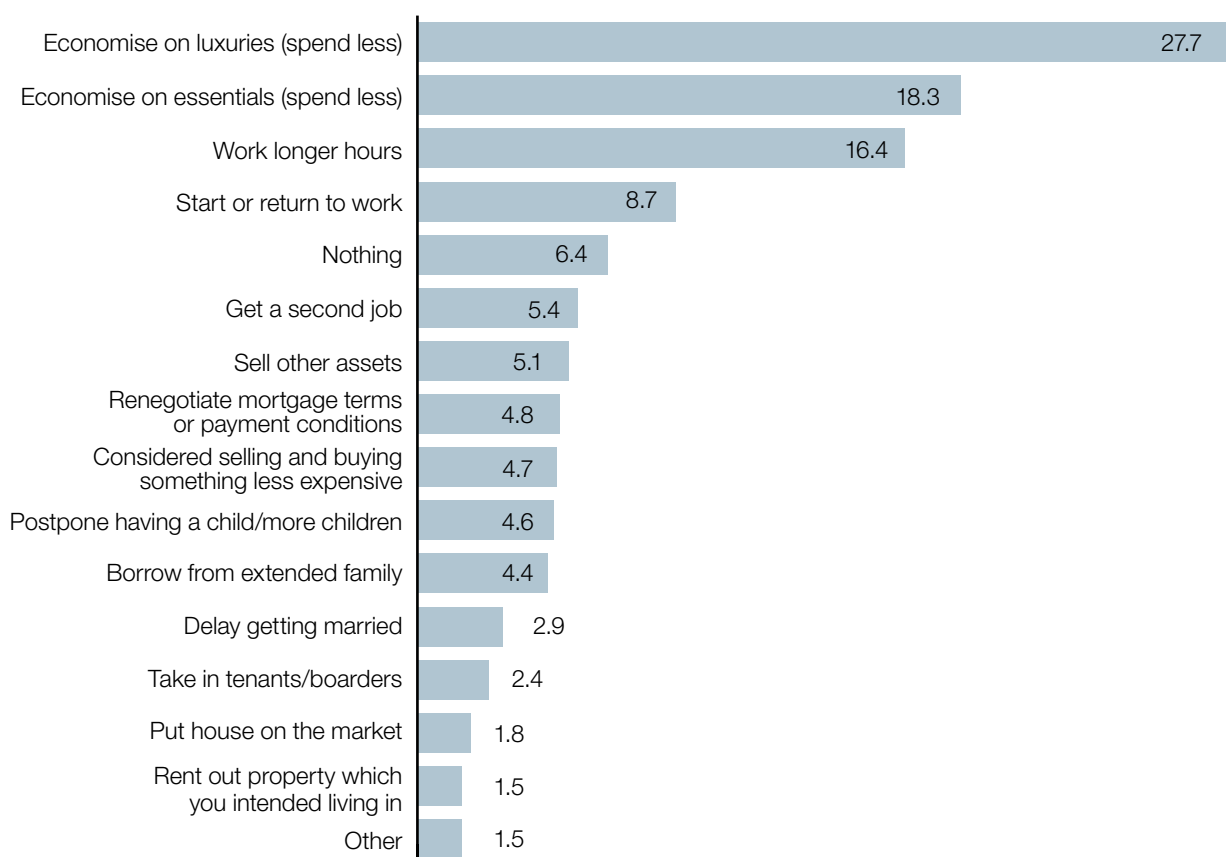
Source: ANUpoll on Attitudes to Housing Affordability, March 2017

Australians report having taken a number of actions to enable them to meet their mortgage or rental payments in the past 12 months. The most common from a range of options presented to ANUpoll respondents is economising on luxuries: almost 28 per cent of Australians report having taken such a step to help meet housing payments. By contrast, 18 per cent report having economised on essential items.

Smaller numbers – 16 per cent and nine per cent respectively – report working longer hours or either starting or returning to work. Five per cent report that either their partner or they themselves took a second job to help meet housing payments; the same number have sold assets for the same reason. Five per cent report delaying having children to be able to afford housing payments, and three per cent have delayed getting married.

Australian Institute of Family Studies data from 1996 found that 28 per cent of respondents had economised on luxuries to meet housing payments; almost exactly the same as in 2017. However, only 10 per cent of respondents had economised on essentials in 1996, and only five per cent reported working longer hours to meet housing payments.

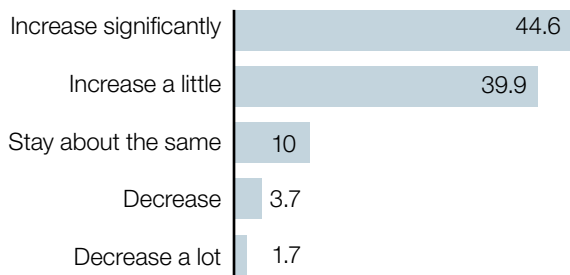
“Thinking about the last 12 months, which, if any, of the following have you or your partner done to help meet your mortgage or rent payments?”, among all respondents.



Source: ANUpoll on Attitudes to Housing Affordability, March 2017

Almost all – 85 per cent – of Australians surveyed expect housing prices will increase over the next five years, including 45 per cent who believe prices will 'increase significantly'. While the continuation of recent trends would present benefits for those who own their homes outright, it raises the prospects of interest rate increases for mortgage-holders and increased challenges for renters looking to buy.

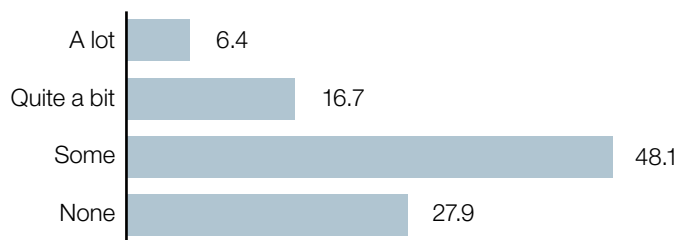
“Do you think over the next five years housing prices will?”, among all respondents.



Source: ANUpoll on Attitudes to Housing Affordability, March 2017

Almost half of all mortgage-holders surveyed report that they would be in 'some' financial difficulty if interest rates increased by two percentage points. Approximately six per cent would face 'a lot' of financial difficulty, and 17 per cent 'quite a bit'. More than one quarter – 28 per cent – would face no financial difficulty from such an increase.

“If interest rates increased by two percentage points, how much financial difficulty would you expect to be in?”, among homeowners only.



Source: ANUpoll on Attitudes to Housing Affordability, March 2017

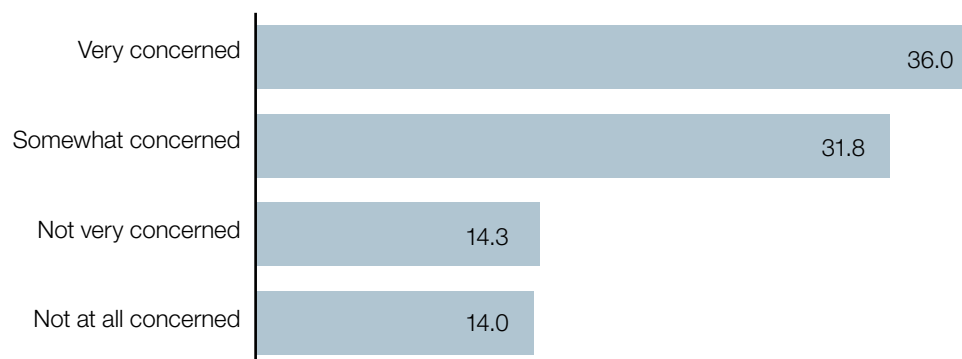
BARRIERS TO ENTERING THE HOUSING MARKET

Key points

- > Among Australians not currently in the housing market, 68 per cent are concerned about being able to afford to buy a home.
- > Almost 40 per cent cannot currently afford to buy, while another 20 per cent of Australians do not think they will ever be able to afford to buy.
- > The vast majority – 77 per cent – do not expect to receive financial assistance from their family or their partner’s family.

Among Australians who do not currently own their own home, more than one third – 36 per cent – are ‘very concerned’ about not being able to afford to buy housing during their lifetime. An only slightly smaller percentage – 32 per cent – are ‘somewhat concerned’. As might be expected, concern is concentrated among young generations of Australians: 44 per cent of non home-owners aged between 25 and 34 years and 42 per cent aged between 35 and 44 years are ‘very concerned’. Only three per cent of respondents aged between 18 and 24 and ‘not at all concerned’ about being able to afford to buy their own home.

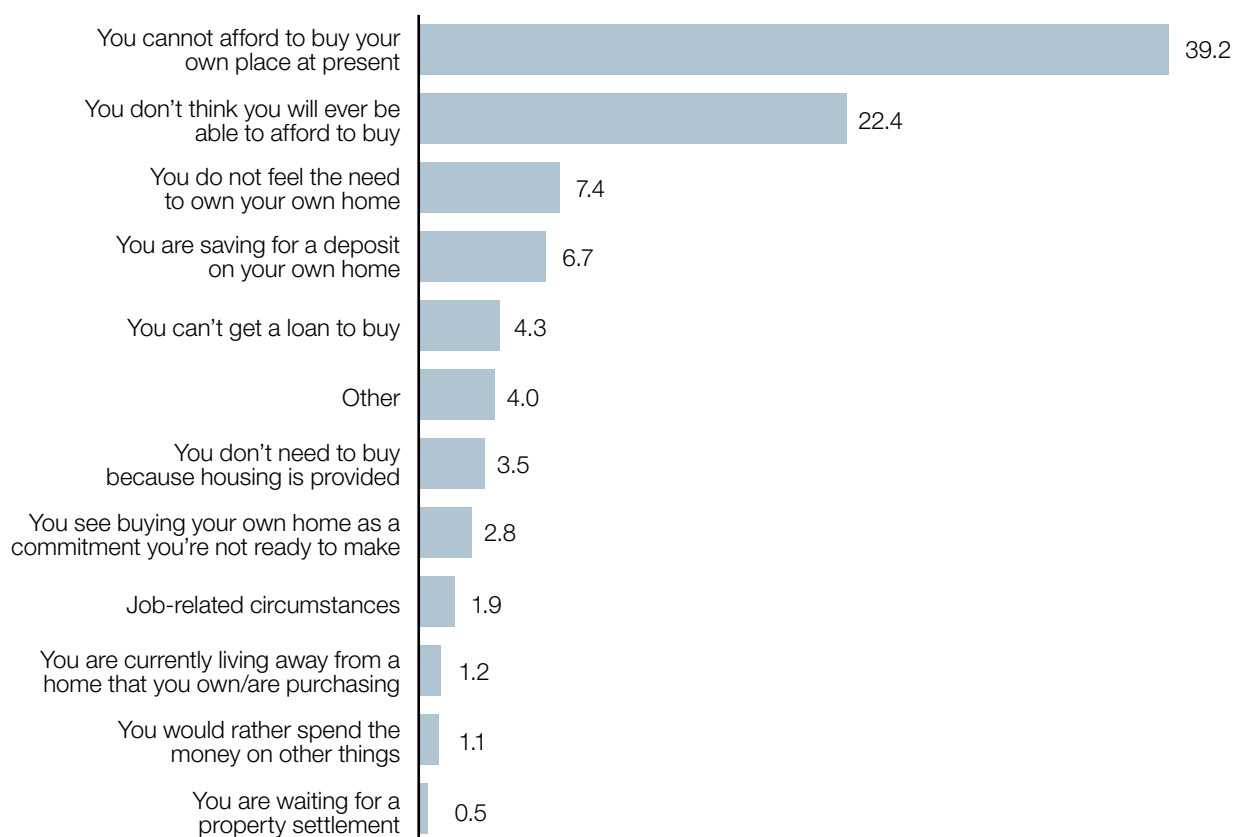
“Are you concerned or not concerned about being able to afford to buy housing during your lifetime?”, among non-homeowners only.



Source: ANUpoll on Attitudes to Housing Affordability, March 2017

The same subsample of non home-owners was asked to select the primary reason they are not currently buying housing. The most common selection, by a substantial margin, is that they cannot currently afford to buy their own home. A further 22 per cent report that they do not think they will ever be afford to buy their own home. A smaller percentage – seven per cent – are currently saving for a deposit, while a similar number do not feel the need to buy. Only one per cent say that they would rather spend their money on other things than housing.

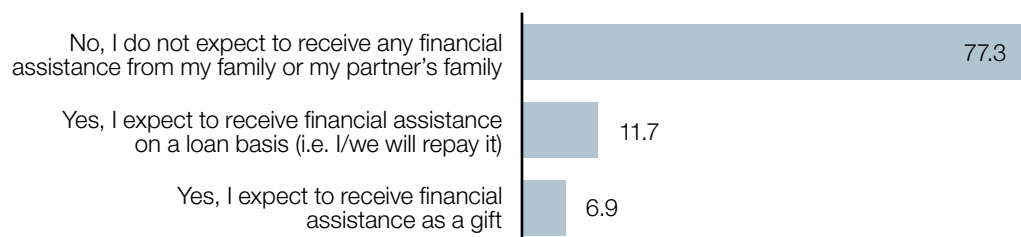
“Which of the following would you say is the primary reason you are not currently buying housing?”, among non-homeowners only.



Source: ANUpoll on Attitudes to Housing Affordability, March 2017

More than three quarters of this subsample do not expect to receive financial assistance from their own or their partner's family to help them enter the housing market. Eleven per cent expect to receive repayable financial assistance from family, while only seven per cent expect a financial 'gift' to help them buy housing. There are no distinct age differences among these responses; most age groups in the subsample overwhelmingly do not expect assistance from family.

“If you purchase housing in the future, do you expect to receive assistance from your family or your partner's family?”, among non-homeowners only.



Source: ANUpoll on Attitudes to Housing Affordability, March 2017

SUPPORT FOR SUPPLY-SIDE POLICY RESPONSES

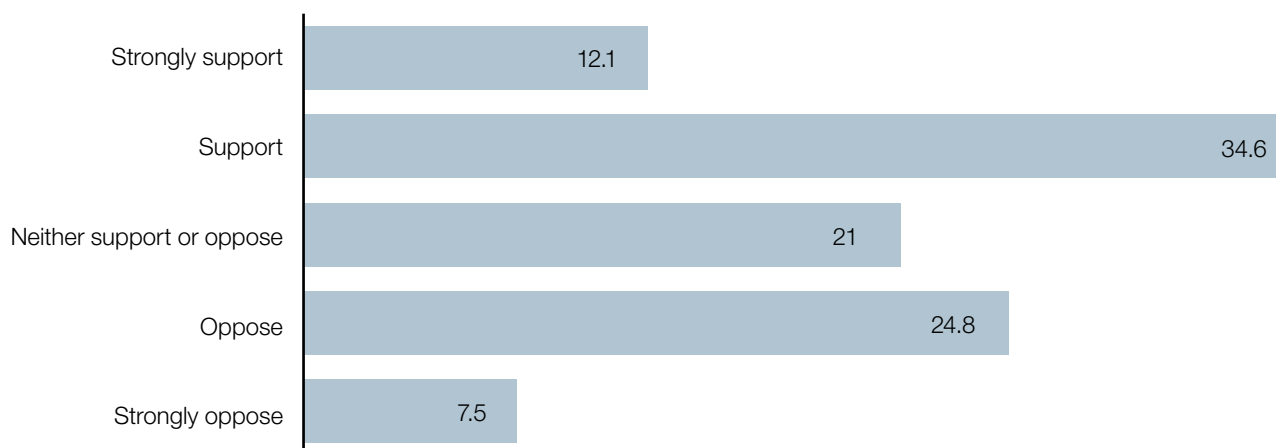
Key points

- > Australians are supportive of increases in the supply of housing, with more than half either supporting or strongly supporting more homes being built in their area.
- > Just less than half of all respondents support the relaxation of planning laws to increase housing supply.
- > More Australians (45 per cent) would be willing to see the value of their own home stop growing in value in order to improve housing affordability than those not willing (32 per cent).
- > A large majority (64 per cent) support an increase in the supply of public housing.

Suggested solutions to the 'housing affordability crisis' are many and varied. Those currently attracting public attention in Australia can broadly be categorised as either supply-side policies or demand-side ones. Supply-side policies include increasing the release of residential-zoned land, permitting greater numbers of development applications, mandating higher density housing developments, and subsidising affordable housing developments for low-income families.

This ANUpoll surveyed respondents' support for a range of supply-side policy responses. Australians are fairly evenly split with regard to any relaxation of planning restrictions to increase the supply of new housing. Just less than half – 47 per cent – either 'strongly support' or 'support' such an idea. Approximately one third – 32 per cent – either 'oppose' or 'strongly oppose' relaxing planning laws. A substantial percentage – 21 per cent – offer no opinion either way. While there are no noticeable differences between home-owners' and renters' positions on this policy option, Australians renting from public housing authorities are the most supportive (61 per cent either 'strongly support' or 'support').

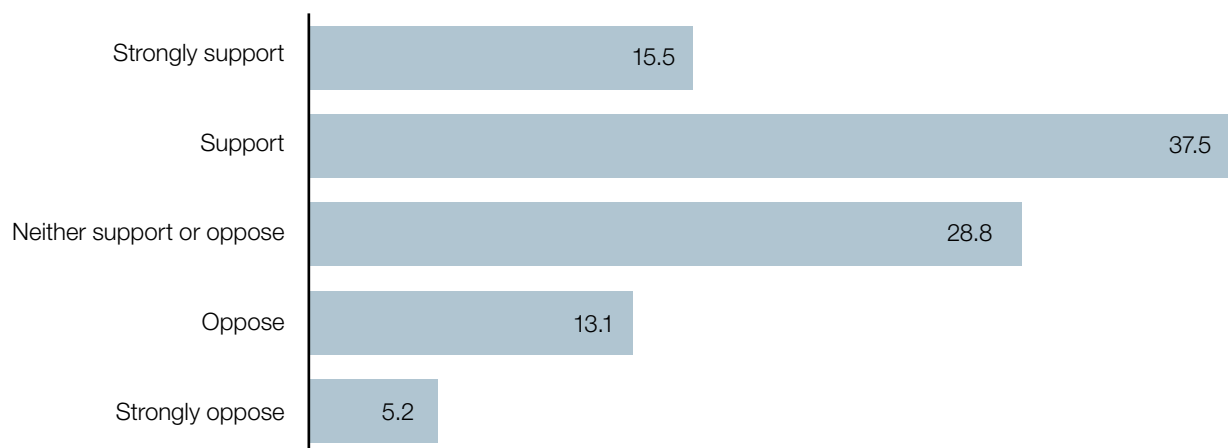
“Would you support or oppose the following suggestions? Relax planning restrictions to increase supply of new houses”, among all respondents.



Source: ANUpoll on Attitudes to Housing Affordability, March 2017

Australians are largely supportive of more homes being built in their local area, although again a substantial percentage (29 per cent) provides no opinion in either direction. In all, 53 per cent either 'strongly support' or 'support' more housing in their area, and only 18 per cent oppose the idea. Again, there is no consistent pattern in opinions between home-owners and non home-owners, but public renters are the most supportive of more housing in their area.

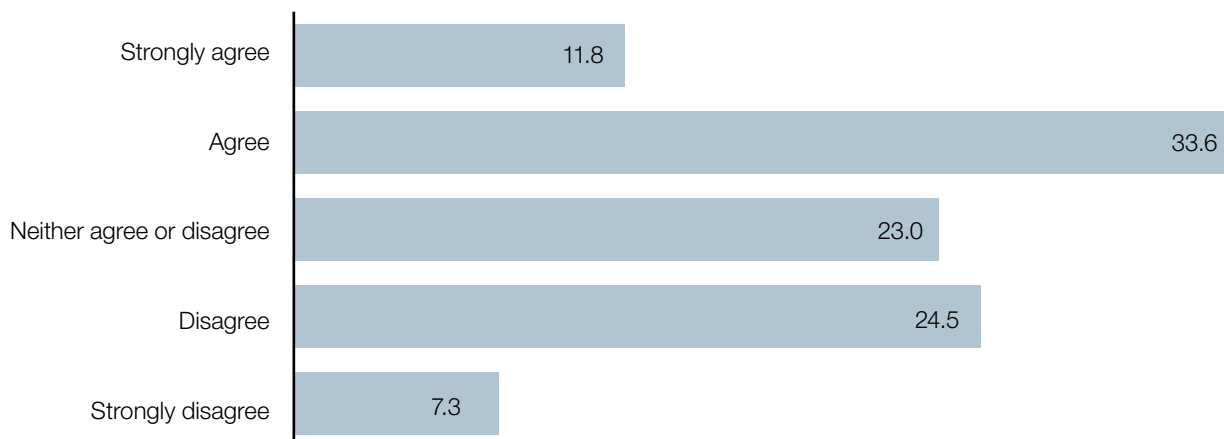
“Would you support or oppose more homes being built in your local area? ”, among all respondents.



Source: ANUpoll on Attitudes to Housing Affordability, March 2017

Similarly, almost half of Australian home-owners (both mortgaged and owned outright) express a willingness to see their own home stop growing in value to improve housing affordability. This finding may suggest that the issue of housing affordability is acute enough that Australians will forgo capital in order to allow more equitable access to the housing market. It may also suggest that home-owners are conscious that while house price increases may grow the value of their current assets, they also make subsequent house purchases more difficult. Or, the result may speak to the differences between respondents' stated and revealed (or 'actual') preferences. Again, a high percentage (23 per cent) offer no opinion.

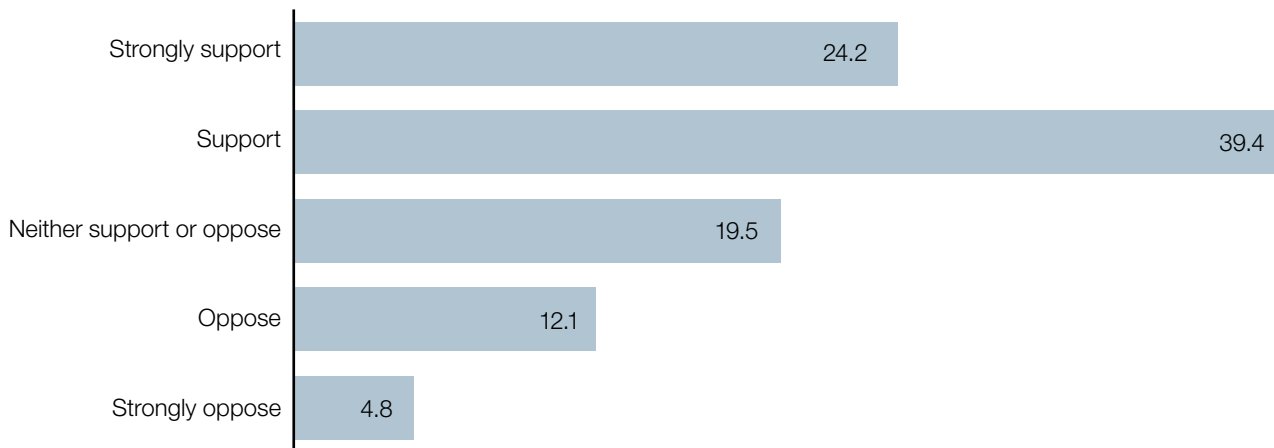
“And do you agree or disagree with this statement: I would be willing to see my home stop growing in value to improve housing affordability”, among homeowners only.



Source: ANUpoll on Attitudes to Housing Affordability, March 2017

Finally, this ANUpoll finds strong support for increased supply of public housing. Almost two thirds (64 per cent) of Australians either 'strongly support' or 'support' this suggestion. Among those currently renting from a public housing authority, that percentage increases to 77 per cent. Again, a large percentage abstain from providing an answer, although only 17 per cent express opposition.

**“Would you support or oppose the following suggestions?
Increase the supply of public housing”, among all respondents.**



Source: ANUpoll on Attitudes to Housing Affordability, March 2017

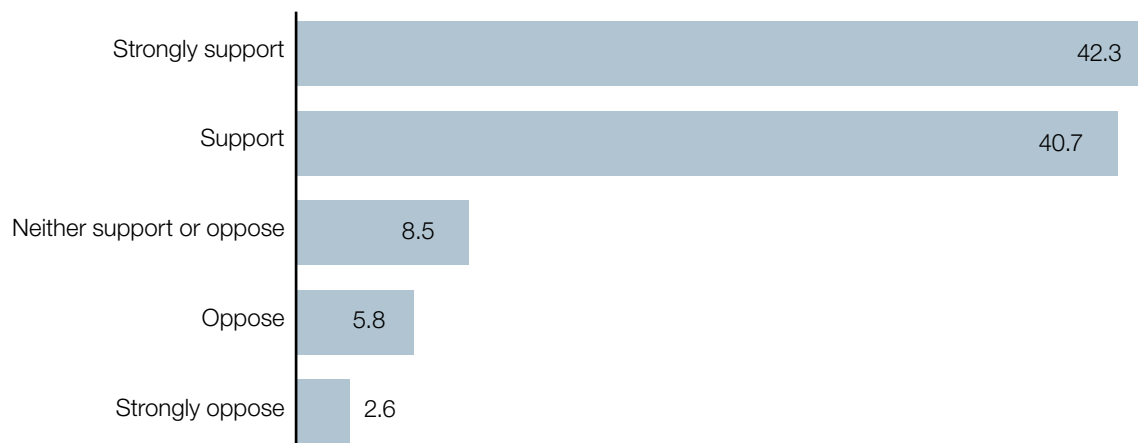
SUPPORT FOR DEMAND-SIDE POLICY RESPONSES

Key points

- > First homeowners' grants are tremendously popular, with 83 per cent of respondents either supportive or strongly supportive.
- > More than half of all Australians would support the removal of tax incentives such as negative gearing, with 25 per cent opposed.
- > Among Australians with investment properties, 29 per cent support the removal of tax incentives, with 56 per cent opposed.

In contrast to supply-side policies that seek to increase the total amount of housing available for Australians to purchase, demand-side policies aim to improve some Australians' capacity to buy housing, and to lower demand among other Australians. For instance, first homeowners' grants – cash subsidies designed to help Australians enter the housing market – are currently available from state and territory governments across the country. Despite many economists' concerns about the ability of such grants to achieve their stated aims, they are enormously popular. More than 80 per cent of Australians either 'strongly support' or 'support' first home-owner grants as a suggested response to housing affordability. There is little variance between home-owners and non home-owners; support is overwhelmingly high among all groups.

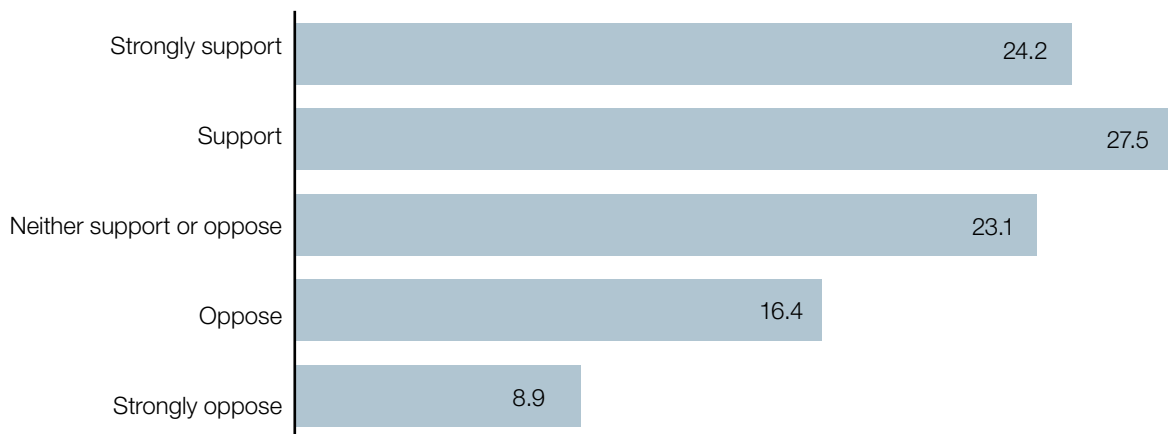
“Would you support or oppose the following suggestions? Provide first homeowner grants”, among all respondents.



Source: ANUpoll on Attitudes to Housing Affordability, March 2017

Another widely suggested policy response is to remove tax incentives that have driven demand for housing among some groups of Australians. The most widely known of these incentives, negative gearing, allows Australian owners of investment properties to deduct rental losses from income for tax purposes. This ANUpoll finds general support for removing such tax incentives to ease demand for housing. More than half (52 per cent) either 'strongly support' or 'support' the suggestion. Approximately one quarter (25 per cent) either 'oppose' or 'strongly oppose' removal, while 23 per cent provide no opinion in either direction.

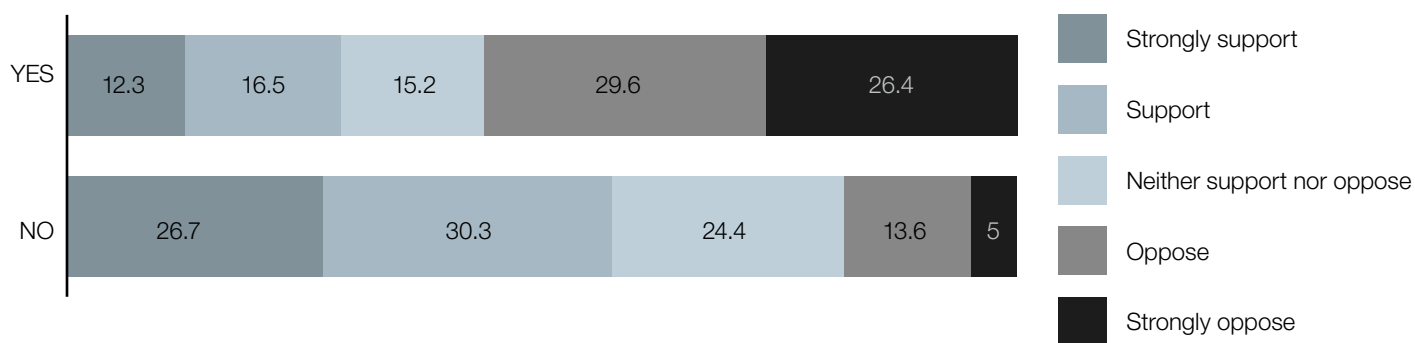
**“Would you support or oppose the following suggestions?
Remove tax incentives like negative gearing”, among all respondents.**



Source: ANUpoll on Attitudes to Housing Affordability, March 2017

Breaking these results down by whether respondents (or their partners) own at least one investment property suggests the strong pull of self-interest. Among investment property owners, 26 per cent strongly oppose removing tax incentives such as negative gearing, compared with five per cent of other Australians. Although 12 per cent of investment property owners strongly support removal, more than one quarter (27 per cent) of other Australians report strong support.

**“Would you support or oppose the following suggestions?
Remove tax incentives like negative gearing”, by whether respondents or their partner own investment property.**



Source: ANUpoll on Attitudes to Housing Affordability, March 2017

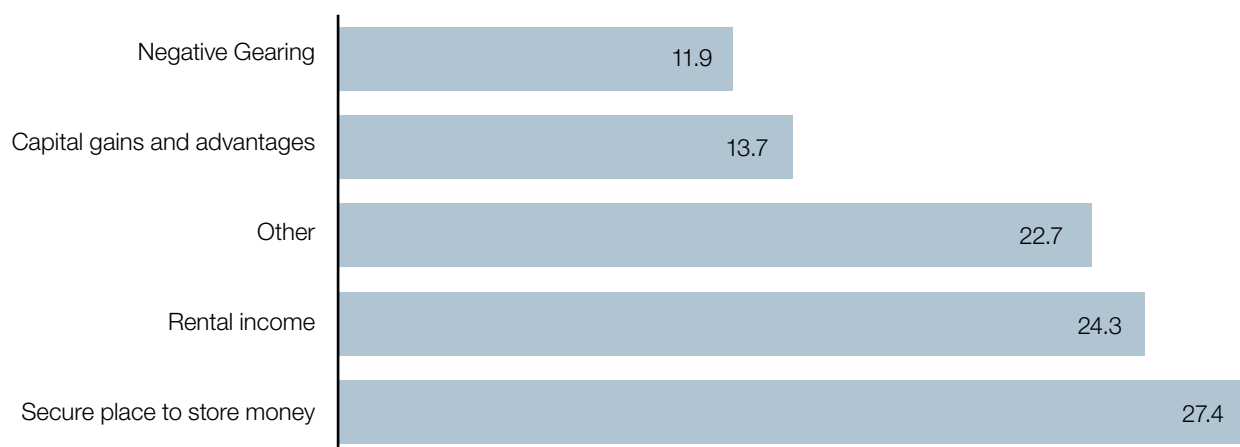
HOUSING AND INVESTMENT

Key points

- > Property remains a popular investment option among Australians, with 17 per cent of respondents owning at least one investment property.
- > Having a secure place to store money and earning rental income are the two most popular motivations for investing in property.
- > Almost one third of all respondents say that they would buy an investment property if they had spare money to invest, rather than upgrade their own housing, deposit in a bank account, purchase shares, and contribute to their superannuation accounts.

Among the 2513 Australians surveyed for this ANUpoll, 375 respondents (17 per cent) report that either they or their partner own investment property. Asked their primary motivation for purchasing investment property, the most popular reason given is that property is a 'secure place to store money'. A slightly smaller percentage (24 per cent) name rental income as their primary motivation, while only 14 per cent name capital gains tax advantages and 12 per cent negative gearing tax incentives. Among the 23 per cent reporting 'other' motivations, further information provided by respondents names superannuation, growth in housing value, and the decision to retain housing bought before entering a relationship (and moving into a partner's house) as motivations.

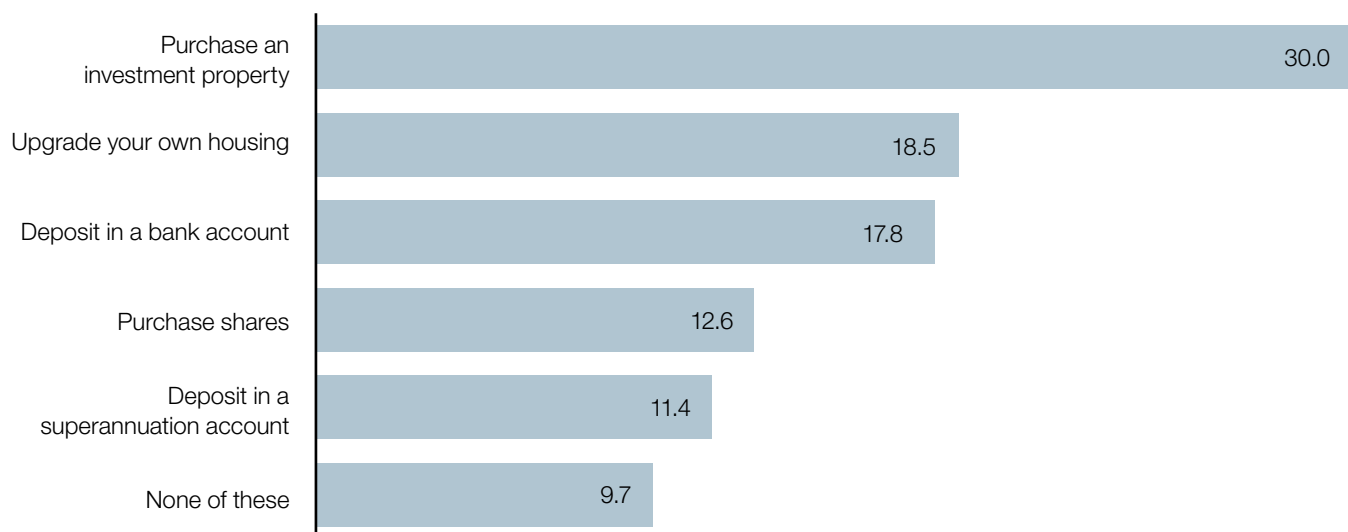
“What is your primary motivation for investing in property?”, among investment property owners.



Source: ANUpoll on Attitudes to Housing Affordability, March 2017

Just as Australians view homeownership as an important part of the Australian way of life, buying investment property is the most popular choice of Australians looking to invest spare money. Presented with a range of options, 30 per cent of respondents select investment property as the most likely place for their spare money. In contrast, only 19 per cent would seek to upgrade their own housing, and 18 per cent would save their spare money in a bank account. Even smaller percentages would buy shares (13 per cent) or contribute to their superannuation accounts (11 per cent).

“If you had spare money to invest which of the following would you most likely choose to do?”, among all respondents.



Source: ANUpoll on Attitudes to Housing Affordability, March 2017

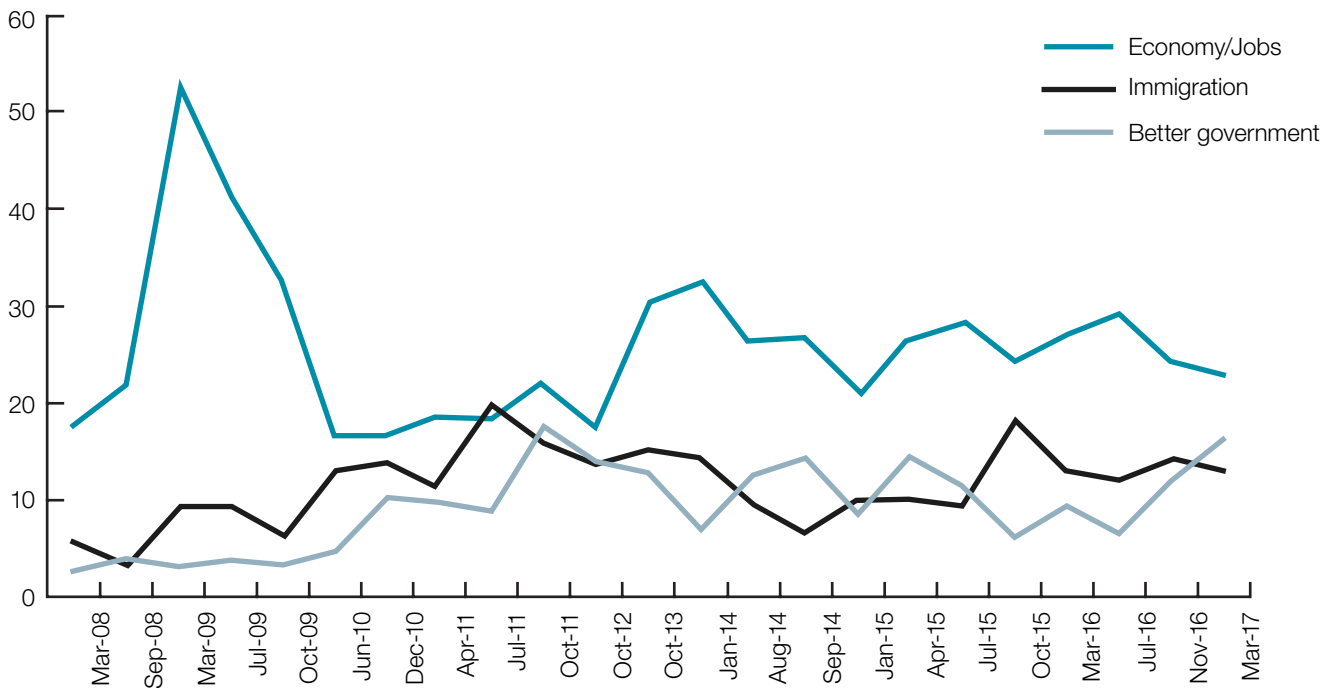
KEY TRENDS: MOST IMPORTANT PROBLEMS FACING THE COUNTRY

Key points

- > Continuing a six-year trend, Australians' three most important issues are the economy, immigration, and better government.
- > The importance of immigration as an issue remains stable, but better government has increased substantially in the past 12 months and the economy and jobs have decreased slightly over that period.
- > However, the importance of these three issues compared to others, including housing affordability, remains remarkably stable.

Continuing a six-year trend, Australians surveyed in the 24th ANUpoll name the economy and jobs, immigration, and better government as the three most important issues currently facing the country. The percentage of respondents nominating the economy and jobs as the number one issue has fallen by four percentage points between March 2016 (27 per cent of respondents) and March 2017 (23 per cent). Immigration has stayed steady (13 per cent at both time points) while better government has increased a notable amount, from 9.4 per cent to 16.4 per cent of respondents over the 12-month period. Overall, the relative importance, or salience, of these three issues has remained remarkably stable since 2013.

“What do you think is the most important problem facing Australia today?”



Source: ANUpoll on Attitudes to Housing Affordability, March 2017

ANUPOLL QUESTIONS

The following tables report the frequency of responses to questions in the March 2017 ANUpoll, weighted to reflect population age, gender, and education benchmarks. Estimates derived from surveys are subject to sampling variability. This variability can be expressed as a standard error (i.e. the extent to which the estimate of responses may vary from the estimate if the entire population answered the same questions). Cases where this error is large relative to the estimate are marked with a single asterisk (where the relative standard error is greater than 25 per cent of the estimate) and two asterisks (where the relative standard error is greater than 50 per cent of the estimate) respectively. Such estimates should be reported with caution.

All things considered, are you satisfied or dissatisfied with the way the country is heading?

	Frequency	Per cent
Very satisfied	116	9.7
Satisfied	583	48.5
Neither satisfied nor dissatisfied	96	8.0
Dissatisfied	268	22.3
Very dissatisfied	121	10.0
Total valid responses	1183	98.4
Refused	3	0.2
Don't know	16	1.3
Total	1202	

What do you think is the most important problem facing Australia today?

	Frequency	Per cent
Economy / jobs	514	23.1
Better government	366	16.4
Immigration	281	12.7
Environment / global warming	173	7.8
Housing affordability	141	6.3
Poverty / Social exclusion / Inequality	139	6.3
Values / morals / respect for others	79	3.5
Law and order / crime / justice system	74	3.3
Health care	62	2.8
Other (Specify)	60	2.7
Terrorism	52	2.3
Alcohol and Drug use	44	2
Infrastructure / Planning / Innovation	40	1.8
Ageing population	32	1.4
Social services (including aged care, the disabled, etc)	25	1.1
Foreign influence / Australia's position in world	21	1*
Young people's behaviour / attitudes	20	0.9*
The budget	20	0.9*
Education	17	0.7*
Defence / national security	15	0.7*
Indigenous affairs	16	0.7*
Taxation	14	0.6*
Industrial relations	7	0.3*
Trade balance / loss of jobs to overseas	7	0.3*
Rural / farming issues	3	0.1*
Interest rates	1	0*
Water management	1	0*
Family / community / societal breakdown	1	0*
Total	2223	100.00
Refused	69	
Don't know	221	
Total	2513	

What do you think is the second most important problem facing Australia today?

	Frequency	Per cent
Economy / jobs	381	19
Immigration	227	11.3
Better government	224	11.2
Housing affordability	151	7.5
Poverty / Social exclusion / Inequality	122	6.1
Environment / global warming	111	5.5
Law and order / crime / justice system	81	4.1
Other (Specify)	83	4.1
Infrastructure / Planning / Innovation	75	3.7
Values / morals / respect for others	71	3.5
Education	68	3.4
Health care	65	3.2
Terrorism	56	2.8
Social services (including aged care, the disabled, etc)	55	2.7
Industrial relations	40	2
Alcohol and Drug use	35	1.8
Trade balance / loss of jobs to overseas	29	1.5
Ageing population	26	1.3
Foreign influence / Australia's position in world	21	1*
Indigenous affairs	16	0.8*
Defence / national security	15	0.7*
Taxation	12	0.6*
The budget	13	0.6*
Young people's behaviour / attitudes	9	0.5*
Rural / farming issues	9	0.4*
Family / community / societal breakdown	8	0.4*
Water management	5	0.3*
Valid total	2005	100.0
Refused	14	0.6
Don't know	204	8.1
Not asked (not applicable)	290	11.6
Total	2513	

What do you think is the most important problem facing Australia today? Time series data.

ANUpoll	Economy/jobs	Immigration	Better government
Mar-08	17.6	5.8	2.5
Sep-08	21.6	3.2	3.8
Mar-09	52.6	9.3	3.2
Jul-09	41.7	9.3	3.8
Oct-09	32.4	6.6	3.3
Jun-10	16.7	12.8	4.7
Dec-10	16.9	13.8	10.3
Apr-11	18.5	11.6	9.9
Jul-11	18.2	20.1	9.0
Oct-11	22.1	15.8	17.6
Oct-12	17.5	13.5	13.7
Aug-13	30.3	15.1	12.9
Jan-14	32.8	14.5	7.0
Aug-14	26.4	9.5	12.7
Sep-14	26.8	6.6	14.5
Jan-15	20.8	10	8.6
Apr-15	26.4	10.2	14.6
Jul-15	28.2	9.5	11.6
Oct-15	24.5	18.2	6.2
Mar-16	27.2	12.8	9.4
Jul-16	29.0	12.1	6.6
Nov-16	24.1	14.2	12.0
Mar-17	23.1	12.7	16.4

To what extent do you think owning your own home is part of the Australian way of life?

	Frequency	Per cent
A lot	1850	74.7
A little	435	17.5
Not much	141	5.7
Not at all	52	2.1
Valid total	2478	100.0
Refused	10	
Don't know	25	
Total	35	

Do you own outright, are you buying or renting the dwelling in which you now live?

	Frequency	Per cent
Own outright	668	27.1
Own, paying off mortgage	718	29.1
Rent from private landlord	676	27.4
Rent from public housing authority	150	6.1
Living rent-free	202	8.2
Other (please specify)	51	2.1
Valid total	2465	100.0
Refused	42	
Don't know	6	
Total	2513	

And which of the following best describes that dwelling?

	Frequency	Per cent
Separate house	1752	70.9
Townhouse, row or terrace	183	7.4
Flat, unit or apartment	451	18.3
Other	86	3.5
Valid total	2472	100.0
Refused	22	
Don't know	19	
Total	2513	

What were your main reasons for becoming a home owner?

	Frequency	Per cent
Status, pride, respect	290	20.9
For your kids	484	34.9
Control, nobody can kick you out, bang nails in the wall	569	41.1
Renting is dead money	581	41.9
Investment, financial security	705	50.9
Emotional security, stability, belonging	939	67.8

Did you receive any assistance from your family or your partner's family when you purchased your home?

	Frequency	Per cent
Yes, I received financial assistance as a gift	187	13.9
Yes, I received financial assistance but had to repay it	108	8.1
No, I received no financial assistance from my family or my partner's family	1066	78
Valid total	1370	100.0
Refused	9	
Not asked (not applicable)	9	
Total	2513	

Some people can easily afford to pay their main expenses, others find it more difficult to pay. Thinking about your situation, how easy or difficult is it for you to pay for your rent or mortgage?

	Frequency	Per cent
I/we are keeping up without any difficulty	586	38.3
I/we are keeping up, but struggle from time to time	621	40.5
I/we are keeping up, but it is a constant struggle	272	17.8
I/we are falling behind with payments	34	2.2
Valid total	1532	100.0
Refused	9	
Don't know	2	
Not applicable	21	
Not asked (not applicable)	970	
Total	2513	

If interest rates increased by two percentage points, how much financial difficulty would you expect to be in?

	Frequency	Per cent
None	196	27.9
Some	338	48.1
Quite a bit	117	16.7
A lot	45	6.4
Valid total	702	100.0
Refused	1	
Don't know	14	
Skipped	6	
Not asked (not applicable)	1795	
Total	2513	

Which of the following would you say is the primary reason you are not currently buying housing?

	Frequency	Per cent
You cannot afford to buy your own place at present	401	39.2
You don't think you will ever be able to afford to buy	229	22.4
You do not feel the need to own your own home	76	7.4
You are saving for a deposit on your own home	68	6.7
You can't get a loan to buy	44	4.3
Other	41	4.0
You don't need to buy because housing is provided	36	3.5
You see buying your own home as a commitment you're not ready to make	29	2.8
Job-related circumstances	19	1.9
You are currently living away from a home that you own/are purchasing	12	1.2*
You would rather spend the money on other things	11	1.1*
You are waiting for a property settlement	5	0.5*
Valid total	1022	100.0
Not applicable	10	
Refused	4	
Don't know	2	
Not asked (not applicable)	1524	
Total	2513	

If you purchase housing in the future, do you expect to receive assistance from your family or your partner's family?

	Frequency	Per cent
Yes, I expect to receive financial assistance as a gift	66	6.9
Yes, I expect to receive financial assistance on a loan basis (i.e. I/we will repay it)	112	11.7
No, I do not expect to receive any financial assistance from my family or my partner's family	742	77.3
Valid total	960	100.0
Refused	11	11
Don't know	57	57
Not asked (not applicable)	1524	1524
Total	2513	2513

Are you concerned or not concerned about being able to afford to buy housing during your lifetime?

	Frequency	Per cent
Very concerned	365	36.0
Somewhat concerned	322	31.8
Not very concerned	145	14.3
Not at all concerned	142	14.0
Valid total	1013	100.0
Refused	3	
Don't know	12	
Not asked (not applicable)	1524	
Total	2513	

Thinking about the last 12 months, which, if any, of the following have you or your partner done to help meet your mortgage or rent payments?

	Frequency	Per cent
Rent out property which you intended living in	39	1.5
Other	38	1.5
Put house on the market	46	1.8
Take in tenants/boarders	61	2.4
Delay getting married	72	2.9
Borrow from extended family	111	4.4
Postpone having a child/more children	115	4.6
Considered selling and buying something less expensive	118	4.7
Renegotiate mortgage terms or payment conditions	121	4.8
Sell other assets	128	5.1
Get a second job	135	5.4
Nothing	161	6.4
Start or return to work	218	8.7
Work longer hours	413	16.4
Economise on essentials (spend less)	461	18.3
Economise on luxuries (spend less)	695	27.7

Do you think over the next five years housing prices will?

	Frequency	Per cent
Increase significantly	1047	44.6
Increase a little	938	39.9
Stay about the same	236	10
Decrease	88	3.7
Decrease a lot	41	1.7
Valid total	2350	100.0
Refused	2	
Don't know	161	
Total	2513	

Would you support or oppose more homes being built in your local area?

	Frequency	Per cent
Strongly support	378	15.5
Support	913	37.5
Neither support nor oppose	701	28.8
Oppose	320	13.1
Strongly oppose	126	5.2
Valid total	2438	100.0
Refused	10	
Don't know	65	
Total	2513	

And do you agree or disagree with this statement: I would be willing to see my home stop growing in value to improve housing affordability.

	Frequency	Per cent
Strongly support	344	14.7
Support	805	34.4
Neither support nor oppose	597	25.5
Oppose	477	20.4
Strongly oppose	118	5.0
Valid total	2341	100.0
Refused	25	
Don't know	147	
Total	2153	

Would you support or oppose the following suggestions? Remove tax incentives like negative gearing

	Frequency	Per cent
Strongly support	516	24.2
Support	587	27.5
Neither support nor oppose	492	23.1
Oppose	349	16.4
Strongly oppose	189	8.9
Valid total	2132	100.0
Refused	17	
Don't know	364	
Total	2513	

Would you support or oppose the following suggestions? Relax planning restrictions to increase supply of new houses.

	Frequency	Per cent
Strongly support	281	12.1
Support	800	34.6
Neither support nor oppose	486	21
Oppose	573	24.8
Strongly oppose	174	7.5
Valid total	2314	100.0
Refused	15	
Don't know	184	
Total	2513	

Would you support or oppose the following suggestions? Increase the supply of public housing.

	Frequency	Per cent
Strongly support	586	24.2
Support	954	39.4
Neither support nor oppose	472	19.5
Oppose	292	12.1
Strongly oppose	115	4.8
Valid total	2418	100.0
Refused	6	
Don't know	89	
Total	2513	

Would you support or oppose the following suggestions? Provide first homeowner grants

	Frequency	Frequency
Strongly support	1050	42.3
Support	1010	40.7
Neither support nor oppose	212	8.5
Oppose	143	5.8
Strongly oppose	66	2.6
Total	2481	100.0
Refused	7	
Don't know	25	
Total	2513	

How satisfied are you with your current housing?

	Frequency	Per cent
Very satisfied	961	38.8
Satisfied	1033	41.7
Neither satisfied nor dissatisfied	246	9.9
Dissatisfied	190	7.7
Very dissatisfied	49	2
Valid total	2479	100.0
Refused	3	
Don't know	31	
Total	2513	

Do you or your partner own any investment properties?

	Frequency	Per cent
Yes	393	16.0
No	2067	84.0
Valid total	2459	100.0
Refused	33	
Don't know	21	
Total	2513	

What is your primary motivation for investing in property?

	Frequency	Per cent
Other	87	22.7
Negative gearing	45	11.9
Capital gains advantages	52	13.7
Rental income	93	24.3
Secure place to store money	104	27.4
Valid total	380	100.0
Refused	7	
Don't know	5	
Not asked (not applicable)	2120	
Total	2513	

If you had spare money to invest which of the following would you most likely choose to do?

	Frequency	Per cent
Purchase an investment property	719	30.0
Upgrade your own housing	442	18.5
Deposit in a bank account	427	17.8
Purchase shares	301	12.6
Deposit in a superannuation account	272	11.4
None of these	233	9.7
Valid total	2395	100.0
Refused	17	
Don't know	101	
Total	2513	

Are you concerned or not concerned about future generations being able to afford to buy housing during their lifetime?

	Frequency	Per cent
Very concerned	1305	52.7
Somewhat concerned	862	34.8
Not very concerned	222	9.0
Not at all concerned	88	3.6
Valid total	2478	100.0
Refused	12	
Don't know	24	
Total	2513	
Don't know	101	
Total	2513	

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