

# Omnibus Poll, June 2017

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*The Australian Institute for Progress exists to advance the discussion, development and implementation of public policy for Australia's future,  
from its base in Brisbane. The future does not look after itself.*

## Analysis

The following graphs are based on a sample which has been weighted for voting intention based on the results of the most recent Newspoll, as published in *The Australian*.

Results should be taken as indicative in that the sample is not properly randomised, but it is unlikely that groups are completely unrepresentative.

“Minor” represents all those minor party voters who do not vote Greens or One Nation. There is a mix of left and right wing entities in this figure, but it is more right than left.

The poll was conducted May 30 through to June 12, 2017 using our online panel of over 13,000 Australian voters.

Quantitative analysis was undertaken using Microsoft Excel, and responses were weighted for voting intention using the closest Newspoll. Qualitative analysis was undertaken using Leximancer.

For further information contact Graham Young 0411 104 801.

Thinking about Australia would you agree or disagree that the country is heading in the right direction?

	ALP	Grn	LP	Minor	ON	Total
<b>Strongly Agree</b>	0%	1%	4%	0%	0%	2%
<b>Agree</b>	5%	2%	28%	4%	5%	13%
<b>Neither agree nor disagree</b>	14%	10%	28%	13%	9%	18%
<b>Disagree</b>	45%	35%	25%	39%	35%	35%
<b>Strongly disagree</b>	36%	51%	12%	42%	50%	31%
<b>Unsure</b>	1%	1%	3%	2%	0%	2%
<b>Grand Total</b>	100%	100%	100%	100%	100%	100%
<b>Total agree</b>	5%	3%	33%	4%	5%	15%
<b>Total disagree</b>	81%	86%	37%	81%	85%	66%
<b>Net agree</b>	-76%	-83%	-4%	-77%	-80%	-51%

n=1254

Thinking about your vote in the House of Representatives, which group, Labor or Coalition, would you direct your preferences to favour - that is, which would you prefer to form the government?

	ALP	Grn	LP	Minor	ON	Total
ALP	98%	99%	0%	39%	10%	51%
Coalition	2%	1%	100%	61%	90%	49%
Grand Total	100%	100%	100%	100%	100%	100%

n=1069

Thinking about your opinion in general of the performance of Prime Minister Malcolm Turnbull, how strongly do you approve or disapprove of it?

	ALP	Grn	LP	Minor	ON	Total
<b>Strongly approve</b>	1%	0%	6%	1%	0%	2%
<b>Approve</b>	3%	2%	46%	6%	3%	19%
<b>Neither approve nor disapprove</b>	13%	7%	21%	16%	14%	16%
<b>Disapprove</b>	30%	31%	17%	25%	28%	25%
<b>Strongly disapprove</b>	51%	59%	10%	50%	55%	37%
<b>Unsure</b>	0%	1%	1%	1%	0%	0%
<b>Grand Total</b>	99%	100%	100%	99%	100%	100%
<b>Total agree</b>	4%	2%	52%	7%	3%	21%
<b>Total disagree</b>	81%	90%	27%	76%	84%	62%
<b>Net agree</b>	-77%	-88%	25%	-69%	-81%	-41%

n=1251

Thinking about your opinion in general of the performance of Opposition Leader Bill Shorten, how strongly do you approve or disapprove of it?

	ALP	Grn	LP	Minor	ON	Total
<b>Strongly approve</b>	8%	1%	1%	1%	4%	4%
<b>Approve</b>	50%	28%	4%	6%	1%	23%
<b>Neither approve nor disapprove</b>	29%	37%	7%	15%	5%	18%
<b>Disapprove</b>	9%	26%	26%	24%	19%	19%
<b>Strongly disapprove</b>	2%	7%	61%	51%	69%	35%
<b>Unsure</b>	1%	1%	0%	2%	1%	1%
<b>Grand Total</b>	100%	100%	100%	100%	100%	100%
<b>Total approve</b>	58%	29%	5%	7%	5%	27%
<b>Total disapprove</b>	12%	32%	88%	75%	88%	54%
<b>Net approve</b>	47%	-3%	-83%	-68%	-82%	-27%

n=1254

Who is your preferred Prime Minister?

Preferred PM	ALP	Grn	LP	Minor	ON	Total
<b>Bill Shorten</b>	83%	76%	1%	21%	2%	42%
<b>Malcolm Turnbull</b>	5%	3%	91%	44%	56%	43%
<b>Unsure</b>	13%	20%	9%	35%	42%	15%
<b>Grand Total</b>	100%	100%	100%	100%	100%	100%

n=1045

How strongly would you agree or disagree that now is a good time to buy a house, apartment or other dwelling to live in?

	ALP	Grn	LP	Minor	ON	Total
<b>Strongly agree</b>	2%	1%	8%	4%	7%	5%
<b>Agree</b>	11%	9%	25%	14%	17%	16%
<b>Neither agree nor disagree</b>	24%	25%	31%	27%	22%	26%
<b>Disagree</b>	26%	30%	21%	22%	22%	24%
<b>Strongly disagree</b>	33%	31%	12%	28%	28%	25%
<b>Unsure</b>	4%	4%	3%	4%	4%	4%
<b>Grand Total</b>	100%	100%	100%	100%	100%	100%
<b>Total agree</b>	13%	11%	33%	18%	24%	21%
<b>Total disagree</b>	59%	61%	33%	50%	50%	49%
<b>Net agree</b>	-47%	-51%	-1%	-32%	-26%	-28%

n=1203

How strongly would you agree or disagree that now is a good time to buy a house, apartment or other dwelling as an investment?

	ALP	Grn	LP	Minor	ON	Total
<b>Strongly agree</b>	6%	4%	4%	4%	3%	5%
<b>Agree</b>	14%	15%	19%	13%	14%	16%
<b>Neither agree nor disagree</b>	28%	28%	31%	28%	32%	29%
<b>Disagree</b>	25%	23%	30%	21%	25%	26%
<b>Strongly disagree</b>	22%	25%	12%	27%	21%	19%
<b>Unsure</b>	4%	6%	4%	7%	6%	5%
<b>Grand Total</b>	100%	100%	100%	100%	100%	100%
<b>Total agree</b>	21%	18%	23%	17%	17%	20%
<b>Total disagree</b>	47%	48%	42%	47%	46%	45%
<b>Net agree</b>	-26%	-30%	-19%	-30%	-29%	-25%

n=1203



In terms of your voting intention, how important an issue is housing affordability for you?

	ALP	Grn	LP	Minor	ON	Total
<b>Very important</b>	26%	23%	9%	19%	18%	19%
<b>Important</b>	34%	38%	22%	23%	19%	28%
<b>Neither important nor unimportant</b>	25%	24%	31%	31%	35%	29%
<b>Unimportant</b>	11%	11%	28%	15%	13%	17%
<b>Very unimportant</b>	4%	4%	10%	10%	15%	8%
<b>Unsure</b>	0%	0%	0%	1%	0%	0%
<b>Grand Total</b>	100%	100%	100%	100%	100%	100%
<b>Total important</b>	59%	61%	31%	43%	38%	46%
<b>Total unimportant</b>	15%	15%	38%	26%	28%	25%
<b>Net important</b>	45%	45%	-7%	17%	10%	21%

n=1203

Thinking about your first preference vote, how likely would you be to change it on the issue of housing affordability?

	ALP	Grn	LP	Minor	ON	Total
<b>Very likely</b>	9%	4%	4%	7%	6%	6%
<b>Likely</b>	11%	17%	7%	9%	6%	9%
<b>Neither likely nor unlikely</b>	28%	19%	16%	27%	25%	23%
<b>Unlikely</b>	22%	28%	24%	22%	21%	23%
<b>Very unlikely</b>	27%	31%	48%	31%	43%	37%
<b>Unsure</b>	2%	1%	1%	3%	0%	2%
<b>Grand Total</b>	100%	100%	100%	100%	100%	100%
<b>Total likely</b>	20%	21%	11%	16%	11%	16%
<b>Total unlikely</b>	50%	59%	72%	54%	64%	60%
<b>Net likely</b>	-29%	-38%	-61%	-38%	-53%	-44%

n=1203

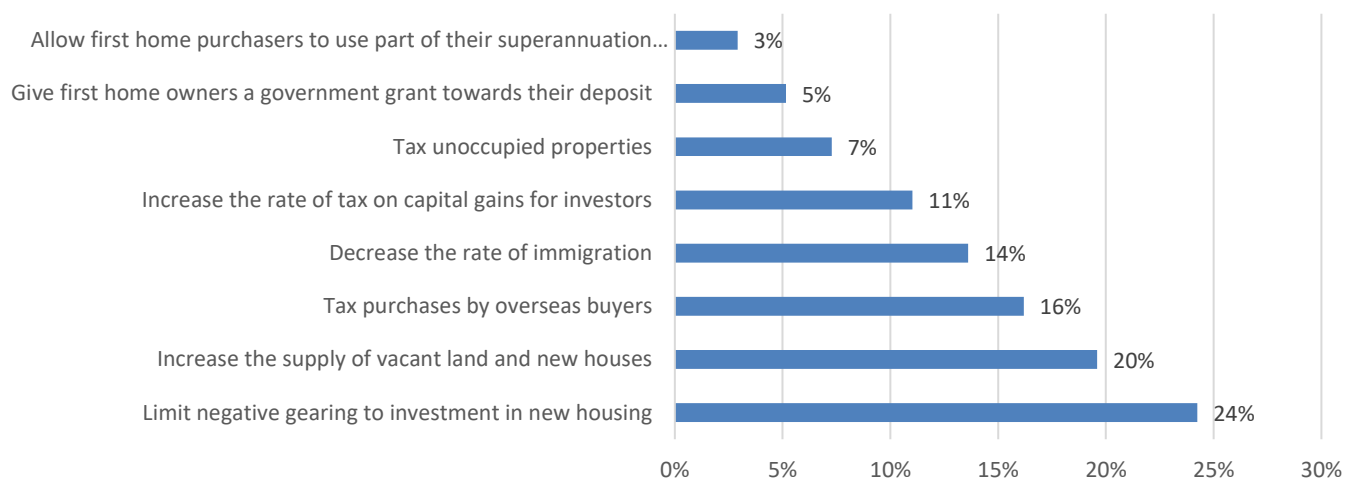
In terms of the future of the Australia, how important an issue is housing affordability?

	ALP	Grn	LP	Minor	ON	Total
<b>Very important</b>	44%	41%	17%	33%	31%	32%
<b>Important</b>	43%	44%	40%	35%	36%	40%
<b>Neither important nor unimportant</b>	8%	11%	32%	22%	24%	20%
<b>Unimportant</b>	3%	3%	7%	5%	6%	5%
<b>Very unimportant</b>	2%	1%	4%	3%	3%	3%
<b>Unsure</b>	1%	1%	1%	1%	1%	1%
<b>Grand Total</b>	100%	100%	100%	100%	100%	100%
<b>Total important</b>	86%	85%	57%	68%	67%	72%
<b>Total unimportant</b>	4%	4%	11%	9%	8%	7%
<b>Net important</b>	82%	81%	46%	59%	58%	65%

n=1203

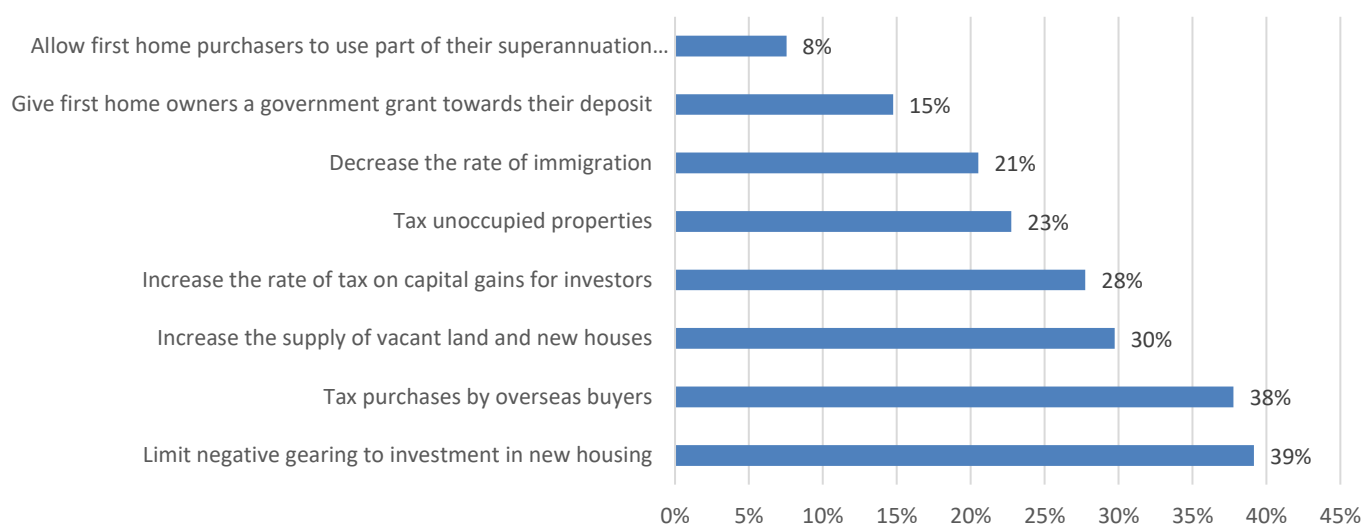
Here is a list of proposed policies to make housing more affordable. Please rank them in order of importance.

### Measures to increase housing affordability ranked first

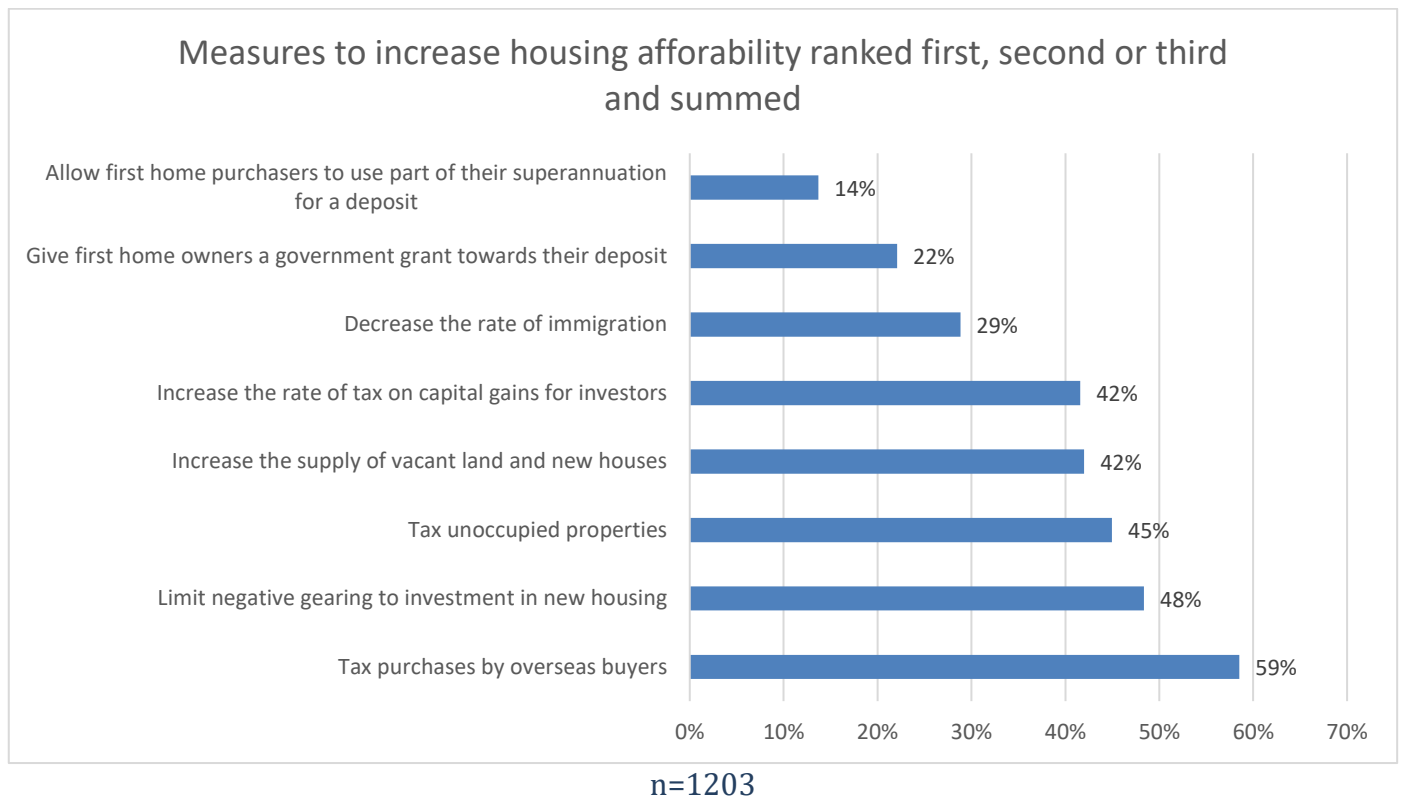


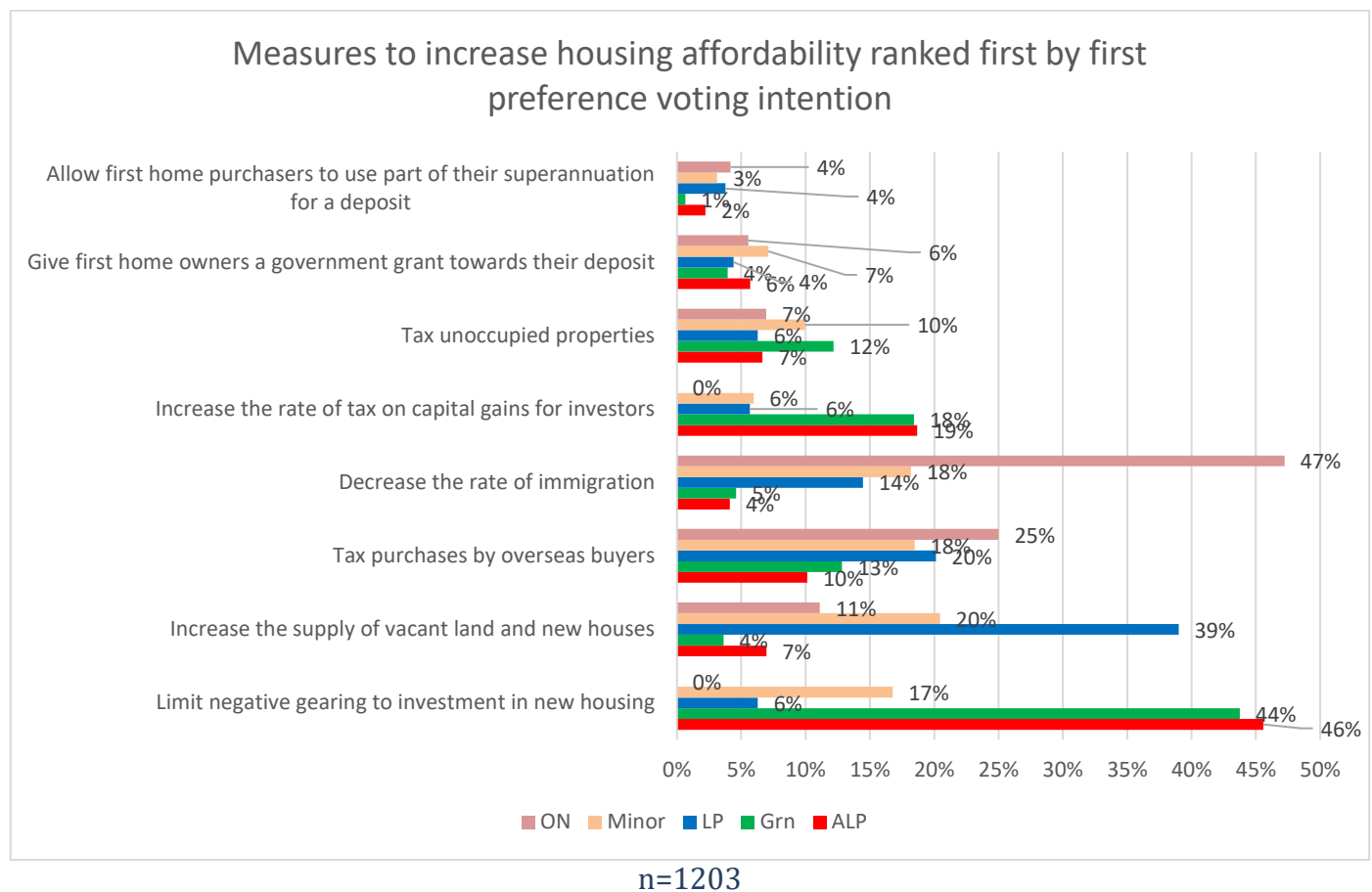
n=1203

### Measures to increase housing affordability ranked first or second and summed



n=1203



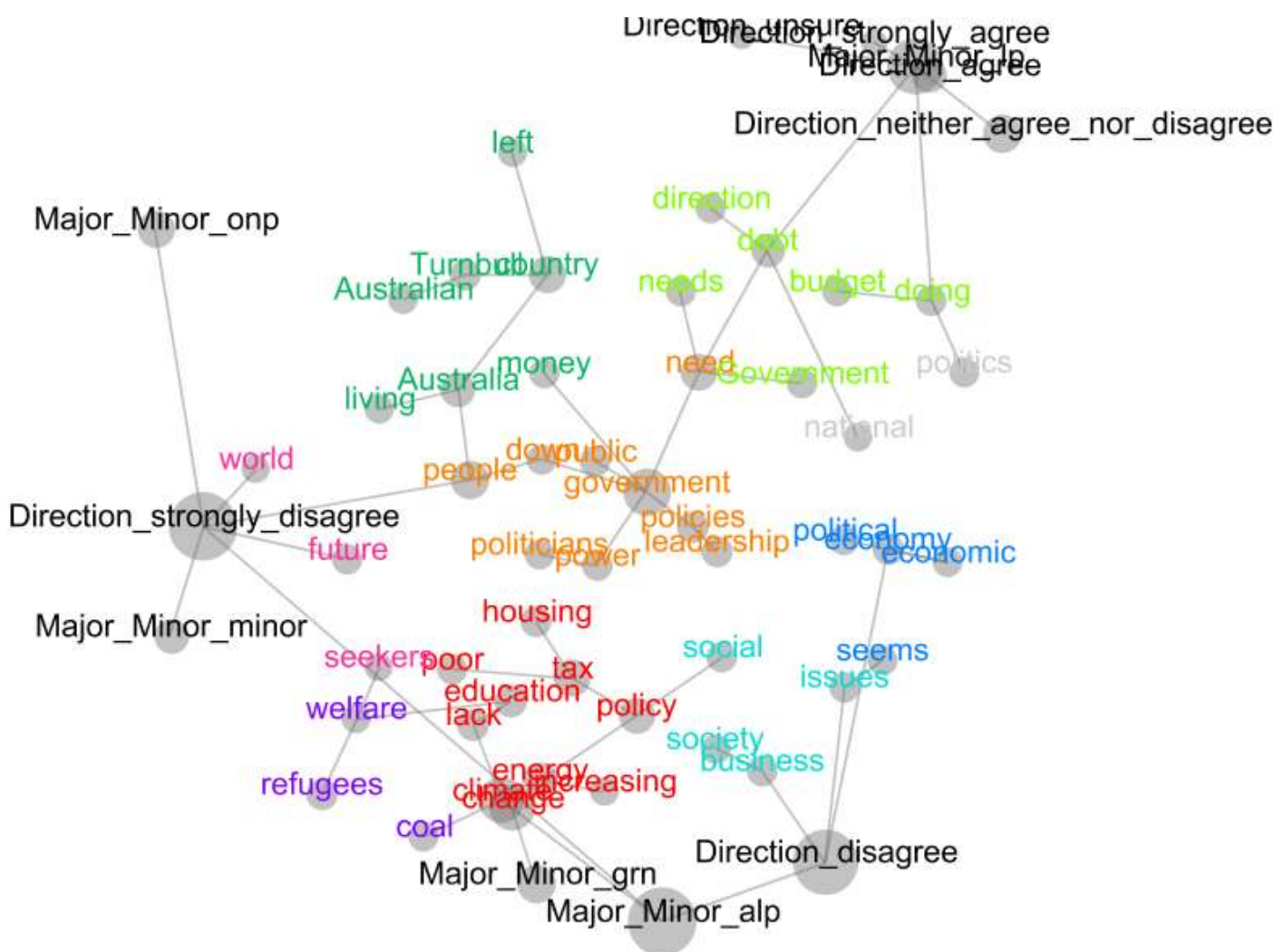


## Qualitative Analysis

Our qualitative analysis looks at the reasons given by respondents for their various judgements. The following maps are generated from the data by Leximancer and overlay the key words over the variables from the question – generally the answer to the question plus voting intentions. Words that are most closely associated will cluster together. The most frequently used words are brighter than those used less frequently.

We do not edit the verbatims and all spelling and grammatical errors are reproduced. Editing the transcripts would take away from some of the unique tone of each response. The verbatims are selected so as to give a better insight into how the individual words are being used.

Thinking about Australia would you agree or disagree that the country is heading in the right direction?



## Verbatims

**Turnbull:** giving money to **Adani** to wreck the **Great Barrier Reef**, giving tax cuts to corporations, many of whom don't pay tax anyway, penalising vulnerable people with cuts to pensions & barriers to gaining unemployment benefits, threatening to use drug tests to deprive welfare recipients of the means to stay alive, privatising **Medicare**, punishing asylum seekers in private prisons, refusing to set up a national. **ICAC**, covering up developer donations to the **NSW Liberal Party**, refusing to pass legislation for equal marriage, failing to implement adequate climate

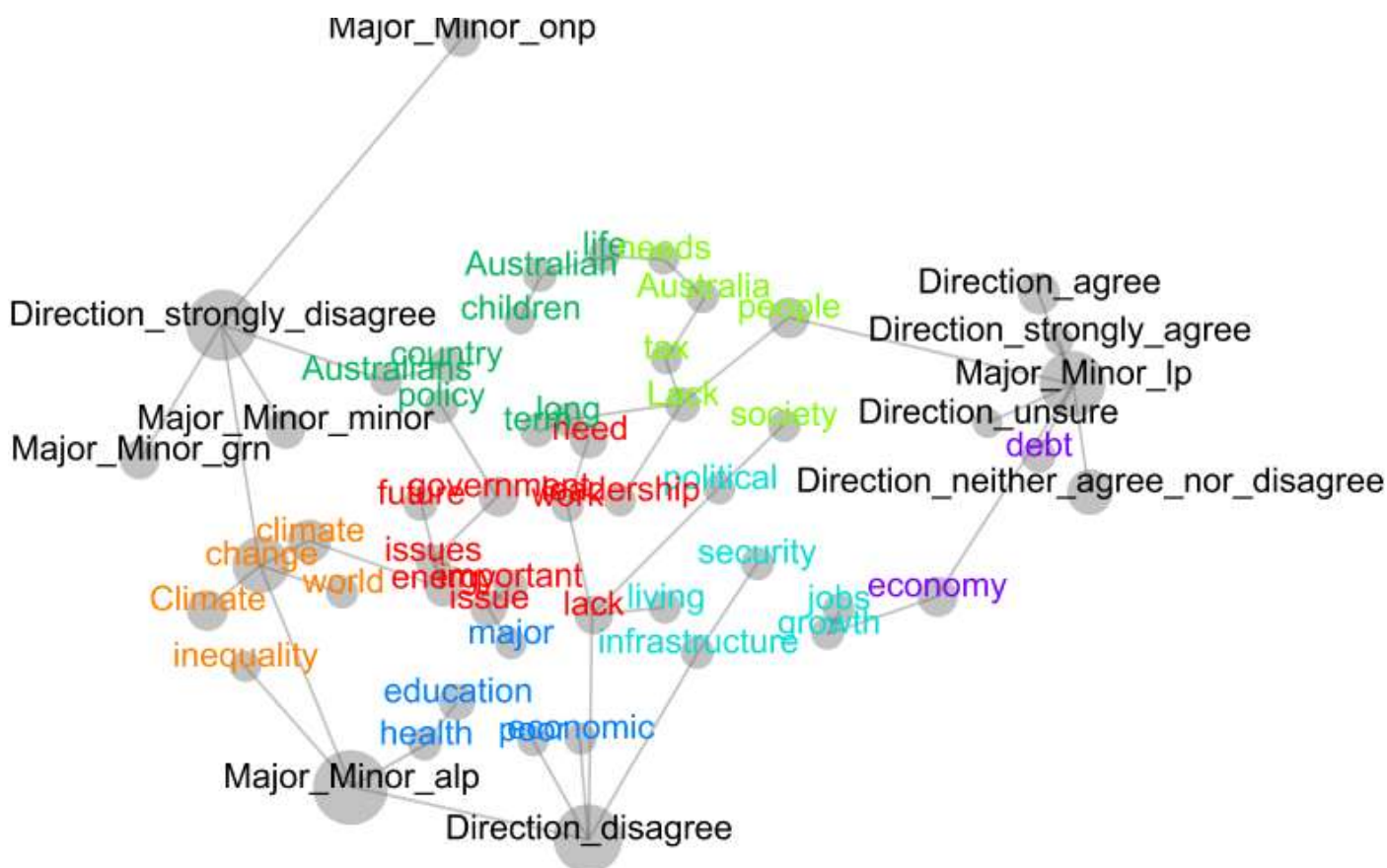
change protection, passing anti-union legislation, sending **Australian** troops to **American** wars overseas, wrecking the **NBN**, etc.,

**Short** sighted investment in fossil fuels - Not enough action to combat climate change - **Housing** affordability is not being addressed - **Economic** inequality is getting worse - Too many cuts to vital services & healthcare - **Lack** of protection for lower social economic groups (such as cuts to penalty rates) - **Wealth** generation & higher productivity is not filtering down past the top socio economic tier. - **Govt** bending on important issues to large corporations & under taxing them – **Large** tracts of agricultural land are now foreign or corporation owned – **Water** tables aren't being protected from industry pollution - **Cost** of living is rising rapidly while wages have been stagnant for years – **Clumsy** foreign policy - **Illegal** & appalling offshore detention for refugee processing - **Ineffectual** budgets based on

Too much debt, too many do-gooders regarding illegal entrants to **Australia**, too much emphasis on climate change, too much emphasis on sustainable energy, we no longer have a conservative party to balance views with **Shorten** and **Turnbull** both better leaders of the left wing side of politics.

The country is off track because: 1 After the **Howard** and **Turnbull** government having stopped the boats the **Administrative Appeals Tribunal** have overturned rulings made by the **Immigration Minister** and have allowed criminals who entered **Australia** illegally to remain in **Australia** and to draw on the same benefits that law abiding **Australian** have access to. 2 It appears that people with dual citizenship that fought with **ISIS** will be allowed to return to **Australia**

Thinking about Australia again, in a short paragraph please tell us what is the most important issue facing the country?



### Verbatims

**Democratic** socialist nations like **Norway, Germany, Sweden, Finland** and **Iceland** - countries that have the highest standard of living in the world - ALL have fully subsidised education and health systems! **WHY CAN'T WE!** **Education** and health are two major issues that are being defunded into oblivion by a self-serving, callous government who lack any type of foresight or insight!

We need to get back to upholding the **Biblical** morals & freedoms that made this country great so that all else can be restored. There is a complete loss of values in society & in the political arena, the education systems, the media, & in society in general which means that everything that happens politically is motivated by self centredness, greed & personal desires for quick fixes rather than a look at society & doing things that will be long term benefit for the nation as a whole & for the future generations.

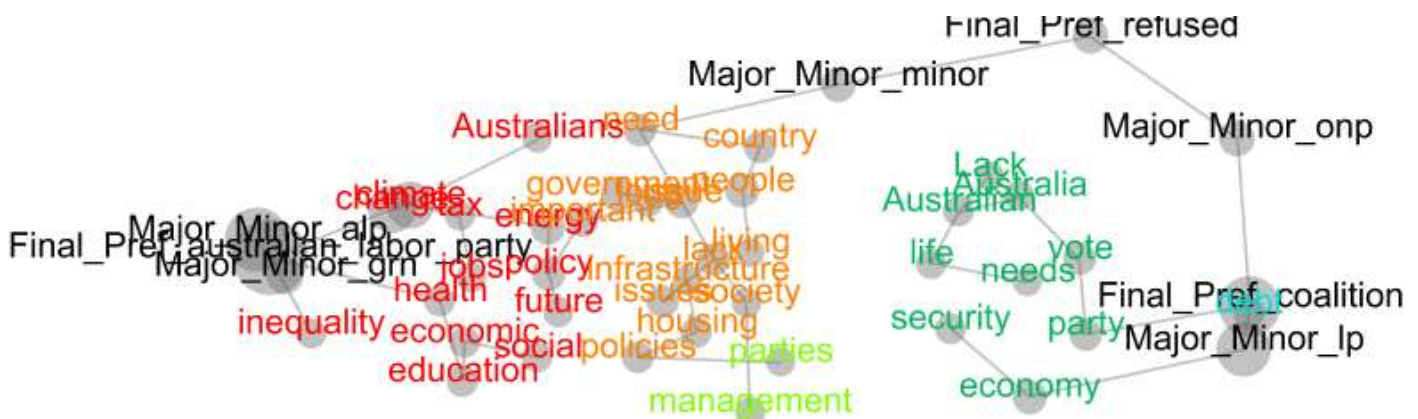
The lack of a climate change or energy policy is going to have an adverse impact on our economy in the next two decades as both of these are lone tern planning issues, you can't act today and expect results immediately we will be decades behind our trrading partners

**Probably** the most important issue is **Climate Change** because it is the most dangerous policy for the **Libs**. If not handled right, the **ALP** could sway the electorate on this one issue and then all the others such as the economy, education, immigration will fall to the **ALP Turnbull** should look to the leadership displayed by **Trump**, and not play the socialists game on **Climate Change**.



**Addressing** growing inequality & a falling standard of living through a massive shift in the foundation of policy decisions & greater accountability to the **Australian** people for ineffective management by all levels of government.

If an Australian election were to be held next weekend, in a short paragraph please tell us what issue would affect your voting intention the most.



### Verbatims

*The lack of a climate change or energy policy is going to have an adverse impact on our economy in the next two decades as both of these are long term planning issues, you can't act today and expect results immediately we will be decades behind our trading partners*

**Safeguarding** the stability and strength of the national economy enabling the construction of vital infrastructure, keeping downward pressure on the costs of electricity generation, encouragement of development of industries for production of product for domestic consumption and commodities for export and to meet the expenses of providing for health, educational, housing, national security and other needs.

*The most important long term issue facing **Australia** is the **Muslim** scourge attempting to destroy the **Australian** way of life. It seems ridiculous not only to allow but also to encourage more **Muslims** to come to **Australia** when their holy book the **Koran** encourages a **Muslim** to kill non **Muslims** (**Christians**).*

**Addressing** growing inequality & a falling standard of living through a massive shift in the foundation of policy decisions & greater accountability to the **Australian** people for ineffective management by all levels of government.

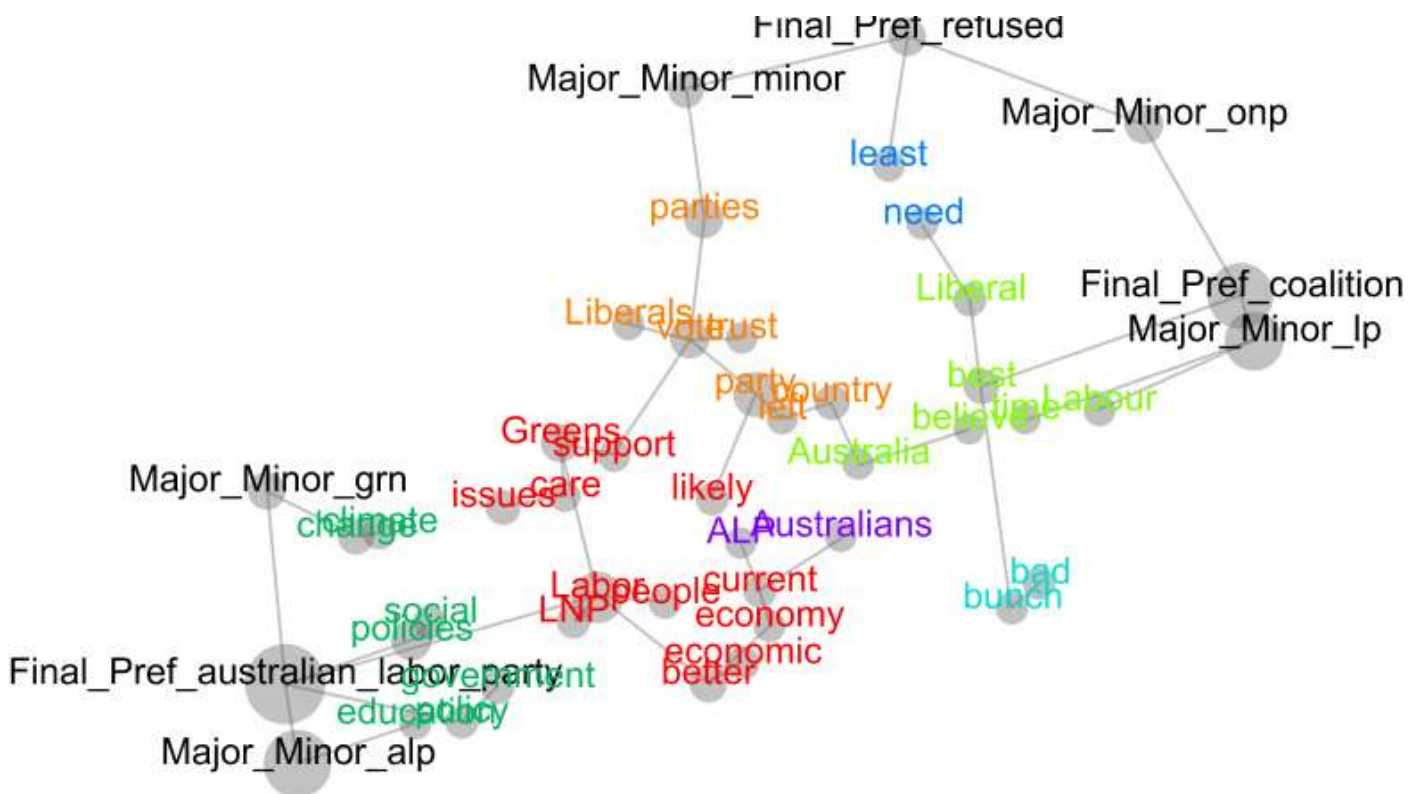
*I hate "most important" challenges when there are many dimensions and interrelationships. **Action** on global warming induced climate change; reversing the neoliberal pursuit of inequality; pursuing genuine indigenous reconciliation; pursuing equality, economic and social.*

*A change in policy in regard to refugees I support policies to increase taxes on the more wealth parts of society **Abn** increase in all company tax, not just the big banks **Withdraw** troops from the middle east, afghanistan and Iraq*

*The most important issue is the slide away from **Judeo Christian** principles, and lack of wisdom and discernment in the way big issues are dealt with, and political correctness drowning out freedom of speech and belief. **WAKE UP AUSTRALIAN POLITICIANS!***

*Our government needs to change from being politically correct to one which puts **Australian** first and protects our way of life as it once was.*

If an Australian election were to be held next weekend, which of the following parties would receive your first preference?



### Verbatims

*I don't trust the **LNP** with education; the **Greens** have no idea and I won't waste my vote on a minor party therefore, unless the other policies are totally wacko (for official language), **Labor** gets my vote by default.*

***Labor** trashed our economy in 2007- didn't respond appropriately to the **GFC**, didn't support **WA** with the **GST** grants process and left the country in a cycle that rewarded begging states with cash- instead of rewarding cashed up states with resources to continue growing.*

***Labor** is the only party likely to form government which can and will act on climate change, and on social and economic issues important to ensure a fair and cohesive society.*

*I've always been a labour supporter and never voted **Liberal** in my life and never thought I would. I think **Bill Shorten**, **Tanya Plibersek** and **Anthony Albanese** are great but the party is becoming the **Greens**, its selling hard working **Australians**, the battlers before the current generations and the working class who **Labour** always represented out.*

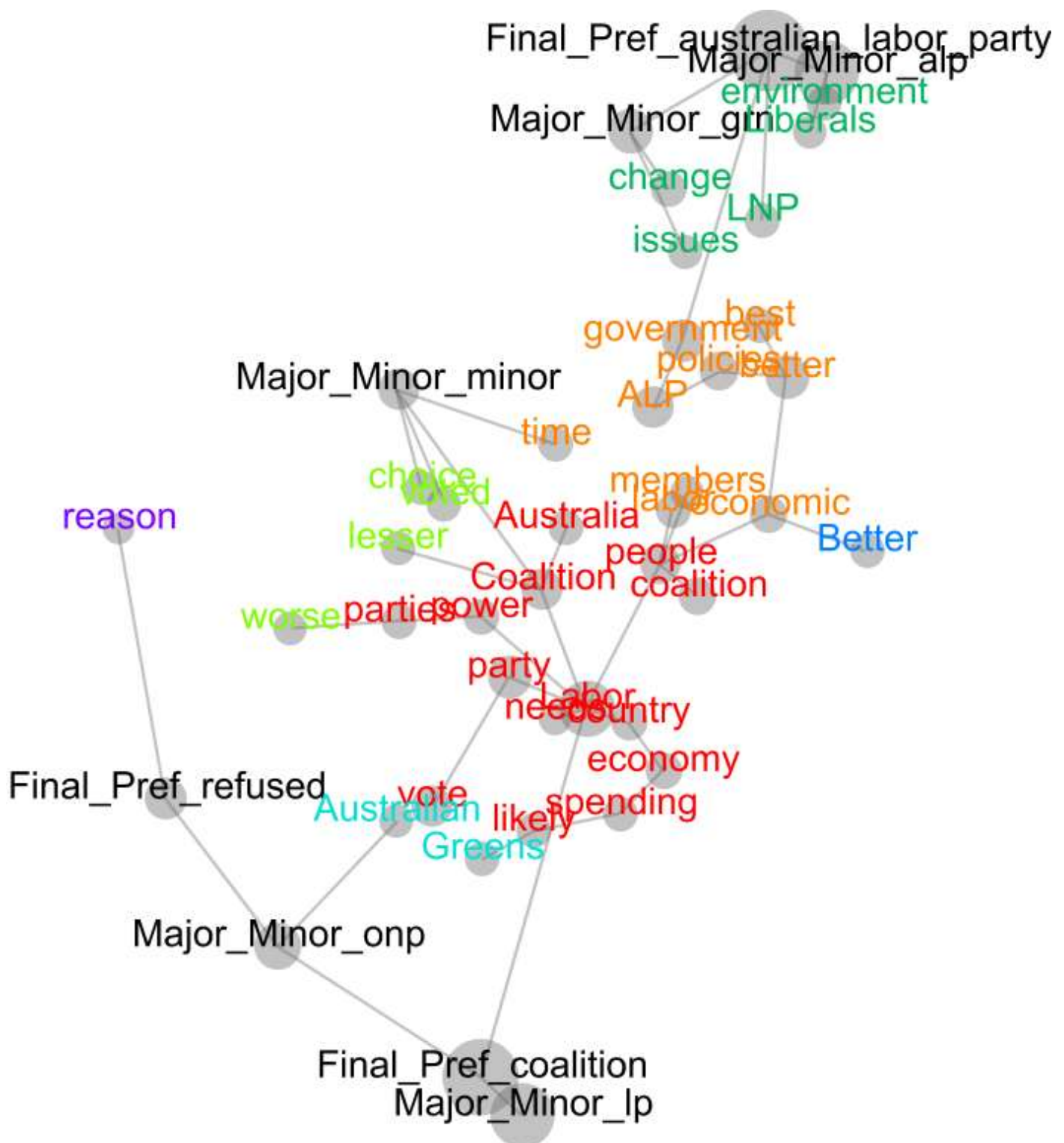
*In contrast to the **Coalition**, I think that the **ALP** has an advanced and well thought out suite of policies that directly address the important issues faced by **Australia**. I also am alarmed at the direct attack on already marginalised populations in this country, particularly refugees and the unemployed.*

*I've given up on the **Liberal** and **Labor** parties - they need a huge shake up and One nation is the best way to do that followed by **Cory Bernardi's** new party - we need a **Donald Trump Best** of a bad bunch - current stocks of good politicians are sadly depleted and lack real core beliefs and*

*truly long term visions that they will act upon (and not waver nor compromise). **Party** politics have become shallow, lame and aimless, in light of the age of individual populist 'show ponies' - best epitomised in the **USA** by Mr D **Trump Esq.**,*

***Cory Bernardi** hold to true **Liberal** principles and has excellent understanding of the **Islamic** threat as well as the flaws in the theory that climate change is mainly caused by humans. **Bernardi** highlights the economic foolishness of pursuing unreliable renewable electricity*

Thinking about your vote in the House of Representatives, which group, Labor or Coalition, would you direct your preferences to favour - that is, which would you prefer to form the government?



### Verbatims

Only because it would keep the **Greens** and **ALP** out of government, but hopefully, the "**Coalition**" would contain enough **One Nation/Lib, Democrats/Aust. Conservatives** members to have a positive influence on the **LNP** lefties, and give them some backbone.

**Labor** may not be the best but are, **IMO**, way better in their attitudes than **LNP** members. **WE** hear only from the born to rule members of **Cabinet**, local members placate and coax voters to comply with the their fossilised expectations as must they.

**Both Liberal** and **Labor** g'v't.s have been in power over the last few years and the **Australian** people are progressively becoming worse and worse off generally.

In contrast with government policies, **Bill Shorten** continues to wallow in a reckless wrecking populism that sells only **Greek-style** delusions to the **Australian** people. He would be an absolute disaster in government.

I don't think **Labor** or **Coalition** have demonstrated the capacity to form effective government, but if there's a choice **Labor** has the advantage. The current **Coalition** is confused, out of touch with reality, and very badly led.

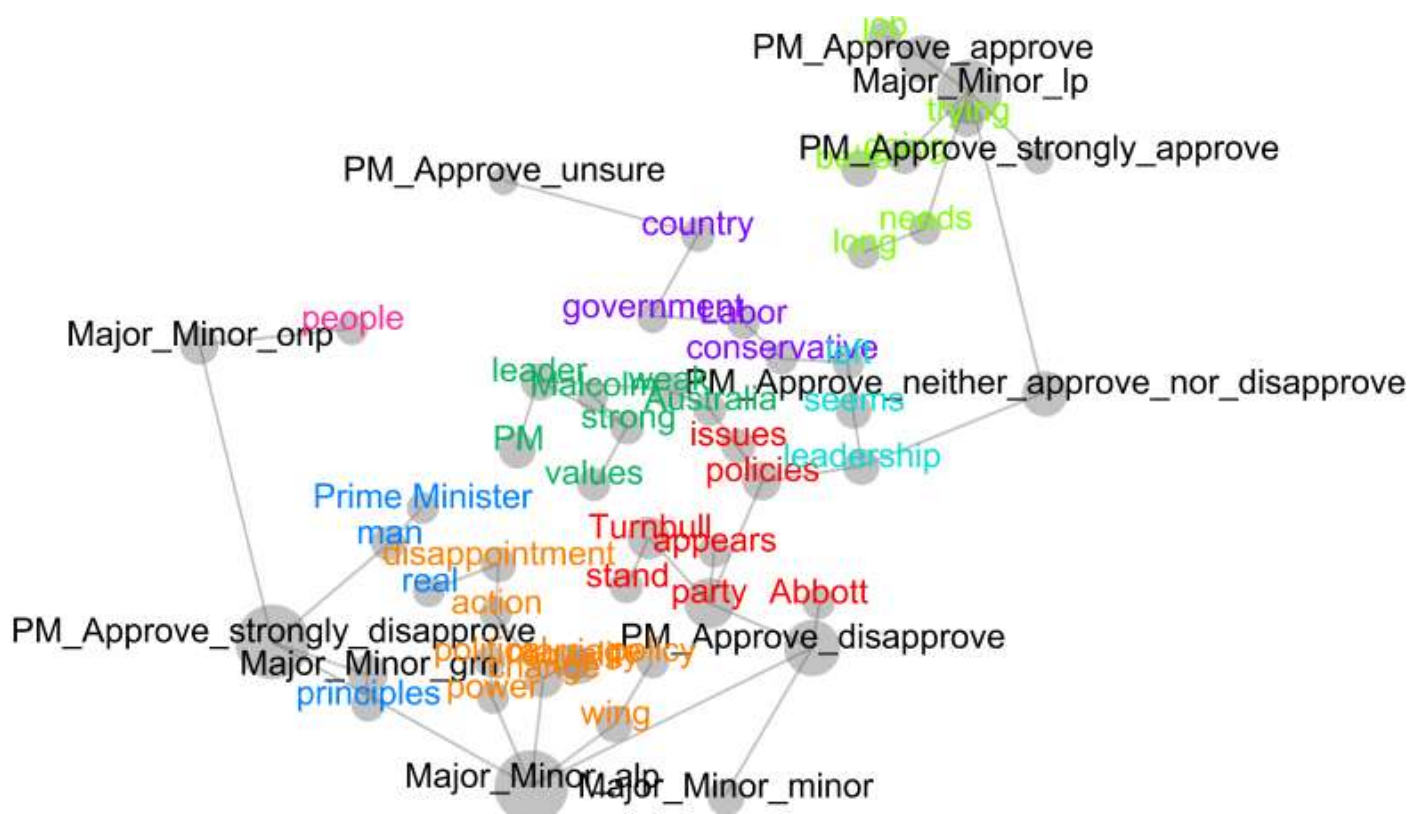
**While I'm** concerned about the direction and leadership of the **Labor** party, I feel the **Liberals** are soul-less, misogynistic bigoted idiots so they don't get my vote.

**ALP** has for ever and a day proved to be incompetent financial managers of the country's finances. The minor parties do not have the capacity or abilities to manage an economy of a country such as **Australia**.

because labor have more long term goals and the capacity for better decision making that takes into account the bigger picture. the coalition are greedy, bigots that don't make decisions for the people.



Thinking about Malcolm Turnbull as Prime Minister, how strongly do you approve or disapprove of the job that he is doing?



## Verbatims

**Poor** economic management, no action on housing affordability, policies counter to equality, overly sympathetic to corporate interests, no action on climate change, **NBN** is a mess, over accommodation of far right fringe views, not a strong leader, does not stand by his own views, followed the unpopular governing principles of his predecessor & failed utterly to protect agricultural production (1/3 of **Australia's** land is now set aside for mining).

*He has not been strong on conservative values & i suspect that if there were not conservative members in his **Party** he would simply replicate **Labor** policy in which case he would be useless. **Thankfully** he is held in check which means that he is sort of doing what needs to be done but is weak on moral issues & will not stand up for freedoms for those who oppose the homosexual agenda, he has pandered to **Islam** & has been weak in values.*

**Malcolm** is probably a nice guy but a hopeless political leader of a pack of right wing dinosaurs in his own party that actively work to have any progressive ideas or policies aborted. In gaining the leadership **Malcolm** compromised his values to gain power.

*I think everyone believed that **Turnbull** would be a slight improvement on the reckless, ultra conservative hypocrisy and general idiocy of **Tony Abbott** but sadly, **Turnbull** has turned out to be a bitter, bitter disappointment. A wishy washy leader without the courage, stamina or gravitas to stand up to the hysterical, bible thumping, right wing idiots on the lunatic fringe of the **LNP**.*

**Turnbull** as **PM** was initially a disappointment as he tried to accommodate the more extreme right of his party but now he appears to be trying to take **Australia** in a better direction. I "approve" of his performance but only by a very slim factor.

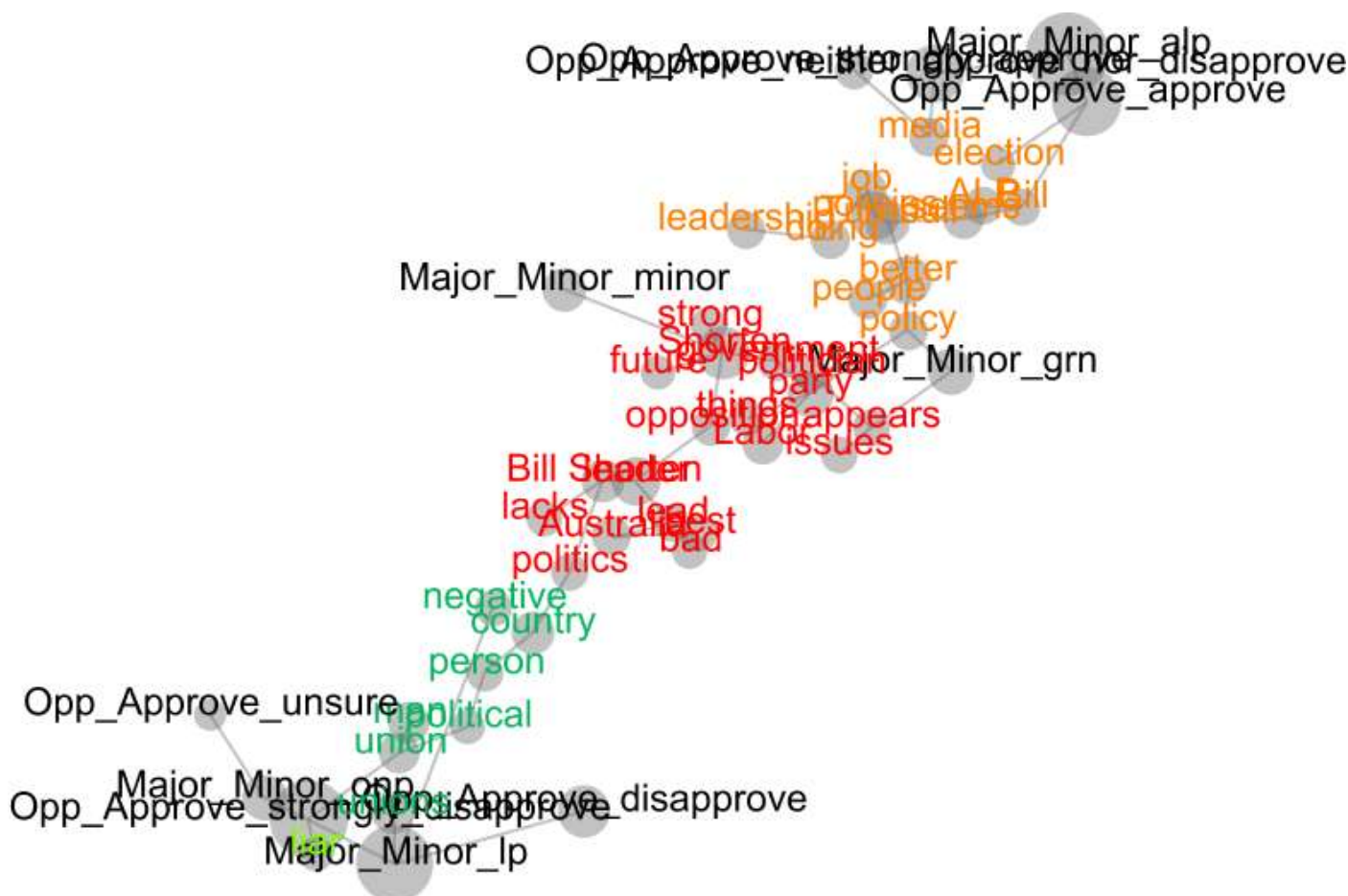
**Turnbull** is too soft for my liking - tries to make everyone happy when what he is supposed to do is run the country. Then again **Shorten's** antics and hypocrisy in opposing initiatives that **Labor** supported in government is hard to fathom and doing endless damage to the public perception of politicians in general.

He does not defend us from exploitation by refugees who want to change our culture; his decisions are biased towards minorities and he does not emphasise the need for individuals to endeavour to support themselves. When there are problems the **PM** wants to fix them like a doctor would treat the sick; he should pay more attention to the development of the individual's responsibility which would reduce the need for government expenditure and action.

Much improved performance lately, I was not a great fan of his originally when he took the leadership, as I thought he was a show pony, ( A bit like **Mr Peacock** in a long ago parliament ) However lately **Turnbull** seems to have found his mojo and is looking more like a leader and not a 'star'.



Thinking about Bill Shorten as Leader of the Opposition, how strongly do you approve or disapprove of the job that he is doing?



### Verbatims

*I feel as a party leader he could be the better man to lead this country but he will not condemn the unions for all the bad things they do. **Plus** he still does not unreservedly back this government on immigration.*

*although he lacks the flair and fluency of **Turnbull**, like **John Howard** in 1996, **Shorten** has worked to unify his party and develop useful policies that the people need- in areas like education, health, housing, marriage equality. And, he seems able to connect with ordinary people, in a way that **Turnbull** simply cannot.*

*I would hate to think that **Bill Shorten** would represent this country overseas. He was a union leader and has not progressed from there, he has very limited thinking and strategy and think the **Labor** party would do far better if they asked him to resign.*

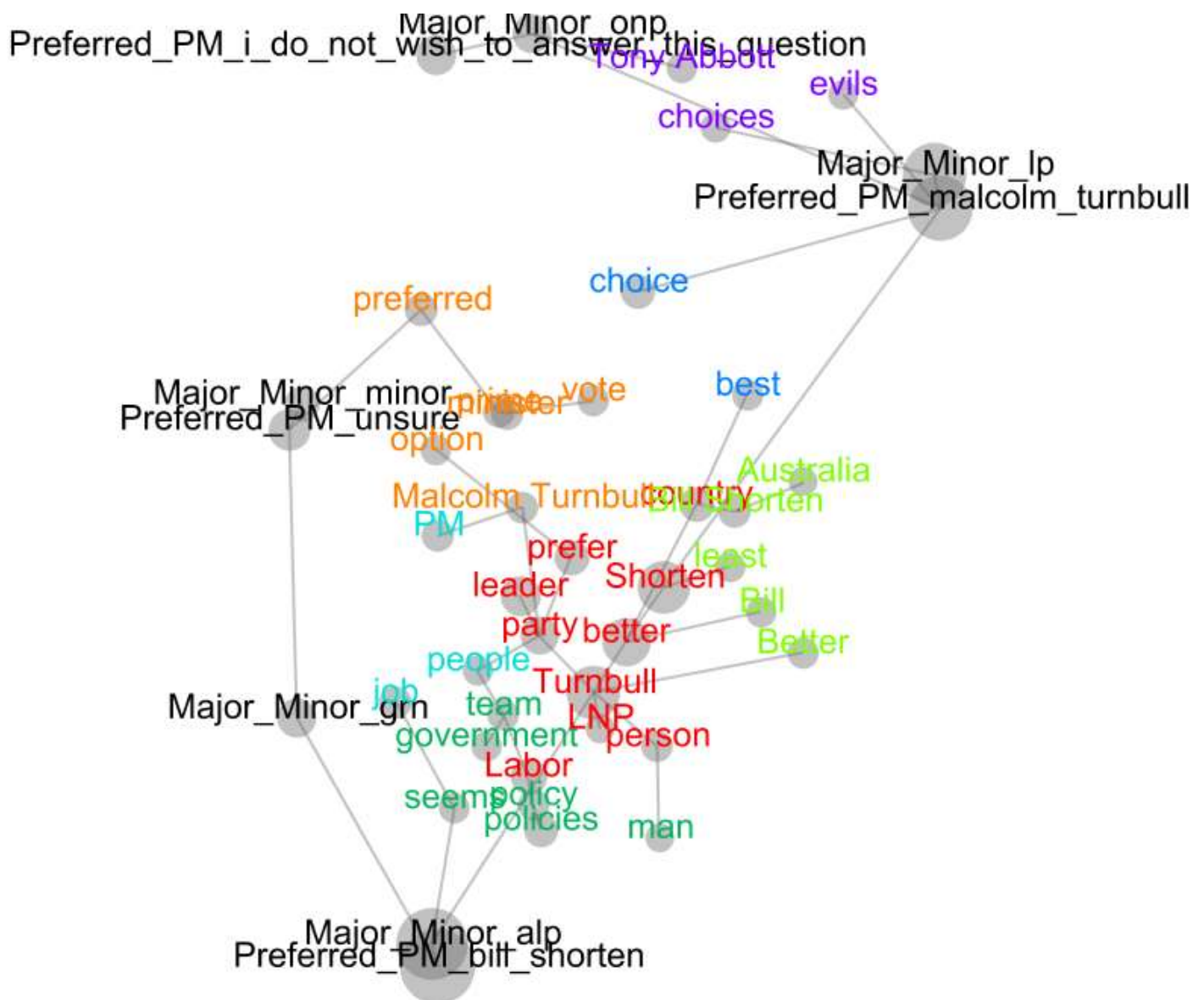
*He's also struggling with his principles but thinking more about both **Shorten** and **Turnbull** I believe that BOTH are captive to their **Roman Catholic** ideologies and neither can be trusted for that reason. **Shorten** did some great work at the **Beaconsfield Gold Mine** incident and is doing OK as a party leader but he's not a national leader we could look to for genuine leadership.*

**Bill Shorten** has proved his mettle against both **Abbott** and **Turnbull**, in spite of the personal attacks and profound media bias. **Shorten** has kept his eye on the ball by persistently producing policies that benefit the nation and not corporate business.

He says far less than other politicians but seems to achieve more. There appears to be a concerted effort by the **LNP** to denigrate and ridicule **Bill Shorten** - very much like school yard bullies - but he comes out as being the better man.

What he argued for yesterday, he argues the opposite today; not it appears because he changed his mind but because he sees political advantage in doing this. This is the worse type of political and imo it would be a disaster for the country if this person became **PM**

Who is your preferred Prime Minister?



### Verbatims

I believe that **Shorten** would be a competent prime minister, and there is a great depth of talent in the **ALP**. **People** vote for a government, not a prime minister, and i believe that the **Labor** team would do a much better job than the current government.

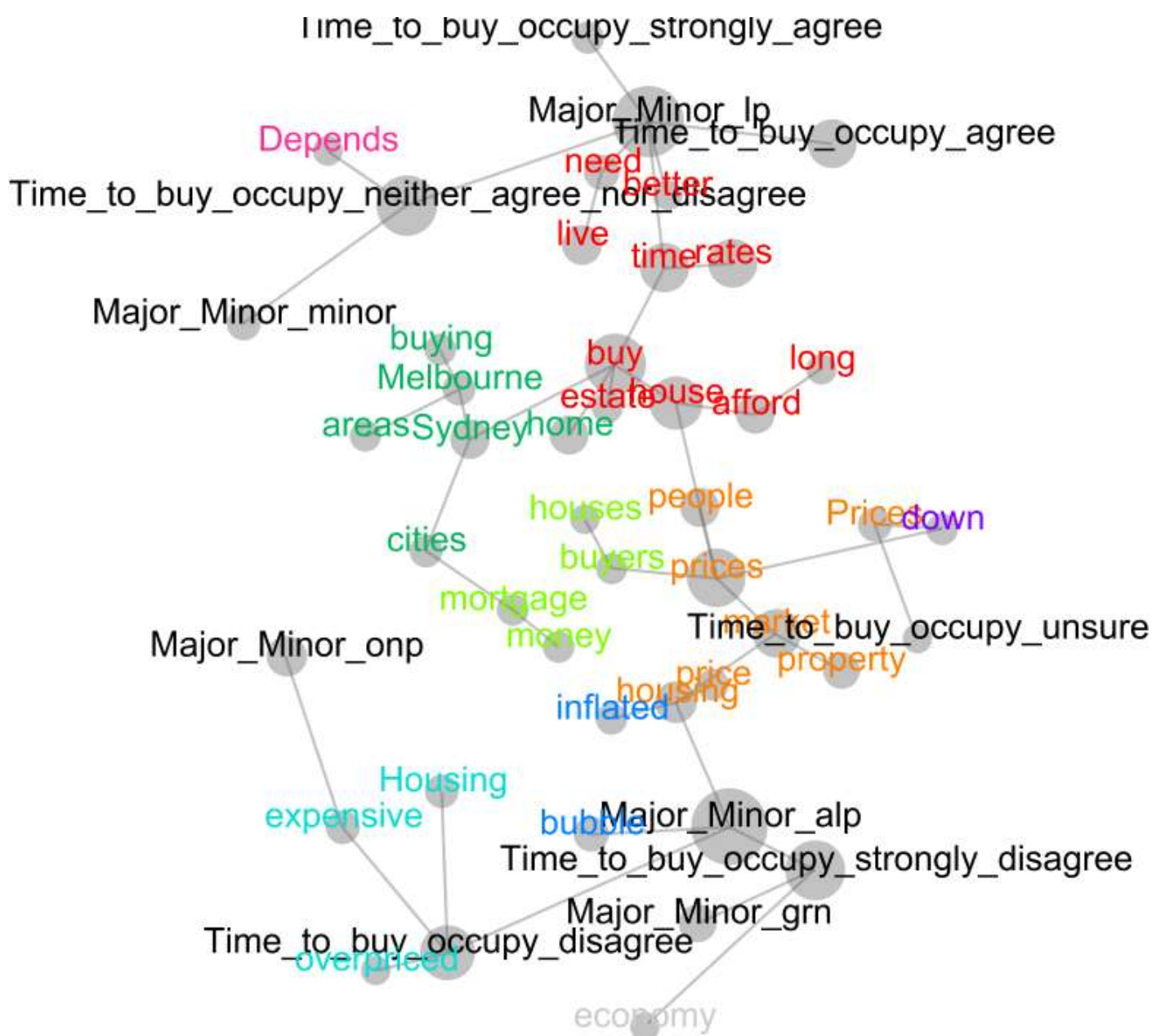
Neither leader seems willing to be bold lest they lose in the polls and cannot recover. A preferred prime minister is often a former one who is not afraid to speak their mind.

Even when the government says it is going to do things which are **Labour** party policy **Bill Shorten** rejects these things. This makes him seem unwilling to do what is best for the country.

**Turnbull** is a man of principle trying to manage the internal crap of the **Coalition**. **Shorten** would tell you the sky is red if he thought it would get him a 'zinger' for the news and a few votes - perfect example of a carter political with no principles other than the desire for power.

*I may not be happy with **Turnbull** but I still think he is more reliable and better than **Shorten***

How strongly would you agree or disagree that now is a good time to buy a house, apartment or other dwelling to **live in**?



## Verbatims

*Not being able to afford a house must cause terrible insecurity in most people, and high house prices only benefit people who own a second home. I own my home outright and couldn't care less if the house prices crashed, as I never intend to sell, and if perchance I do I would still be able to buy a similar house for the same money that I would get for mine - plus stamp duty would be a lot less too.*

**Prices** have skyrocketed to suit real estate agents and those who can afford it to make huge profits on house sales. For someone entering the market it takes so long to even get a deposit, they are ready to retire.

*If you can afford it, it is always a good time to buy at the right price. Here is another manufactured story within days of the budget we have experts telling us of a turn around promoted by a biased **Media** and yet on the other hand only yesterday the whole story being debunked by one of the most respected and leading experts in the house industry.*

**Thinking** only about **Sydney**, and by extension, some parts of **NSW** - Now is a very bad time to be buying. **Sooner** or later - probably sooner - interest rates will rise and people who extended themselves financially to take out a mortgage will be in deep trouble.

*While housing prices are high in **Sydney** and **Melbourne**, they are still affordable in many other cities. However you need to be careful you don't over commit yourself while interest rates are low - you should factor in higher interest rates when thinking about how much you would need to be paying off your mortgage.*

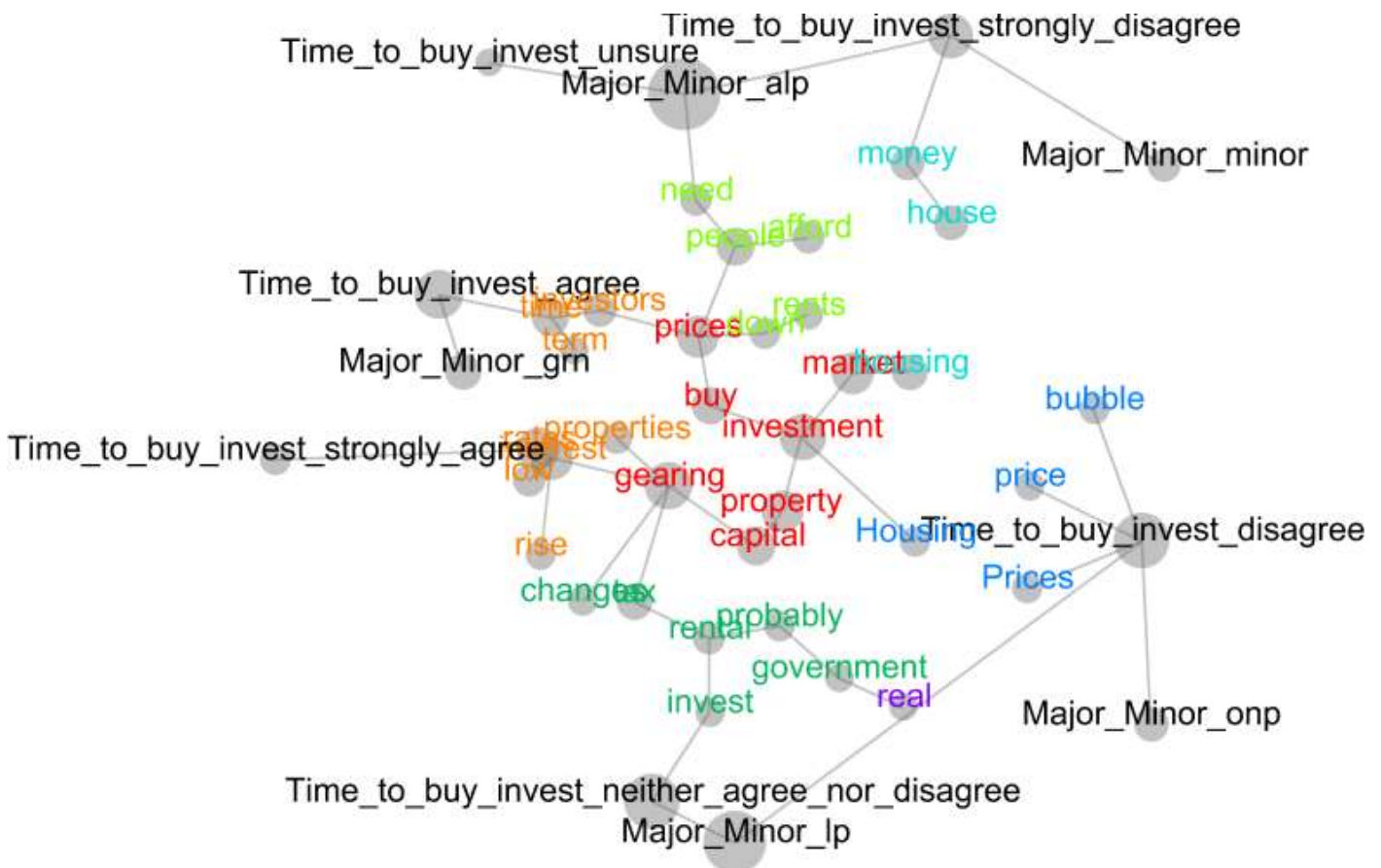
**Regional Australia** has some of the most affordable housing prices in the country. In light of this it is a good time to buy a house to live in in regional **Australia** as prices and interest rates are at a low level.

*If you need a house to live in, buy it. In the long term it will be a good investment, so a short term reduction in value is all on paper unless you need to sell it while prices are low.*

**Negative** gearing is pricing young people out of the housing market. I'm worried that my adult children will never be able to afford to buy a house.

**Housing** prices are being artificially inflated. There is a psychological silent auction being played (and encouraged by estate agents) where potential buyers get caught up in the emotion and believe they are missing out.

How strongly would you agree or disagree that now is a good time to buy a house, apartment or other dwelling as an investment?



### Verbatims

*There's probably still some price rise to come, but the real boom in prices is over. I can't see negative gearing/capital gains tax exemptions continuing if **Labor** win government - and they are 1 seat away.*

*I think that the recent changes to negative gearing will make investment in the housing market a decision for each investor and made on his/her financial circumstances. **Housing** is likely to be a better investment than shares and that will probably force people to invest in housing even when the returns are likely to be less.*

**Housing** as an investment never stacks up on rental returns - it requires a capital gain at the end. The current uncertainty about treatment of capital gains and negative gearing needs to become clearer before I would invest.

*Any time is a good time to buy an investment property if you intend to hold the asset long term. **Given** that **Labor** has foreshadowed changes to negative gearing and **CGT**, decisions should not factor in the current benefits.*

**Negative** gearing and capital gains discounts are part of the problem and give investors an unfair advantage over someone who wants a place to live. This is part of the wealth creation issue previously mentioned and has no place in a market where people just want a place to live.

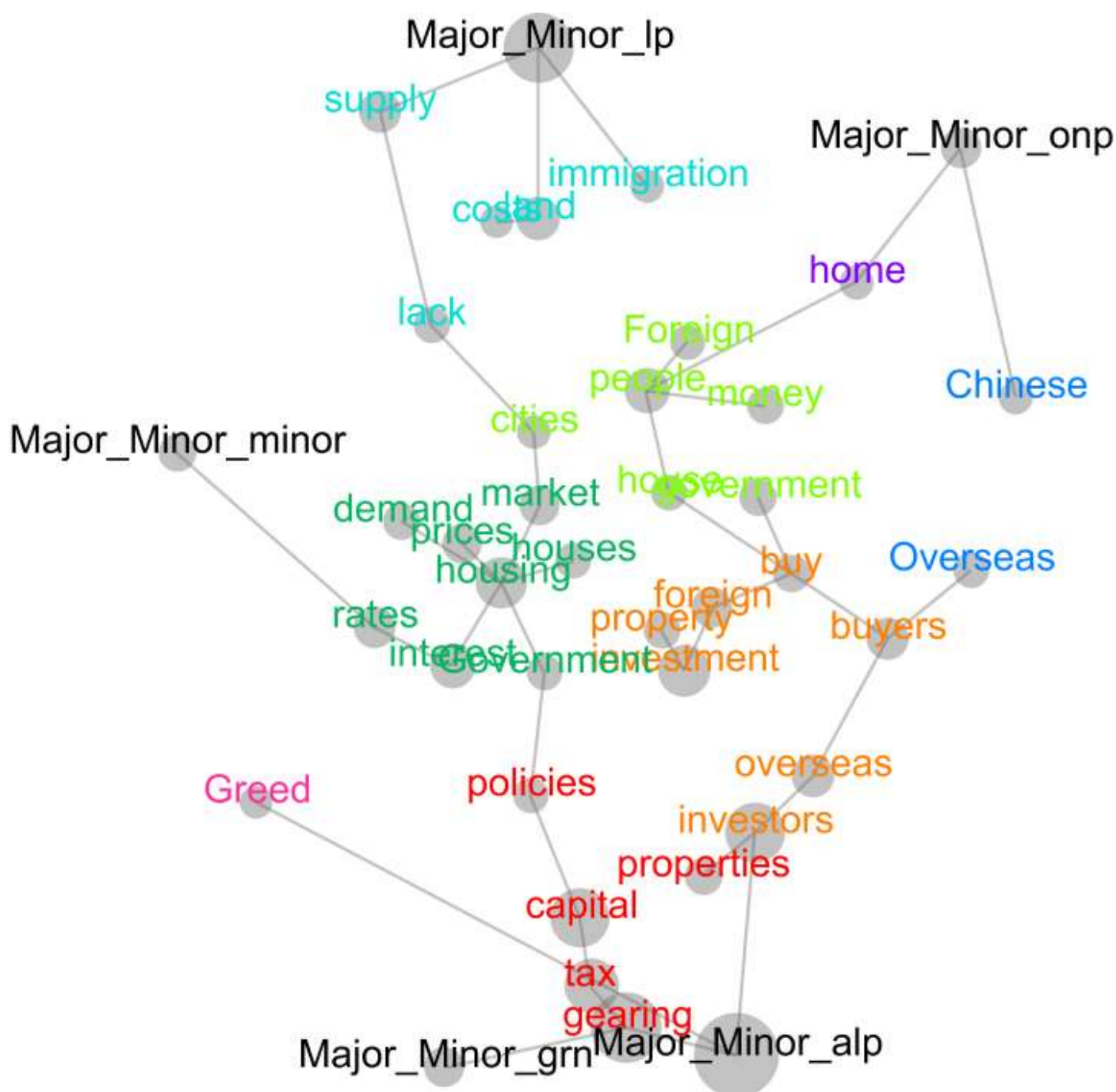


*If you buy a property and do not add value - expecting the market to create capital - it is an awe full time to purchase for investment. If you purchase a property that can be renovated or developed to create capital value - likely still an OK opportunity*

*A downward correction is coming and its probably only 6-12 months away which will severely impact investment properties, particularly apartments. **Combined** with the unsustainability of negative gearing means that even the **LNP** will move to wind back tax benefits in this area*



In your own words what do you think is contributing most to the increasing price of housing? (If you do not wish to answer, just write N/A in the space).



#### Verbatims

*Then the prices of their houses go up (due to increased demand an insufficient new housing stock) and they can sell enough to more than cover their reduced capital gains tax! I would have thought the clear conflict of interest here would make all but **Shorten's** front bench ineligible to even vote on, let alone formulate, policies on housing affordability.*

**Investors**, in particular overseas investors, don't care about the prices they pay because they are negative gearing their interest and costs and are getting a capital gains tax concession. These combined concessions make it a no-brainer for investors to invest in housing.

*lack of land being released, building materials are expensive and the unions have created such a disparity between what people are paid and what they really should be paid that we are priced out of the market therefore housing costs increase way above **CPI**, and above what people can afford. Also the big banks are screwing people over with increases in **Interest** rates against the direction of the **Reserve** bank even though they are rolling in billions of profit - shame shame shame*

***Foreign** investors - look at the **Cook Islands** for sensible property investment policies. **Lack** of investment opportunities elsewhere - nothing is worth anything anymore **Politicians** have significant property portfolios that it is not in their interest to devalue **Ridiculous** immigration levels - we do NOT need more people*

***DEMAND** exceeds **SUPPLY** - it is as simple as that! **Politics** and policies cannot change the fact that the overwhelming number of foreign investors and migrants want to live in the beautiful, world class cities of **Sydney** or **Melbourne** - most people do NOT want to live in remote, provincial cities like **Perth** and that is why the housing market in **WA** is falling.*

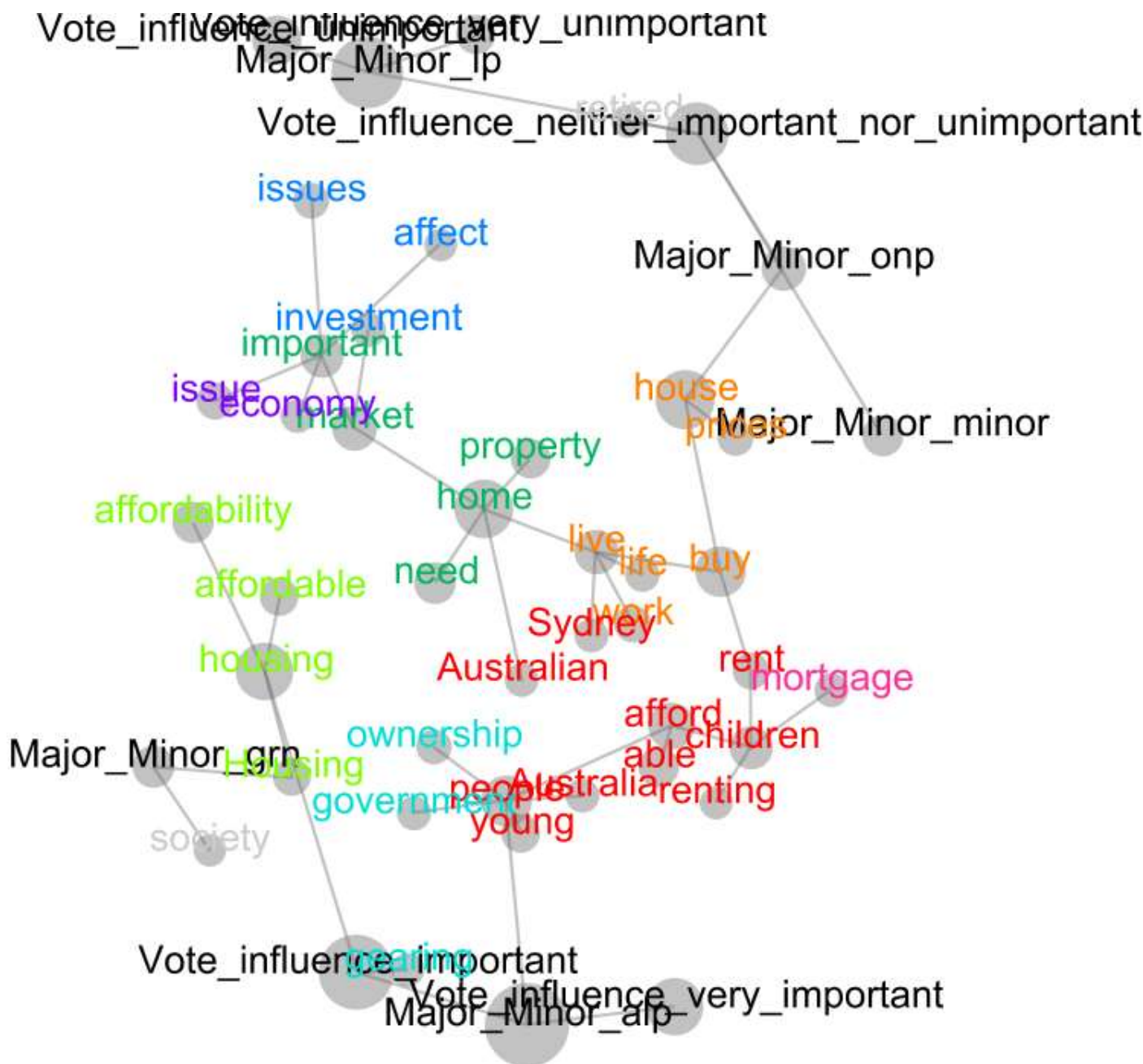
***Negative** gearing and capital gains tax concessions; plus a woeful lack of investment in social and affordable housing. The **Productivity Commission** has recommended massive new public investment in housing; it is essential infrastructure.*

*The **Howard** tax rort of 50% **CGT** cut (allied with negative gearing), on top of a failure to ensure a steady build of reasonable housing, both public and private. The latter failure is itself due to the infertile rightwing mantra of "small government" and the demonisation of the public good in favour of atomised "individualism".*

*It's not increasing everywhere! **Factors** are probably net immigration into **Melbourne/Sydney/Brisbane**, foreign investment inflows (though slowing now), and housing supply not keeping up with demand.*

***Government** regs and policies: government regulations affect the cost of building (making it much more expensive) and government policies restrict the supply of land for new housing (making the land more expensive - so the govt gets more for selling it!) **Government** departments need to be decentralised into regional **Australia** which will take pressure off capital city housing. The 'want it now' mentality means people want a big house and all the mod cons instead of starting with a small house and over time using any capital gain to allow them to upgrade to a bigger house.*

In terms of your voting intention, how important an issue is housing affordability for you?



## Verbatims

**Housing** affordability is closely related to homelessness, which is a grievous violation of human rights of over 100,000 people in this country. We need a determined, coordinated strategy at all levels of government to address the desperate shortage of affordable, accessible and social housing.

*Its still the **Australian** dream and its criminal that the **LNP** government still allows negative gearing and the **CGT** discount. **Young** people cant afford it, neither can the middle class without having a poor work/life balance to pay off the mortgage.*

**Important** because people need somewhere to live, and renting can be unsettling and expensive (frequent moves because of rent hikes). However, maybe it's our expectations and system that's at

*fault: some countries have low rates of home ownership and very high rates of renting, where people rent the same property for years and feel much more secure in their rental property it really is home.*

*I own my own house I saved for it unfortunately young people these days think a 4 bed 2 bath 2 cars is what they should have I live in a 3 bed 1car 1 bathroom if you want a big house make sure you can pay for it, otherwise buy a starter home & save*

*When housing is only afforded by investors and property is bought by people and never lived in (like some foreign investors do) then the neighbourhoods and fabric of where people lives is damaged - including impacts on local business. Also - young people should be able to afford something - not the average - but at least an entry level property.*

*The "horse has bolted" no amount of trimming around the edges that politicians do will return housing affordability to a realistic level. When I hear of a young single female **Hairdresser** having a "budget of \$900,000 to buy a property in **Sydney**" and she cant find one?*

***People** want to own a home so they can retire comfortably when they finish working. I have had some experience in this matter where I am in a shared government house the prices have gone up so high that I cannot afford to buy this home there I am forced to pay rent I am now coming up to retirement age.*

*First home buyers are not able to move into the house market and are forced to live at home or to rent in circumstances that are not stable in terms of staying in the same area, becoming members of the local community and providing schooling continuity*

***Australia** is a very poor performer in guaranteeing tenancy rights. Without affordable housing, disadvantaged economic groups priced out of housing receive the double whammy of insecure renting.*

*We must have ability for new home buyers ( **Australian** citizens ) to enter market. Far too much property owned by non residents who have contributed largely to the housing bubble, need restrictions or surcharges on non -residents buying any property .*

*we live in a free market economy, its not the governments job to make housing "affordable". When the market drops watch all the same people bleat about how their properties have gone down in value*

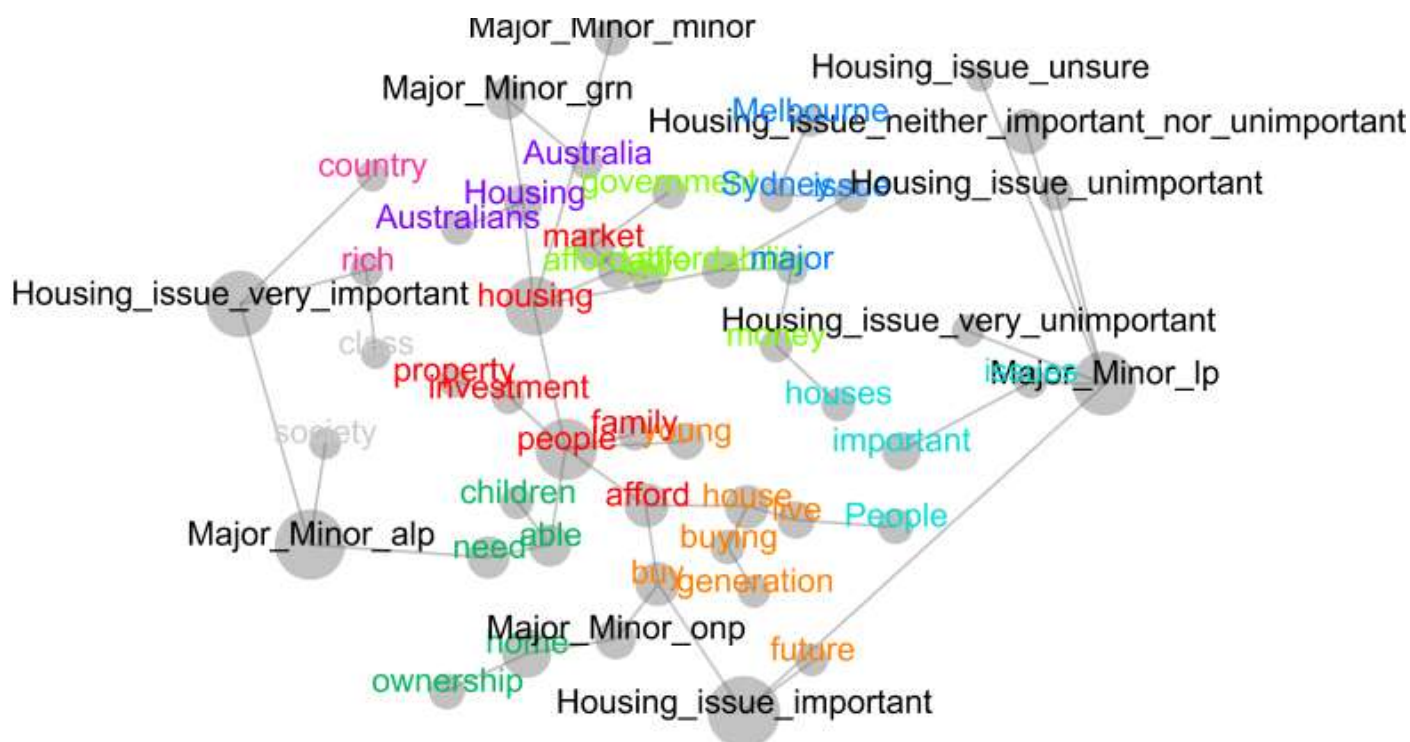
*It does not affect me directly as I am not in the market for housing. However, it is important to the extent that I disapprove of the high level of negative gearing and other advantages available to investors so a political party with a policy to address this would gain my approval.*

*It has always been the **Australian** dream to own your home and it will continue to be an **Australian** dream as it is part of our values. **Wages** and income have not increased at the same rate as real estate for the past 30 years, the government can control the upward spiral of housing costs, just too gutless to implement and drive policy.*

*But young families need to be able to access house within their price range. Maybe the new generations are asking for too much, ie double car garage under main roof (\$20-**30K** extra), family and media rooms (\$10-**20K** extra), maybe they should buy small and as the family grows along with their bank balance then move up as the family grows.*



In terms of the future of the Australia, how important an issue is housing affordability?



## Verbatims

*The young people that say they can't afford housing are either (a) non-working - I think those people should get a job or (b) working - there is affordable housing in outlying areas of the major cotes and I think young working people should accept that at this stage of their lives this is all they can afford. **People** who don't own their own house and are in the market should save for the deposit and not fritter their money away on extravagances.*

*my children and grandchildren cannot afford to buy here in **Sydney** and have a family early. It seems again rich people get an ability to negatively gear by buying investment properties whilst poor people don;t even get the pportunity to make the capital gain and are stuck with renting.*

**Australians** have traditionally aspired to own their own homes however, at present young people are not able to afford to enter the housing market in **Sydney/Melbourne**, largely due to the government incentives provided to investors (negative gearing / capital gains)

*The level of external bank debt is largely driven by excessive investment in the housing market which in turn could destabilize our entire economy. As well, the prospect of a generation of young people being permanently locked out of home ownership is appalling*

*I believe that a lot of the current perceived issue relates to the low interest rate environment. **Interest** rates increasing, and a glut of apartments to be on the market in **Brisbane, Sydney** and **Melbourne** over the next 12-18 months, will assist in reducing prices, thereby going a ways to make housing more affordable.*

*As time goes on this will be important for the current generation but there will have to be an attitude of saving rather than just spending on all that people want to satisfy their fleshly desires & then expect the community to back them up in buying the house of their dreams. many of us*

*saved & then bought what we could afford rather than what we wanted in a wish list & so we have a house & do not owe money to the hilt.*

*We need to have family people able to buy houses out of their earnings. Once upon a time the breadwinner could do that then it needed both parties working to be able to afford a house now even that is not enough so the "investors" have jumped in buying houses to rent out to those people so they can never be able to buy a house.*

*It is not the major problem. The problem is that lack of government support for families (who raise children who buy houses), the disintegration of the family (which leads to homelessness) and the inability of governments of all political persuasions to curb their spending - especially on worthless projects.*

*Our society has been based on people being able to afford to buy their own home, renting is unstable with short leases and no security, annual rent rises all make it unrealistic for long term planning.*

*I think the less-well-off should be able to buy a house. I don't think that property should just be about greater wealth for rich people - and levers controlled by government can impact on this.*

*The question of housing affordability is only an issue in **Capital Cities** as in regions it is rarely an issue. This consequently leaves me very annoyed when politicians etc talk about housing affordability because this affects only those people who choose to live in capital cities and close to the centres.*

***Houses** need to be affordable for **AUSTRALIANS** and we need to limit wealthy overseas buyers but we also need to limit how many people come here to live. We need to limit the refugee program because we simply do not have enough housing for them*