

Polling - Housing and a double dissolution

August 2023

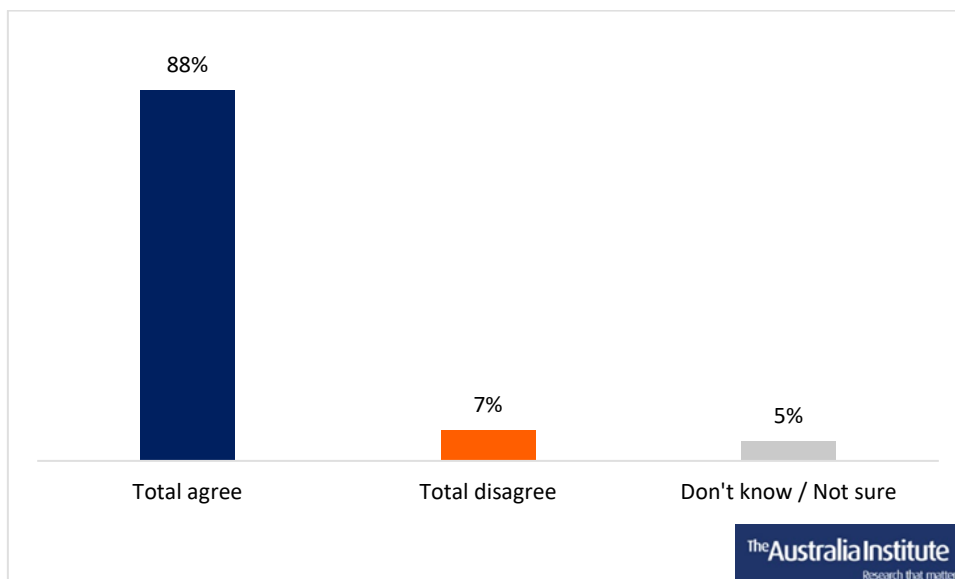
Key results

The Australia Institute surveyed 1,501 Australians about their attitudes towards affordable housing and rental policy.

The results show that:

- An overwhelming majority of Australians (88%) agree that the government should spend more money to directly build affordable housing.
- Three in four Australians (73%) support the introduction of rent caps in their state or territory.
- Support is high for the introduction of a rent cap across all states, ranging from 74% total support in NSW to 68% in Victoria.
- Senate voting intention suggests that Labor could improve its position in the Senate, although not necessarily its overall negotiating position.

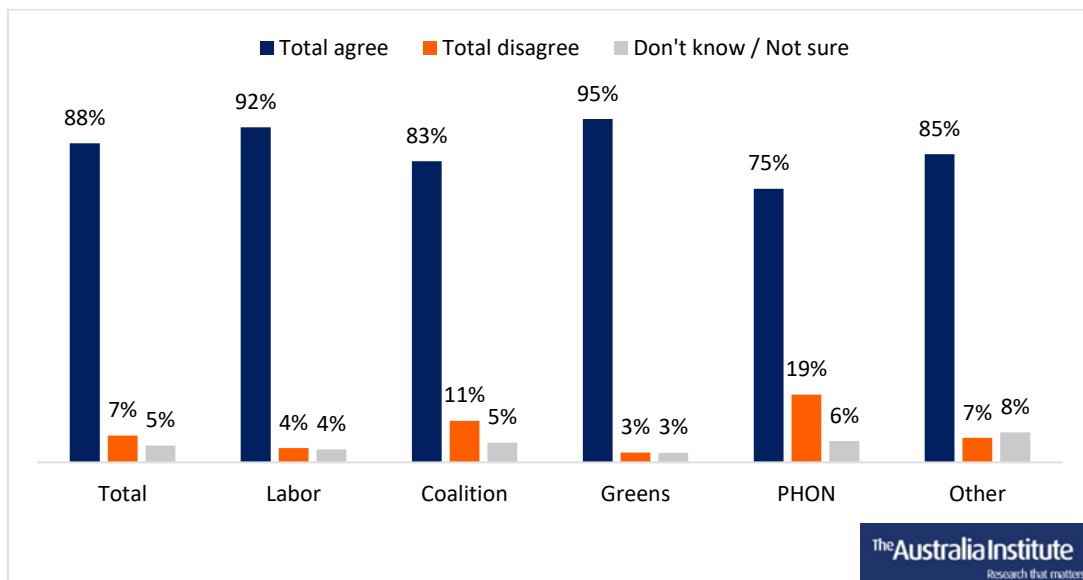
Figure 1: The government should directly build affordable housing



Respondents were asked to what extent they agreed or disagreed with the statement that ‘the government should spend more money to directly build affordable housing.’

- An overwhelming majority of Australians (88%) agree that the government should spend more money to directly build affordable housing.
- Less than one in 10 (7%) disagreed that the government should spend more money to directly build affordable housing.
- Support was high across all voting intentions, with support highest among Labor and Greens voters (92% and 95% respectively).
- Support was high across the four largest states with Queensland (91%) showing the most support.

Figure 2: Government should directly build affordable housing by voting intention



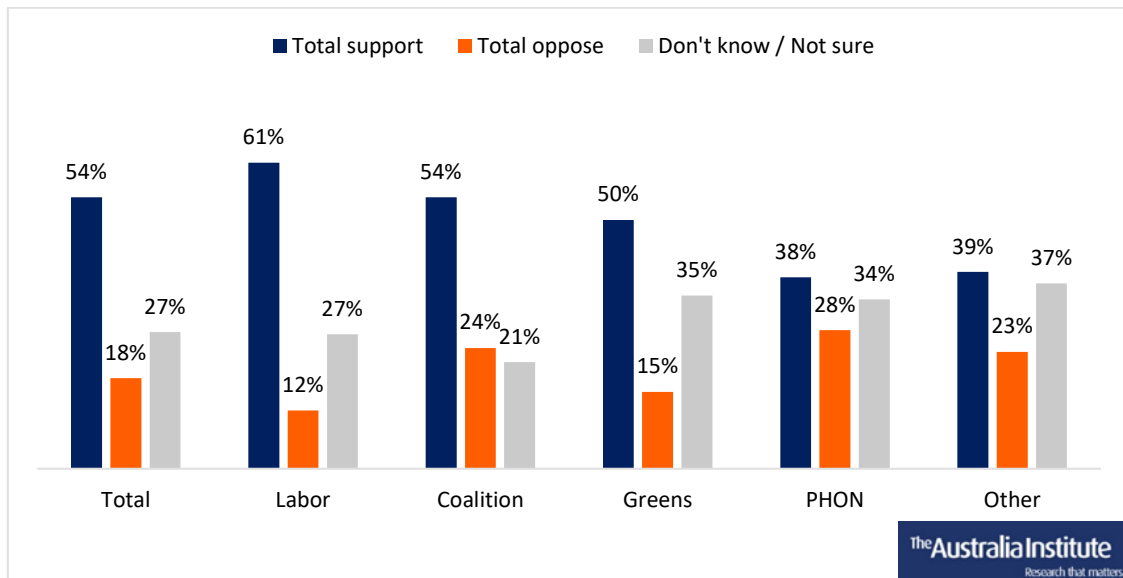
Respondents were shown:

The Housing Australia Future Fund is a \$10 billion investment fund which would pay out \$500 million a year to help build social and affordable homes.

They were then asked whether they would support or oppose Prime Minister Anthony Albanese calling a double dissolution election if the Senate blocks the reintroduced Housing Australia Future Fund legislation.

- A majority of Australians (54%) support Prime Minister Anthony Albanese calling a double dissolution election if the Senate blocks the reintroduced Housing Australia Future Fund legislation.
- One in four Australians (27%) don't know whether they support Prime Minister Anthony Albanese calling a double dissolution election if the Senate blocks the reintroduced Housing Australia Future Fund legislation.
- Most Labor (61%), Coalition (54%) and Greens (50%) voters support calling a double dissolution election. More One Nation and Independent/Other voters support than oppose (38% vs 28% and 39% vs 23% respectively).

Figure 3: Support for a double dissolution election over the HAFF by voting intention



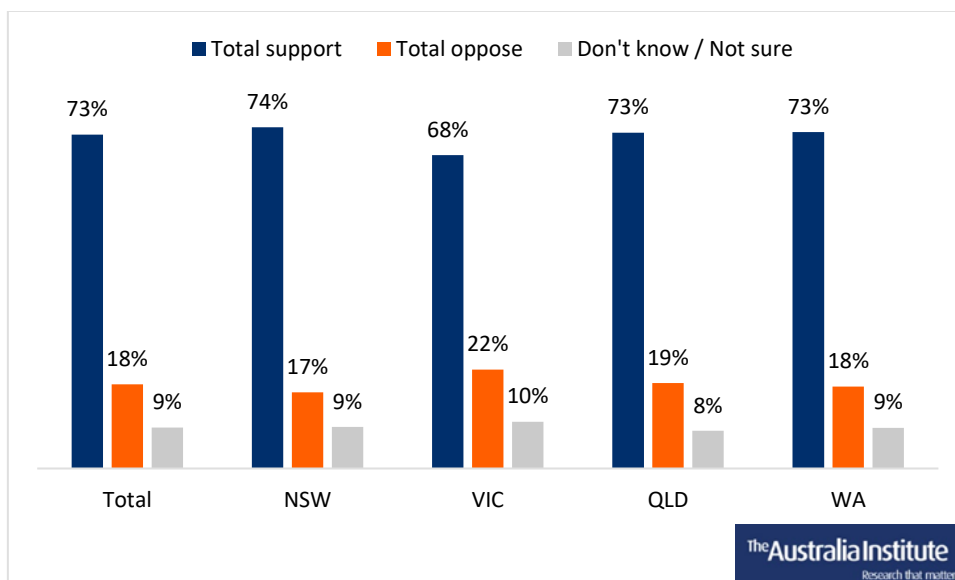
Respondents were shown:

A ‘rent cap’ is a policy that restricts how often rents can be increased, how much they can be increased by, or both. Since 2019, landlords in the Australian Capital Territory have only been able to increase rents by the rate of inflation plus 10%. The Victorian Government is now considering introducing “rent caps or other forms of rent control” as well.

They were then asked to what extent they would support or oppose the introduction of rent caps in their state or territory.

- Three in four Australians (73%) support the introduction of rent caps in their state or territory.
- Support is high across the four largest states, ranging from 74% total support in NSW to 68% in Victoria.
- One in five (18%) oppose the introduction of rent caps in their state or territory.
- A majority support the introduction of rent caps across all voting intentions, with support highest among Greens voters (83%).
- Support is lowest among One Nation voters, but even among them three in five (61%) support the introduction of rent caps.

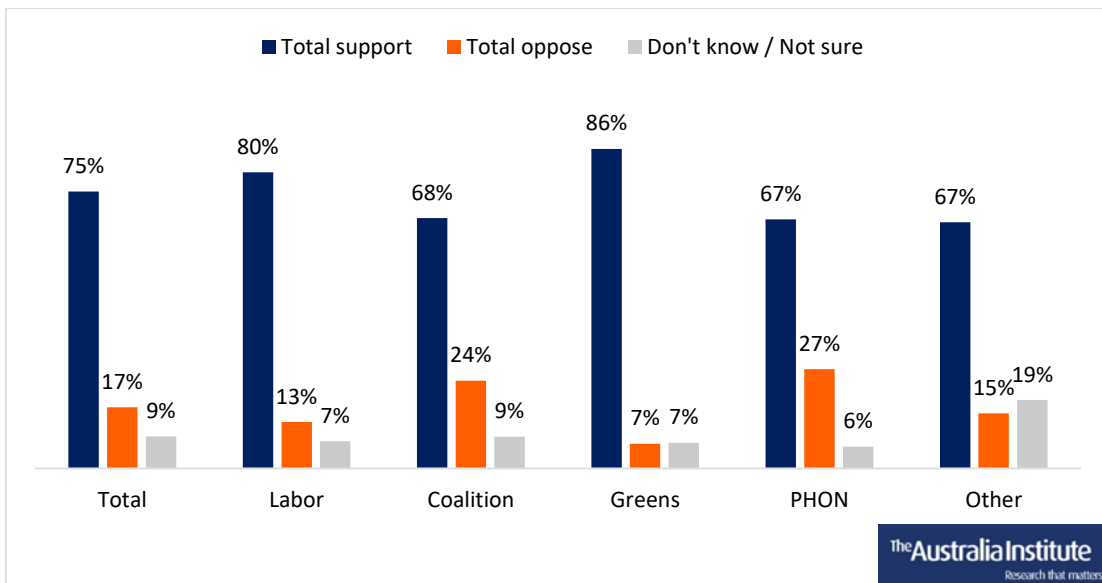
Figure 4: Support for the introduction of rent caps by state



Respondents were asked to what extent they agreed or disagreed with the statement that ‘the Federal Government should work with the state and territory Governments, through the National Cabinet, to implement rent caps across the country.’

- Three in four Australians (75%) agree that the Federal Government should work with the state and territory Governments, through National Cabinet, to implement rent caps across the country.
- Four in five Greens (86%) and Labor voters (80%) agree that the Federal Government should work with the state and territory Governments to implement rent caps across the country.
- Two in three Coalition (68%), One Nation (67%) and Independent/Other voters (67%) agree that the Federal Government should work with the state and territory Governments to implement rent caps across the country.
- Agreement is highest among those aged 18–29 (84%) and 30–39 (80%), but it exceeds two in three across older age groups as well (69%–73% support).

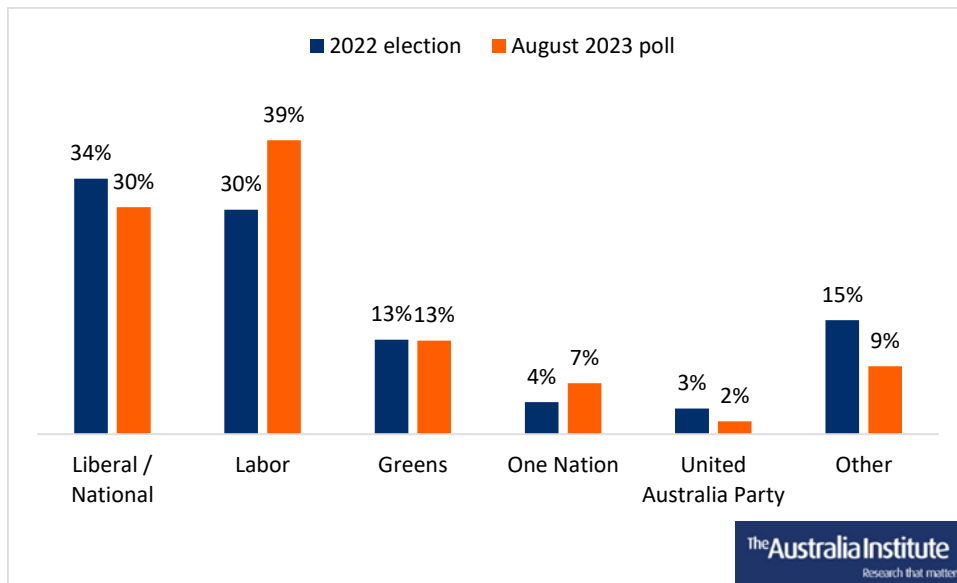
Figure 5: Federal Government to implement rent caps by voting intention



Ahead of the issue-based polling questions, respondents were asked how they intended to vote in the Senate at the next election.

Compared to the 2022 Senate election, the August 2023 polling results show a higher vote for the Labor Party and One Nation and a lower vote for the Liberal/National Coalition and Independent/Other candidates.

Figure 6: Senate voting intention polling compared to 2022 Senate election



While Senate outcomes are always difficult to predict, the results do suggest that Labor could improve its position in NSW, Victoria and Queensland at a double dissolution election, although to some extent this would come at the expense of the Greens. One Nation would be well-positioned to increase its Senate seats overall, although it would lose one of its two Queensland seats.

Figure 7: Senate quotas at a double dissolution election

	NSW	VIC	QLD	WA
Liberal / National Coalition	4.4	3.3	3.9	4.4
Labor	4.8	5.9	5.0	4.4
Greens	1.9	1.2	1.7	1.7
Pauline Hanson’s One Nation	0.7	0.9	1.1	1.0
United Australia Party	0.3	0.2	0.1	0.3
Independent / Other	0.9	1.4	1.2	1.2

Method

Between 1 and 4 August 2023, The Australia Institute surveyed 1501 adults living in Australia, online through Dynata’s panel, with nationally representative samples by gender, age group and state/territory. South Australia and Queensland were “over-sampled” to produce more precise results, but weighting was used to ensure that people from these states were not over-represented in national results.

Voting crosstabs show voting intentions for the House of Representatives. Those who were undecided were asked which way they were leaning; these leanings are included in voting intention crosstabs.

The research is compliant with the [Australian Polling Council Quality Mark standards](#). The long methodology disclosure statement follows.

Long disclosure statement

The results were weighted by three variables (gender, age group and state or territory) based on Australian Bureau of Statistics [“National, state and territory population”](#) data, using the raking method. Those who answered the gender identity question as “Non-binary”, “I use a different term”, or “Prefer not to answer” had their responses included with females for the purpose of reporting, due to constraints from weighting data availability. This resulted in an effective sample size of 1169.

The margin of error (95% confidence level) for the national results is $\pm 3\%$.

Results are shown only for larger states.

Voting intention questions appeared just after the initial demographic questions, before policy questions. Lower house voting intention was asked first, followed by upper house voting intention. Respondents who answered “Don’t know / Not sure” for voting intention were then asked a leaning question; these leanings are included in voting intention crosstabs. “Coalition” includes separate responses for Liberal and National. “Other” refers to Independent/Other, and minor parties in cases where they were included in the voting intention but represent too small a sample to be reported separately in the crosstabs.



**Australian
Polling Council
Quality Mark**

Detailed results

No preceding questions in the poll are expected to have influenced the results of the questions published here.

And which party would you vote for in the Senate (upper house)?

	<i>Total</i>	<i>Male</i>	<i>Female</i>	<i>NSW</i>	<i>VIC</i>	<i>QLD</i>	<i>WA</i>
Liberal / National Coalition	29%	32%	26%	33%	24%	29%	32%
Labor	37%	36%	38%	35%	42%	36%	32%
Greens	12%	11%	13%	14%	9%	13%	12%
Pauline Hanson's One Nation	7%	7%	6%	5%	7%	9%	7%
United Australia Party	2%	2%	1%	2%	2%	1%	2%
Independent / Other	6%	5%	6%	5%	7%	7%	3%
Don't know / Not sure	8%	6%	10%	7%	9%	7%	12%

	<i>Total</i>	<i>18-29</i>	<i>30-39</i>	<i>40-49</i>	<i>50-59</i>	<i>60+</i>
Liberal / National Coalition	29%	26%	26%	24%	25%	38%
Labor	37%	36%	34%	40%	46%	32%
Greens	12%	22%	17%	14%	4%	6%
Pauline Hanson's One Nation	7%	3%	7%	9%	6%	8%
United Australia Party	2%	2%	2%	2%	1%	0%
Independent / Other	6%	4%	2%	2%	8%	10%
Don't know / Not sure	8%	6%	11%	9%	10%	7%

If you're not sure, to which of the following do you have a leaning?

	<i>Total</i>	<i>Male</i>	<i>Female</i>	<i>NSW</i>	<i>VIC</i>	<i>QLD</i>	<i>WA</i>
Liberal / National Coalition	18%	15%	20%	18%	16%	14%	17%
Labor	31%	26%	34%	36%	35%	36%	16%
Greens	4%	7%	3%	5%	0%	9%	9%
Pauline Hanson's One Nation	3%	0%	4%	4%	0%	0%	9%
United Australia Party	3%	3%	2%	5%	4%	0%	0%
Independent / Other	41%	48%	37%	31%	44%	41%	50%

	<i>Total</i>	<i>18-29</i>	<i>30-39</i>	<i>40-49</i>	<i>50-59</i>	<i>60+</i>
Liberal / National Coalition	18%	0%	5%	31%	12%	40%
Labor	31%	33%	38%	20%	35%	26%
Greens	4%	18%	0%	5%	4%	0%
Pauline Hanson's One Nation	3%	0%	4%	8%	0%	0%
United Australia Party	3%	17%	0%	0%	0%	0%
Independent / Other	41%	32%	52%	36%	49%	34%

To what extent do you agree or disagree with the following statement?

'The government should spend more money to directly build affordable housing.'

	<i>Total</i>	Male	Female	NSW	VIC	QLD	WA
Strongly agree	48%	49%	48%	47%	46%	54%	47%
Agree	40%	38%	41%	41%	40%	37%	39%
Disagree	5%	6%	4%	5%	6%	3%	6%
Strongly disagree	2%	4%	1%	3%	4%	2%	3%
Don't know / Not sure	5%	4%	5%	5%	5%	5%	5%

	<i>Total</i>	18-29	30-39	40-49	50-59	60+
Strongly agree	48%	57%	45%	43%	48%	48%
Agree	40%	34%	43%	39%	39%	42%
Disagree	5%	5%	5%	7%	4%	3%
Strongly disagree	2%	3%	0%	4%	2%	3%
Don't know / Not sure	5%	2%	6%	7%	6%	4%

	<i>Total</i>	Labor	Coalition	Greens	PHON	Other
Strongly agree	48%	54%	39%	63%	34%	51%
Agree	40%	39%	44%	32%	41%	34%
Disagree	5%	3%	7%	2%	13%	6%
Strongly disagree	2%	1%	4%	1%	5%	1%
Don't know / Not sure	5%	4%	5%	3%	6%	8%

The Housing Australia Future Fund is a \$10 billion investment fund which would pay out \$500 million a year to help build social and affordable homes.

Would you support or oppose Prime Minister Anthony Albanese calling a double dissolution election if the Senate blocks the reintroduced Housing Australia Future Fund legislation?

	<i>Total</i>	<i>Male</i>	<i>Female</i>	<i>NSW</i>	<i>VIC</i>	<i>QLD</i>	<i>WA</i>
Strongly support	26%	32%	21%	25%	25%	29%	29%
Support	28%	30%	26%	32%	25%	26%	25%
Oppose	11%	11%	10%	9%	12%	12%	8%
Strongly oppose	8%	9%	6%	7%	6%	9%	9%
Don't know / Not sure	27%	18%	37%	27%	32%	24%	29%

	<i>Total</i>	<i>18-29</i>	<i>30-39</i>	<i>40-49</i>	<i>50-59</i>	<i>60+</i>
Strongly support	26%	34%	24%	23%	24%	25%
Support	28%	31%	29%	27%	29%	26%
Oppose	11%	8%	9%	9%	9%	15%
Strongly oppose	8%	3%	5%	8%	9%	12%
Don't know / Not sure	27%	24%	33%	34%	29%	22%

	<i>Total</i>	<i>Labor</i>	<i>Coalition</i>	<i>Greens</i>	<i>PHON</i>	<i>Other</i>
Strongly support	26%	30%	27%	24%	14%	22%
Support	28%	32%	28%	26%	24%	18%
Oppose	11%	7%	14%	12%	11%	11%
Strongly oppose	8%	5%	10%	3%	17%	13%
Don't know / Not sure	27%	27%	21%	35%	34%	37%

A 'rent cap' is a policy that restricts how often rents can be increased, how much they can be increased by, or both. Since 2019, landlords in the Australian Capital Territory have only been able to increase rents by the rate of inflation plus 10%. The Victorian Government is now considering introducing "rent caps or other forms of rent control" as well.

To what extent would you support or oppose the introduction of rent caps in your state or territory?

	<i>Total</i>	<i>Male</i>	<i>Female</i>	<i>NSW</i>	<i>VIC</i>	<i>QLD</i>	<i>WA</i>
Strongly support	41%	39%	44%	44%	36%	46%	39%
Support	31%	30%	33%	31%	33%	27%	34%
Oppose	9%	11%	7%	8%	12%	8%	9%
Strongly oppose	9%	12%	6%	8%	9%	10%	9%
Don't know / Not sure	9%	8%	10%	9%	10%	8%	9%

	<i>Total</i>	<i>18-29</i>	<i>30-39</i>	<i>40-49</i>	<i>50-59</i>	<i>60+</i>
Strongly support	41%	52%	38%	41%	40%	37%
Support	31%	29%	37%	31%	29%	31%
Oppose	9%	8%	9%	9%	10%	11%
Strongly oppose	9%	3%	6%	9%	13%	13%
Don't know / Not sure	9%	7%	11%	10%	7%	9%

	<i>Total</i>	<i>Labor</i>	<i>Coalition</i>	<i>Greens</i>	<i>PHON</i>	<i>Other</i>
Strongly support	41%	44%	33%	56%	38%	43%
Support	31%	35%	33%	27%	24%	21%
Oppose	9%	8%	11%	7%	11%	13%
Strongly oppose	9%	5%	15%	1%	23%	4%
Don't know / Not sure	9%	8%	8%	9%	5%	20%

To what extent do you agree or disagree with the following statement?

‘The Federal Government should work with the state and territory Governments, through the National Cabinet, to implement rent caps across the country.’

	<i>Total</i>	<i>Male</i>	<i>Female</i>	<i>NSW</i>	<i>VIC</i>	<i>QLD</i>	<i>WA</i>
Strongly agree	42%	41%	44%	43%	38%	47%	43%
Agree	33%	32%	34%	32%	35%	28%	32%
Disagree	9%	11%	6%	9%	10%	8%	9%
Strongly disagree	8%	10%	5%	8%	8%	9%	7%
Don't know / Not sure	9%	6%	11%	9%	9%	8%	9%

	<i>Total</i>	<i>18-29</i>	<i>30-39</i>	<i>40-49</i>	<i>50-59</i>	<i>60+</i>
Strongly agree	42%	53%	40%	39%	41%	39%
Agree	33%	31%	39%	34%	29%	30%
Disagree	9%	6%	7%	9%	10%	12%
Strongly disagree	8%	3%	5%	8%	11%	10%
Don't know / Not sure	9%	7%	9%	10%	9%	9%

	<i>Total</i>	<i>Labor</i>	<i>Coalition</i>	<i>Greens</i>	<i>PHON</i>	<i>Other</i>
Strongly agree	42%	47%	33%	59%	34%	40%
Agree	33%	33%	35%	27%	33%	27%
Disagree	9%	9%	11%	4%	8%	7%
Strongly disagree	8%	4%	13%	2%	19%	8%
Don't know / Not sure	9%	7%	9%	7%	6%	19%