

# Polling - Land tax reform

*November 2019*

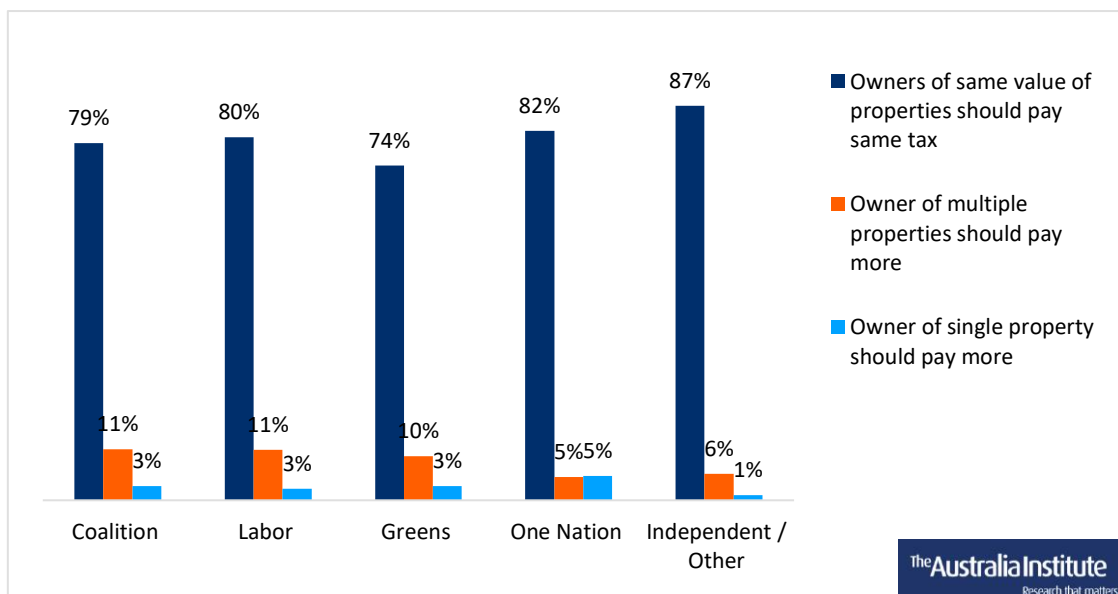
## Key Results

The Australia Institute surveyed a state representative sample of 503 South Australians about land tax, in the context of the South Australian Government’s proposed reforms.

**Respondents were presented with a scenario concerning two property investors:** one owning a single piece of land worth \$5 million and the other owning five pieces of land worth \$1 million each.

- Four in five South Australians (81%) said that the two investors should pay the same amount of land tax.
  - Independent voters were most likely (87%) to say that the two investors should pay the same amount of tax.
- 10% of South Australians said that the investor with five pieces of land should pay more; 3% said that the investor with one piece of land should pay more.

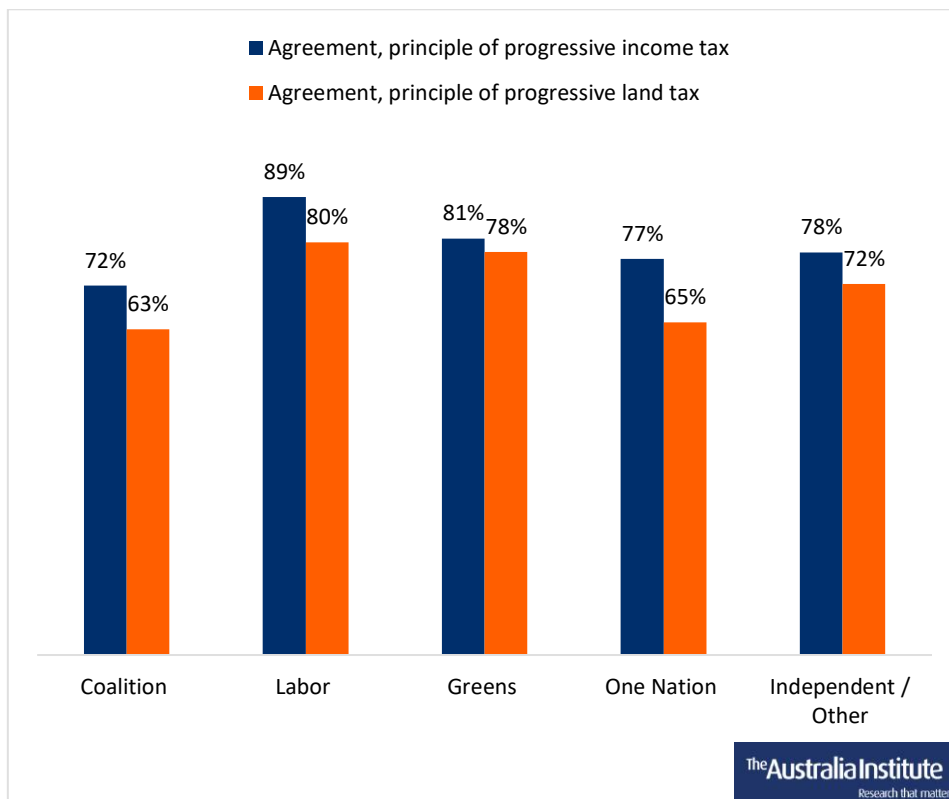
**Figure 1: How should multiple properties vs single property be handled**



**Respondents were asked whether they agreed or disagreed with the principle of progressive taxation:** that those with higher incomes or larger investment portfolios should pay a higher rate of tax.

- 80% of South Australians agree with the principle of progressive income taxation.
- 72% of South Australians agree with the principle of progressive land taxation.
- A majority of voters for each political party agree with progressive land taxation.
  - Agreement is highest among Labor voters (80%), Greens voters (78%) and Independent voters (72%).
  - Agreement is lowest among Coalition voters, but even among Coalition voters 63% agree with the principle of progressive land taxation.

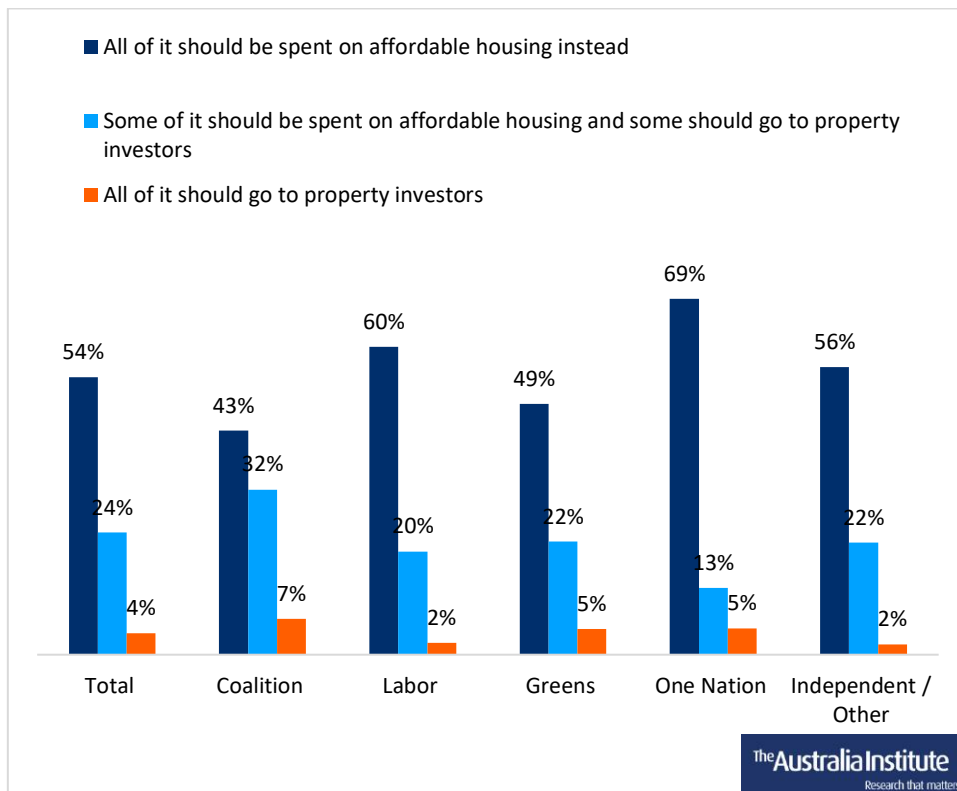
**Figure 2: Agreement with the principles of progressive taxation**



Respondents were also presented with a SACOSS (South Australian Council of Social Service) proposal that some of the land tax cut from the Government’s proposed reforms instead be spent on affordable housing for low-income South Australians.

- The majority of South Australians (54%) went further than the SACOSS proposal, saying that *all* of the potential tax cut should instead be spent on affordable housing.
- One in four (24%) of South Australians agreed with the SACOSS proposal that some of the potential tax cut be spent on affordable housing.
- Only 4% said that all of the tax cut should go to property investors, as proposed.

**Figure 3: How should proposed land tax cut be distributed?**



Respondents were asked if South Australian politicians should be required to reveal whether they would personally benefit from land tax reforms that they are voting on.

- 91% agreed that South Australian politicians should be required to reveal whether they will personally benefit.
- Only 3% said that they should not.



## Method

The Australia Institute conducted a survey of 503 South Australians between 1 and 13 November 2019, online through Dynata, post-weighted to reflect social demographics by age and gender in South Australia.

Voting crosstabs show voting intentions for the lower house. Those who were undecided were asked which way they were leaning; these leanings are included in voting intention crosstabs, but results are also shown separately for undecideds. “LNP” includes separate responses for Liberal and National. “Other” includes Centre Alliance, Jacqui Lambie Network and Independent/Other.

## Detailed results

*What follows are questions about what values you think that our tax system should be based on. To what extent do you agree or disagree with the following statements?*

**A person with a higher income should pay a higher rate of income tax than a person with a lower income.**

	Total	Male	Female	Coalition	Labor	Greens	One Nation	Other
<b>Strongly agree</b>	41%	43%	39%	28%	51%	52%	42%	36%
<b>Agree</b>	39%	39%	40%	44%	38%	29%	35%	42%
<b>Disagree</b>	12%	9%	14%	19%	6%	9%	16%	10%
<b>Strongly disagree</b>	3%	4%	2%	6%	1%	5%	2%	2%
<b>Don't know / Not sure</b>	5%	5%	5%	4%	4%	5%	5%	9%

**A property investor with a larger investment portfolio should pay a higher rate of land tax than a person with a smaller investment portfolio.**

	Total	Male	Female	Coalition	Labor	Greens	One Nation	Other
<b>Strongly agree</b>	41%	40%	42%	28%	49%	55%	42%	42%
<b>Agree</b>	31%	31%	31%	35%	32%	24%	23%	31%
<b>Disagree</b>	16%	16%	16%	25%	11%	11%	21%	12%
<b>Strongly disagree</b>	4%	6%	2%	7%	3%	2%	3%	3%
<b>Don't know / Not sure</b>	7%	6%	8%	5%	6%	8%	12%	13%

Consider this scenario:

There are two property investors in South Australia, one is named Bill and the other is named Anna. Anna owns one piece of land worth \$5 million. Bill owns five separate pieces of land, each worth \$1 million.

As a result, both Bill and Anna own \$5 million worth of land.

Which best describes your view?

	Total	Male	Female	Coalition	Labor	Greens	One Nation	Other
Bill and Anna should both pay the same amount of land tax	81%	77%	85%	79%	80%	74%	82%	87%
Bill should pay more in land tax	10%	13%	7%	11%	11%	10%	5%	6%
Anna should pay more in land tax	3%	4%	2%	3%	3%	3%	5%	1%
Don't know / Not sure	7%	6%	7%	6%	6%	13%	8%	6%

The South Australian government is planning to change how land tax is calculated. This would tax property investors on the total value of their properties, and also reduce taxes for property investors overall.

The South Australian Council of Social Service has proposed that some of the tax cut for property investors under the proposed reform instead be spent on affordable housing for low-income South Australians.

Which best describes your position on the potential tax cut?

	Total	Male	Female	Coalition	Labor	Greens	One Nation	Other
All of it should be spent on affordable housing instead	54%	56%	52%	43%	60%	49%	69%	56%
Some of it should be spent on affordable housing and some should go to property investors	24%	21%	26%	32%	20%	22%	13%	22%
All of it should go to property investors	4%	5%	3%	7%	2%	5%	5%	2%
Don't know / Not sure	18%	18%	19%	18%	18%	24%	13%	20%

**If South Australian politicians are voting to change the rules on how property investors pay tax, should they be required to reveal whether they will personally benefit from those changes?**

	Total	Male	Female	Coalition	Labor	Greens	One Nation	Other
<b>Yes</b>	91%	90%	92%	92%	89%	92%	92%	92%
<b>No</b>	3%	4%	2%	4%	3%	0%	0%	4%
<b>Don't know / Not sure</b>	6%	6%	6%	3%	8%	8%	8%	5%