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RESEARCH REPORT

InfoChoice Rent Crisis Survey



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InfoChoice[™]

Executive Summary

Renters have faced a tough time over the past 12 months. There was a perfect storm of interest rate rises – which eventually trickle down into rent increases – and a property supply shortage. Vacancy rates throughout much of the country plummeted to record lows, below 1% in many cases. This is considered incredibly tight – a healthy market is considered to be anywhere from 2-3%. As a consequence, rents rose quite drastically as demand outstripped supply.

To assess the impact of rental price increases, InfoChoice launched its [Rent Crisis Survey](#), surveying more than 1,000 respondents as to how stressed they're feeling, how much their rent has increased, what they're going to do about it, and how they've responded to the rent crisis.

More than two thirds of renters (69.9%) were spending more than 30% of their gross income on rent (Q9). This is a common marker for rent stress. More than three quarters of Tasmanians (76.8%) were in rent stress, the most out of all the states. When talking about generations, perhaps unsurprisingly, nearly three quarters (72.7%) of Gen Z renters (1997-2012) were in rent stress; not far behind were Baby Boomers (1946-1964) at 72.2%.

It's easy to blame record immigration levels and other post-pandemic policy-making, or lack thereof. However, much of the rent crisis was seeded during the pandemic, when the average household size shrunk from 2.55 individuals per household to a historical low of 2.48 by August 2022. That might not sound like much but as the Reserve Bank has pointed out, this means 120,000 extra dwellings were needed to support the 'Great Move-Out'.

Now there's a reversal of that trend as rent increases cause people to re-think their rental situation (Q3). You'll find in our survey results that Gen Z in particular are agile – more so than other generations – and willing to get an extra housemate or move to a cheaper location. Moving back in with the parents, however, remains deeply unpopular – no matter your age.

On the state side of the ledger, nearly half of respondents from Tasmania think they'll never be able to afford a home – the most pessimistic – while Victorians are feeling most stressed due to rent (Q4).

It's not always sunny in Queensland, either, with 53.9% responding that they're at least somewhat worried of becoming homeless (Q7). Despite having the highest housing costs, NSW residents were least worried about having to sleep rough.

What surprised me in our survey results was that most people were cognisant that the blame falls to more than one group – whether that's governments, the RBA, landlords, or immigration or something else (Q14).

Another surprise was just how hard of a slog it can be if you're a Baby Boomer and still renting. There's a strong 'blame the Boomers' rhetoric, but I'm in the [#notallboomers](#) camp – with many renters of that age group doing it tough.

For Baby Boomer renters, an overwhelming 88.6% of them believe at this point they'll never be able to afford a home (Q4). With that said, more than a quarter of Baby Boomers (26.6%) reported that they rent for financial flexibility, while more than a fifth (22.8%) said they do it for a maintenance-free lifestyle (Q5).

It's clear from these results that something has to give. As Domain's chief of research and economics Dr Nicola Powell told me, 2024 is expected to be a 'tipping point' for renters. Maybe there'll be some relief on the way, but it doesn't look pretty right now.

Our Rental Survey provides genuine insights into what makes renters tick, and how stressed they are feeling.



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InfoChoice

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Rent

Q1 – Will you move in the next 12 months due to rent rises?

Fewer than one in three (29.4%) renters say they won't move in the next 12 months due to rent rises, with 15.1% saying they will and 55.5% saying they might.

NT renters are the least likely to move due to rent rises with 43.5% responding 'no', followed by SA (42.6%) and TAS (36.2%). VIC renters were the most likely to consider moving (answering 'yes' or 'maybe') at 78.3%, followed by QLD (77%) and ACT (75.4%).

	Total	NSW	VIC	QLD	WA	SA	TAS	ACT	NT
No	29.4%	27.9%	21.7%	23.0%	25.1%	42.6%	36.2%	24.6%	43.5%
Maybe	55.5%	56.8%	58.7%	58.8%	54.5%	49.7%	55.1%	62.3%	43.5%
Yes	15.1%	15.3%	19.6%	18.2%	20.4%	7.7%	8.7%	13.1%	13.0%

When broken down by age group, nearly three quarters of Millennials (74%), and 73.9% of Gen Z will move out in the next 12 months due to rent rises.

	Total	1946 – 1964	1965 – 1980	1981 – 1996	1997 – 2012
No	29.4%	43.0%	38.1%	26.0%	26.1%
Maybe	55.5%	46.8%	51.8%	57.4%	56.8%
Yes	15.1%	10.1%	10.1%	16.6%	17.0%

Q2 – How much has your rent increased in last 12 months?

Throughout the country, 41.2% of renters have seen their rents rise by 10% or more in the last 12 months, while more than one in five (22.2%) have been lucky enough to see no rent increases.

Nearly half of QLD renters (48.5%) have seen their rents rise by 10% or more in the past 12 months – the highest of all the states – followed by VIC (44.9%) and WA (42.5%). That compares to only 8.7% of renters in NT. Victorians were the most likely to see rent rises of 20% or more with 18.1% of renters in the state experiencing this, followed by WA (17.4%) then NSW (16.9%).

Over 60% of renters in the NT saw no rent increase over the past 12 months.

	Total	NSW	VIC	QLD	WA	SA	TAS	ACT	NT
No	22.2%	23.5%	13.8%	22.4%	23.4%	20.5%	21.7%	24.6%	60.9%
Yes, by 0 – 10%	36.7%	34.4%	41.3%	29.1%	34.1%	38.5%	44.9%	47.5%	30.4%
Yes, by 10 – 20%	26.2%	25.1%	26.8%	32.7%	25.1%	27.2%	26.1%	18.0%	4.3%
Yes, by 20 – 30%	10.2%	11.5%	11.6%	12.1%	12.1%	9.7%	5.8%	6.6%	4.3%
Yes, by over 30%	4.8%	5.5%	6.5%	3.6%	7.2%	4.1%	1.4%	3.3%	0.0%

More than three quarters (77.8%) have had a rent increase of some kind; nearly a third (30.4%) of Gen X have had a rent increase between 10 and 20%.

More than one-in-ten or 11.4% of Baby Boomers have seen their rent increase by 20–30% – the highest propensity for a drastic rent increase out of the generations.

	Total	1946 – 1964	1965 – 1980	1981 – 1996	1997 – 2012
No	22.2%	24.1%	22.0%	21.8%	22.7%
Yes, by 0 – 10%	36.7%	26.6%	35.7%	38.1%	37.5%
Yes, by 10 – 20%	26.2%	29.1%	30.4%	24.9%	25.0%
Yes, by 20 – 30%	10.2%	11.4%	6.5%	10.9%	10.8%
Yes, by over 30%	4.8%	8.9%	5.4%	4.3%	4.0%

Q3 - Has your life changed in the last 12 months due to rent?

Over two thirds (68.2%) of renters have had their life changed in the last 12 months due to rent. More than half (53.7%) reduced other expenses, while 12.2% made more drastic changes such as moving to a smaller place (6%), getting a housemate (5%), or moving back in with parents (1.2%).

Between the states and territories, NT renters were the least likely for their life to have changed due to rent, with over half (56.5%) responding 'no'. Meanwhile, Victorian renters were the most likely to have experienced life changes, with 74.6% responding 'yes'. Also:

- ACT renters were the most likely to have reduced other expenses due to rent (60.7%).
- NT renters were the most likely to have gotten a housemate (8.7%)
- NSW renters were the most likely to have moved to a smaller place (9.3%)
- Tasmanian renters were the most likely to have moved back in with parents (2.9%)

Some of the written responses of those responding 'other' are listed below.

“ Yes, we were evicted and forced to seek alternate housing with a friend and continue to have a rental arrears debt.

- Millennial female in Victoria

“ I go without food a lot. My clothes are worn out and I can't buy more. I don't go out anymore.

- Gen X female in South Australia

“ Moving to Asia.

- Millennial male in QLD

“ Rent increase in May and then got notice to move out from house of seven years. Moved to another house paying \$100 more per week.

- Millennial female in NSW

“ Made me feel under pressure to get my own place.

- Millennial female in QLD

	Total	NSW	VIC	QLD	WA	SA	TAS	ACT	NT
No	31.8%	33.3%	25.4%	29.7%	33.5%	32.8%	31.9%	29.5%	56.5%
Yes, reduced other expenses	53.7%	51.4%	57.2%	51.5%	50.3%	58.5%	53.6%	60.7%	34.8%
Yes, got a housemate	5.0%	3.8%	7.2%	6.1%	6.0%	4.1%	2.9%	1.6%	8.7%
Yes, moved to a smaller place	6.0%	9.3%	5.8%	6.7%	6.0%	2.6%	7.2%	6.6%	0.0%
Yes, moved back with parents	1.2%	0.5%	1.4%	1.2%	1.8%	0.5%	2.9%	1.6%	0.0%
Yes, other	2.3%	1.6%	2.9%	4.8%	2.4%	1.5%	1.4%	0.0%	0.0%

Gen Z seem to be most proactive in the face of rising rent.

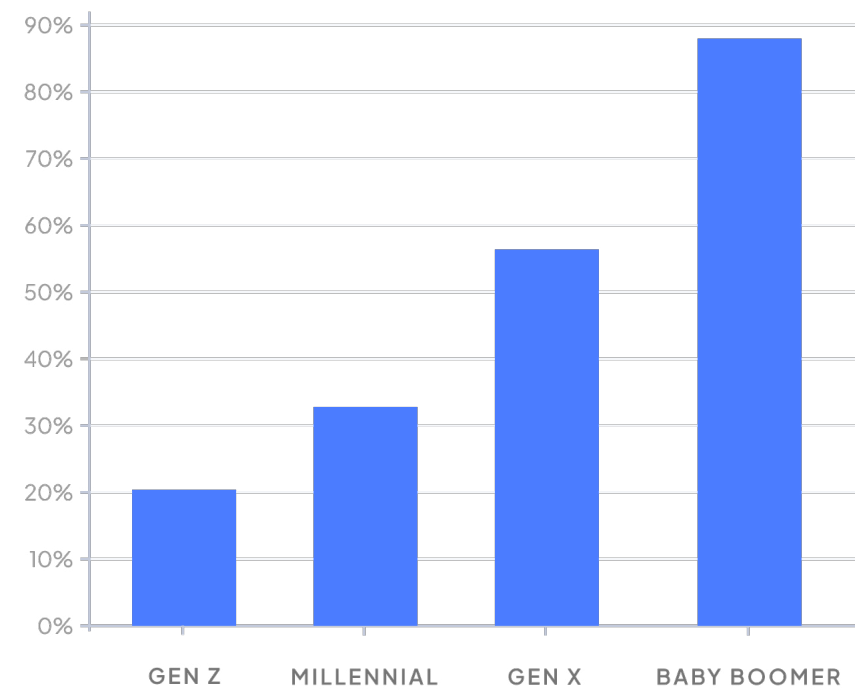
More than two thirds of respondents have had to change their lifestyle to keep up with the rising cost of rent. More than half of all age groups have cut spending to keep up with the rising cost of rent.

Approximately 1-in-20 got a housemate overall, but this jumps to nearly 1-in-10 of Gen Z. More than 1-in-10 of Gen Z respondents moved to a smaller place.

	Total	1946 - 1964	1965 - 1980	1981 - 1996	1997 - 2012
No	31.8%	43.0%	38.1%	30.3%	25.6%
Yes, reduced other expenses	53.7%	51.9%	50.6%	56.1%	50.0%
Yes, got a housemate	5.0%	1.3%	3.0%	4.7%	9.7%
Yes, moved to a smaller place	6.0%	1.3%	3.0%	6.2%	10.2%
Yes, moved back with parents	1.2%	0.0%	1.2%	1.0%	2.3%
Yes, other	2.3%	2.5%	4.2%	1.7%	2.3%

Q4 – When can you afford to buy a home?

Those who think they'll never be able to afford a home



Portion of each generation answering "Never" to the question "When can you afford to buy a home?"

Less than half (41.6%) of renters nationwide believe they will afford to buy a home within the next five years, while over 37% believe they will never afford to buy a home.

Renters in Tasmania were particularly downbeat, with nearly half (49.3%) stating they will never afford to buy a home. QLD (46.7%) and SA (41%) renters were similarly pessimistic. As for affording to buy a home in the next five years, this was highest among NT (52.2%) and WA renters (52.1%) but lowest among Queensland renters (29.7%).

	Total	NSW	VIC	QLD	WA	SA	TAS	ACT	NT
No	3.2%	3.3%	1.4%	4.8%	3.0%	3.6%	2.9%	3.3%	0.0%
Within 1 year	4.8%	5.5%	7.2%	2.4%	5.4%	2.6%	7.2%	8.2%	0.0%
1 - 2 years	9.9%	8.2%	8.7%	9.7%	12.6%	9.7%	7.2%	9.8%	21.7%
2 - 3 years	9.5%	12.6%	10.9%	7.9%	11.4%	6.7%	5.8%	8.2%	13.0%
3 - 4 years	7.1%	5.5%	8.7%	2.4%	13.8%	6.7%	2.9%	6.6%	13.0%
4 - 5 years	7.1%	7.1%	9.4%	2.4%	6.0%	9.7%	8.7%	8.2%	4.3%
After 5 years	21.1%	21.3%	19.6%	23.6%	24.0%	20.0%	15.9%	18.0%	21.7%
Never	37.4%	36.6%	34.1%	46.7%	24.0%	41.0%	49.3%	37.7%	26.1%

Over a third (37.4%) of renters don't believe they'll ever be able to afford a home. However the older generations are more nihilistic, with that figure jumping to 88.6% of Baby Boomers who rent, 53.6% of Gen X.

As the demographics get younger, the hope gets higher, with the majority of Millennials and Gen Z believing they will still be able to afford a home one day.

Interestingly, 30.4% of Gen X can afford to buy now or in the next 5 years; for Millennials that's 49.1%; and Gen Z, 42.6%. Just over 1-in-16 or 7.7% of Gen X can afford to buy right now.

	Total	1946 - 1964	1965 - 1980	1981 - 1996	1997 - 2012
No	3.2%	1.3%	7.7%	2.2%	2.8%
Within 1 year	4.8%	0.0%	3.6%	6.1%	4.0%
1 - 2 years	9.9%	5.1%	8.9%	11.8%	6.8%
2 - 3 years	9.5%	1.3%	3.6%	11.6%	11.9%
3 - 4 years	7.1%	0.0%	4.2%	8.5%	8.5%
4 - 5 years	7.1%	0.0%	2.4%	9.0%	8.5%
After 5 years	21.1%	3.8%	16.1%	19.9%	37.5%
Never	37.4%	88.6%	53.6%	31.0%	19.9%

Q5 – What is the main reason you rent?

The most common reason for renting selected by respondents was that they are simply 'not ready for ownership' (43%), followed by 'temporary living situation' (24.9%) and 'financial flexibility' (22.2%).

Renters in ACT and NSW were less likely to cite 'not ready for ownership' as their main reason, with respective rates of 39.3% and 39.9%. 'Financial flexibility' was more commonly cited in NSW and ACT (both at 26.2%) than the other regions, while rates of those selecting 'temporary living situation' was highest in the territories (NT 30.4%, ACT 29.5%).

	Total	NSW	VIC	QLD	WA	SA	TAS	ACT	NT
Financial flexibility	22.2%	26.2%	19.6%	24.8%	19.2%	20.5%	20.3%	26.2%	17.4%
Temporary living situation	24.9%	24.0%	26.1%	18.2%	25.7%	29.2%	20.3%	29.5%	30.4%
Exploring the area	3.3%	2.7%	3.6%	4.2%	3.6%	2.1%	5.8%	3.3%	0.0%
Maintenance-free lifestyle	6.7%	7.1%	5.1%	10.9%	4.8%	7.7%	5.8%	1.6%	4.3%
Not ready for ownership	43.0%	39.9%	45.7%	41.8%	46.7%	40.5%	47.8%	39.3%	47.8%

Not everyone rents because they have to - some prefer the flexibility, they're trying out different suburbs, or it's only a temporary stop-gap solution.

Baby Boomers and Gen Z are alike in that more than a quarter rent because of the financial flexibility - no 30-year mortgage, and not having the responsibility of owning and maintaining a home.

	Total	1946 – 1964	1965 – 1980	1981 – 1996	1997 – 2012
Financial flexibility	22.2%	26.6%	19.0%	21.1%	26.7%
Temporary living situation	24.9%	7.6%	19.6%	26.8%	31.3%
Exploring the area	3.3%	0.0%	3.6%	3.5%	4.0%
Maintenance-free lifestyle	6.7%	22.8%	9.5%	4.2%	5.1%
Not ready for ownership	43.0%	43.0%	48.2%	44.5%	33.0%

Rent Stress

Q6 – Are you stressed due to rent?

Over three quarters (77.6%) of renters in Australia say they are stressed about rent to some extent. This is highest in Victoria (81.2%) followed by Tasmania (79.7%) and WA (79%). However, those who were the most stressed (answering "yes, a lot") were most likely to be in Queensland (27.3%), WA (26.9%) and Victoria (25.4%).

	Total	NSW	VIC	QLD	WA	SA	TAS	ACT	NT
No	22.4%	21.9%	18.8%	24.8%	21.0%	22.1%	20.3%	23.0%	47.8%
Yes, a little	53.2%	55.2%	55.8%	47.9%	52.1%	53.8%	62.3%	55.7%	30.4%
Yes, a lot	24.4%	23.0%	25.4%	27.3%	26.9%	24.1%	17.4%	21.3%	21.7%

The majority of all respondents across the age groups were at least a little stressed due to rent (77.6%). The younger the generation, the more stressed they are; 83.5% of Gen Z reported being at least a little stressed.

	Total	1946 – 1964	1965 – 1980	1981 – 1996	1997 – 2012
No	22.4%	35.4%	28.6%	20.6%	16.5%
Yes, a little	53.2%	45.6%	50.6%	54.3%	55.7%
Yes, a lot	24.4%	19.0%	20.8%	25.1%	27.8%

Q7 - How worried are you about becoming homeless?

Despite having the highest cost of housing, NSW renters were the least worried about becoming homeless, with 54.6% reporting that they're not worried. Those experiencing some degree of worry about homelessness were most likely to be Queensland renters with 53.9% responding that they're slightly or very worried. They were closely followed by SA renters (53.8%), then those in the NT (52.2%).

The states with the highest rates of renters feeling 'very worried' about becoming homeless ironically tended to be places where housing is relatively affordable compared to the rest of the country. WA was highest at 15%, followed by NT (13%) and SA (11.8%).

	Total	NSW	VIC	QLD	WA	SA	TAS	ACT	NT
Not worried	49.7%	54.6%	51.4%	46.1%	49.1%	46.2%	53.6%	49.2%	47.8%
Slightly worried	39.7%	36.6%	37.7%	43.6%	35.9%	42.1%	39.1%	45.9%	39.1%
Very worried	10.7%	8.7%	10.9%	10.3%	15.0%	11.8%	7.2%	4.9%	13.0%

Over half (50.3%) of respondents are at least somewhat worried about becoming homeless. That jumps to 53.2% for Baby Boomers - the most worried out of any generation.

	Total	1946 - 1964	1965 - 1980	1981 - 1996	1997 - 2012
Not worried	49.7%	46.8%	51.2%	49.3%	50.6%
Slightly worried	39.7%	39.2%	39.3%	38.9%	42.6%
Very worried	10.7%	13.9%	9.5%	11.8%	6.8%

Q8 - Have you been evicted in the last 12 months?

Overall, 6.6% of renters said they had experienced eviction in the last 12 months.

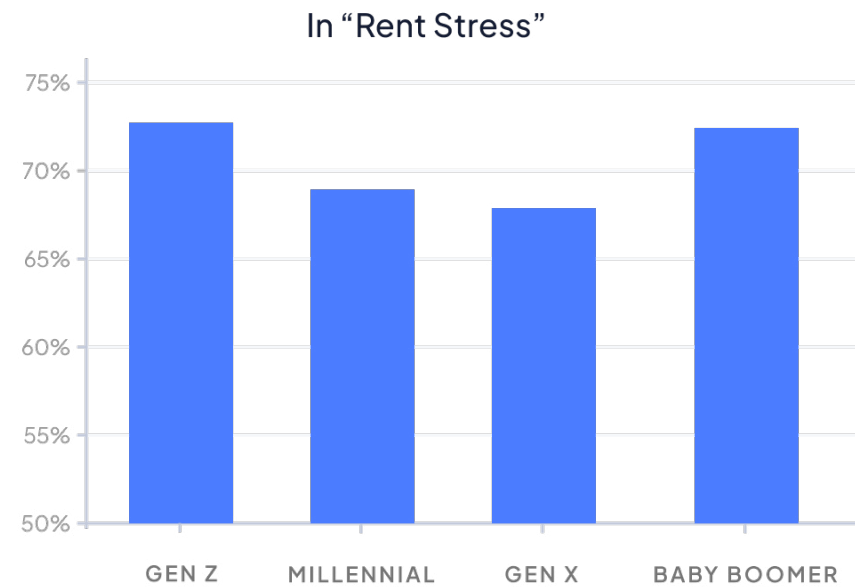
South Australia had the highest rates of eviction at 7.7%, followed by Victoria and Tasmania, which were both on 7.2%. The NT had the lowest rate of evictions at 4.3%.

	Total	NSW	VIC	QLD	WA	SA	TAS	ACT	NT
No	93.4%	94.0%	92.8%	93.9%	94.0%	92.3%	92.8%	93.4%	95.7%
Yes	6.6%	6.0%	7.2%	6.1%	6.0%	7.7%	7.2%	6.6%	4.3%

Despite the challenges facing all renters over the past 12 months, very few have faced evictions. However, for Gen Z, the proportion of those evicted jumps a bit to more than 1-in-10. With that said, evictions may not necessarily be rent-related.

	Total	1946 - 1964	1965 - 1980	1981 - 1996	1997 - 2012
No	93.4%	97.5%	97.0%	93.3%	88.6%
Yes	6.6%	2.5%	3.0%	6.7%	11.4%

Q9 - Do you spend over 30% of your gross income on rent?



Portion of each generation answering Yes to the question "Do you spend more than 30% of your income on rent?"

More than two-thirds (69.9%) of renters said they were spending over 30% of their gross income on rent - which is technically defined as experiencing rental stress. This compares with the 77.6% of renters that said they were feeling stressed about rent to some extent (see Q10).

The highest rates of rental stress were in Tasmania (76.8%), Queensland (73.3%) and NSW (71.6%) while the lowest rates were in the NT (47.8%), ACT (63.9%) and SA (67.2%).

	Total	NSW	VIC	QLD	WA	SA	TAS	ACT	NT
No	30.1%	28.4%	30.4%	26.7%	29.3%	32.8%	23.2%	36.1%	52.2%
Yes	69.9%	71.6%	69.6%	73.3%	70.7%	67.2%	76.8%	63.9%	47.8%

While 69.9% of all respondents spent over 30% of their gross income on rent, that jumped to 72.2% for Baby Boomer renters and 72.7% of Gen Z renters.

	Total	1946 - 1964	1965 - 1980	1981 - 1996	1997 - 2012
No	30.1%	27.8%	31.5%	30.8%	27.3%
Yes	69.9%	72.2%	68.5%	69.2%	72.7%

If we look at income bands, however, it is perhaps unsurprising to see higher-income renters less affected by rent stress. This also means 43.8% of those earning more than \$180,000 are spending at least \$1,038 a week on rent.

	Total	\$0 - \$18,200	\$18,200 - \$45,000	\$45,000 - \$120,000	\$120,000 - \$180,000	Over \$180,000
No	30.1%	23.1%	21.5%	30.3%	54.9%	56.3%
Yes	69.9%	76.9%	78.5%	69.7%	45.1%	43.8% <small>Extra notes on income and household status</small>

More notes on income and household status

The majority (69.6%) of Baby Boomers were in the two lowest income bands, nearly double that of the average (35%). Gen X were more likely to earn the most, with 14.3% in the two highest income bands.

	Total	1946 - 1964	1965 - 1980	1981 - 1996	1997 - 2012
\$0 - \$18,200	10.8%	10.1%	8.9%	10.7%	13.1%
\$18,200 - \$45,000	24.2%	59.5%	24.4%	18.9%	25.6%
\$45,000 - \$120,000	54.3%	26.6%	52.4%	57.8%	57.4%
\$120,000 - \$180,000	9.1%	2.5%	11.3%	11.1%	3.4%
Over \$180,000	1.6%	1.3%	3.0%	1.6%	0.6%

The majority (59.6%) of Baby Boomer renters were single, versus just 34.6% of Millennials - most were in a partnership with or without kids.

	Total	1946 - 1964	1965 - 1980	1981 - 1996	1997 - 2012
Single, no children	32.2%	25.3%	27.4%	25.3%	62.5%
Single, with children	12.8%	31.6%	24.4%	9.3%	4.5%
Married/de facto, no children	23.1%	10.1%	8.9%	29.2%	22.2%
Married/de facto, with children	32.0%	32.9%	39.3%	36.2%	10.8%

Q10 – If my lease ended next month, I would find another home

Less than one quarter (22.6%) of renters agree that they would find another home if their lease ended next month, while around one third (32.6%) disagree. Many renters are simply unsure (44.9%).

Tasmanian and NT renters were the most confident at finding another home with 30.4% in both regions agreeing that they would. South Australians were by far the least confident, with 45.6% disagreeing – perhaps reflecting the fact that Adelaide has one of the lowest vacancy rates in the country.

	Total	NSW	VIC	QLD	WA	SA	TAS	ACT	NT
Strongly disagree	15.8%	9.8%	15.2%	12.1%	16.8%	24.1%	21.7%	8.2%	17.4%
Disagree	16.8%	14.8%	14.5%	21.8%	15.6%	21.5%	5.8%	18.0%	8.7%
Unsure	44.9%	45.9%	44.9%	45.5%	47.3%	40.5%	42.0%	50.8%	43.5%
Agree	18.5%	24.6%	19.6%	18.2%	14.4%	11.3%	26.1%	19.7%	30.4%
Strongly agree	4.1%	4.9%	5.8%	2.4%	6.0%	2.6%	4.3%	3.3%	0.0%

More than three quarters of all renters, 77.4%, are uneasy about their ability to find a home if their lease ended in one month. However this jumps to nearly 9-in-10 (89.9%) Baby Boomers.

	Total	1946 – 1964	1965 – 1980	1981 – 1996	1997 – 2012
Strongly disagree	15.8%	24.1%	14.3%	16.1%	12.5%
Disagree	16.8%	11.4%	20.2%	15.2%	21.0%
Unsure	44.9%	54.4%	46.4%	45.0%	38.6%
Agree	18.5%	10.1%	16.7%	18.7%	23.3%
Strongly agree	4.1%	0.0%	2.4%	5.0%	4.5%

Landlords

Q11 – Has your landlord been fair with your rent?

Just under one quarter (24.9%) of all renters believe their landlord has been unfair with their rent.

Victorians were the most disgruntled with their landlords, given nearly 30% (29.7%) responded that they don't think their landlord has been fair with their rent. They were closely followed by WA residents (28.7%) and Tasmanians (27.5%). NT locals were remarkably satisfied with their landlords, with 100% agreeing that their landlord has been fair.

	Total	NSW	VIC	QLD	WA	SA	TAS	ACT	NT
No	24.9%	23.5%	29.7%	27.3%	28.7%	20.5%	27.5%	21.3%	0.0%
Yes	75.1%	76.5%	70.3%	72.7%	71.3%	79.5%	72.5%	78.7%	100.0%

Q12 - How quickly does your landlord action a repair request?



Portion of those answering 'Four weeks or more' to "How quickly does your landlord action a repair request?"

While nearly half (47.9%) of renters say their landlord fulfils their repair requests within a week, more than one in six (18.2%) say their landlord takes four weeks or longer.

The rates of landlords reportedly taking four weeks or longer to action a repair request were highest in NT (30.4%) and Tasmania (24.6%). However, many Tasmanians also reported quick response rates, with 33.3% seeing requests actioned within three days.

	Total	NSW	VIC	QLD	WA	SA	TAS	ACT	NT
0-3 days	22.2%	23.5%	23.9%	17.6%	24.6%	19.0%	33.3%	19.7%	17.4%
3-7 days	25.7%	23.5%	24.6%	29.7%	28.7%	27.2%	17.4%	23.0%	17.4%
1-2 weeks	22.2%	19.1%	23.9%	26.7%	21.0%	24.6%	11.6%	18.0%	34.8%
2-4 weeks	11.8%	12.6%	7.2%	10.9%	12.6%	13.8%	13.0%	16.4%	0.0%
4 weeks or longer	18.2%	21.3%	20.3%	15.2%	13.2%	15.4%	24.6%	23.0%	30.4%

Government & Policy

Q13 - Will the rental market affect your vote in future elections?

Around half (49.0%) of renters say the rental market will affect their vote in future elections.

Renters in Tasmania (53.6%) and QLD (53.3%) were the most likely to say the market would affect their vote in future elections, while voters in the NT (39.1%) and Victoria (43.5%) were the least likely.

	Total	NSW	VIC	QLD	WA	SA	TAS	ACT	NT
No	11.3%	14.8%	15.9%	10.2%	7.8%	9.2%	10.1%	8.2%	17.4%
Unsure	39.8%	36.1%	40.6%	35.3%	42.5%	44.6%	36.2%	39.3%	43.5%
Yes	49.0%	49.2%	43.5%	53.3%	49.7%	46.2%	53.6%	52.5%	39.1%

On the age side of the ledger, this jumps to 51.7% for Millennials. 'Unsure' is also a sizeable portion so it's not as simple as a simple 'yes/no'.

	Total	1946 - 1964	1965 - 1980	1981 - 1996	1997 - 2012
No	11.3%	16.5%	16.1%	9.2%	11.4%
Unsure	39.8%	44.3%	36.9%	39.1%	42.6%
Yes	49.0%	39.2%	47.0%	51.7%	46.0%

Q14 – Who is most responsible for rent rises?

Renters were relatively divided on who was most responsible for rent rises, but 'government' received the most votes at 37.2%, followed by 'property owners' (32.4%) then 'Reserve Bank' (24.0%).

The rate of those selecting 'government' was over 40% in QLD (41.2%), SA (40.5%) and WA (40.1%), while 'property owners' was the dominant response in the NT (56.5%), the ACT (39.3.3%) and NSW (36.6%).

Meanwhile, the rate of those selecting 'Reserve Bank' was highest in Victoria (30.4%) and lowest in the NT (13%).

	Total	NSW	VIC	QLD	WA	SA	TAS	ACT	NT
Property Owners	32.4%	36.6%	29.7%	29.1%	29.9%	29.7%	33.3%	39.3%	56.5%
Reserve Bank	24.0%	24.0%	30.4%	23.0%	25.7%	23.6%	20.3%	16.4%	13.0%
Government	37.2%	32.8%	31.9%	41.2%	40.1%	40.5%	37.7%	37.7%	21.7%
Others	6.5%	6.6%	8.0%	6.7%	4.2%	6.2%	8.7%	6.6%	8.7%

Less than a third blame property owners for rent increases (32.4%); this jumps to nearly half for Baby Boomers (49.4%). Less than a quarter blame the RBA, while 37.2% out of all the groups blame governments; this jumps to nearly half of Gen Z (49.4%).

	Total	1946 – 1964	1965 – 1980	1981 – 1996	1997 – 2012
Property Owners	32.4%	49.4%	34.5%	29.4%	32.4%
Reserve Bank	24.0%	16.5%	25.6%	27.0%	15.9%
Government	37.2%	24.1%	33.9%	36.2%	49.4%
Others	6.5%	10.1%	6.0%	7.4%	2.3%

Some of the written responses of those selecting 'others' were quite insightful, as the below selection demonstrates.

“ **Combination of Government and councils who put in place restrictive zoning laws which make it difficult for construction companies to build accommodation. Also a massive failure on the side of government is the vetting of domestic and international buyers who use property as a means of washing their money but then proceed to keep their purchased properties vacant/unoccupied which adds to the housing supply issue.**

- Gen Z male in QLD

“ **All of the above. The bank putting rates up causes landlords to up rent but some landlords are just being greedy. The government could help in some way but because they're all making 100s of thousands a year it's not an issue to them so they just let it be.**

- Millennial female in NSW

“ **Airbnb and similar short stay companies have given property owners a more profitable alternative, meaning more money for the rich and the poor suffer.**

- Gen X male in WA

“ **Previous governments who have set the expectation that property is an investment that will never lose value +all who support this status quo.**

- Millennial female in QLD

Q15 – Should the government do more to help renters?

An overwhelming majority of renters believe the government should do more to help renters, with 96.2% believing so.

The rate of those answering 'no' to this question was highest in NSW (7.1%) and equal-lowest in QLD and WA (both 2.4%).

	Total	NSW	VIC	QLD	WA	SA	TAS	ACT	NT
No	3.8%	7.1%	2.9%	2.4%	2.4%	4.1%	2.9%	3.3%	4.3%
Yes	96.2%	92.9%	97.1%	97.6%	97.6%	95.9%	97.1%	96.7%	95.7%

Q16 – Which of these policies would improve rental affordability the most?

More than a quarter (25.8%) of renters believe the most effective policy for improving rental affordability is 'more public housing'. This was the most popular policy, followed by 'more financial incentives to build new homes' (23.8%) and 'reduce immigration' (19.1%). The less chosen policies were 'encourage empty-nesters to downsize' (4.4%) and 'cut density restrictions in the suburbs' (4.5%).

One-in-six say limiting short-stay rentals such as Airbnb would alleviate the rental crisis the most, and this is fairly consistent across all groups. Nearly a third of Baby Boomers say reducing immigration will alleviate their rental woes the most.

Remarkably, few believe that policymakers getting out of the way will help - less than one-in-20 say cutting density restrictions will be the most helpful; cutting red tape for new homes wasn't popular either with roughly one in 16 saying this will help the most.

For Gen X, just one-in-10 building new homes say building new homes is most important, while just 1.8% think cutting density restrictions will help the most.

Just over 4-in-10 (40.5%) of Baby Boomer renters believe more public housing will be the silver bullet.

Less than 10% of renters in SA (9.7%) and NT (8.7%) believe restricting short-term rentals would improve rental affordability the most.

	Total	NSW	VIC	QLD	WA	SA	TAS	ACT	NT
Cut red tape for building new homes	6.4%	7.7%	2.9%	6.7%	7.2%	7.2%	10.1%	1.6%	4.3%
More financial incentives to build new homes	23.8%	23.0%	26.1%	21.8%	27.5%	20.5%	17.4%	29.5%	34.8%
Reduce immigration	19.1%	21.3%	23.2%	21.8%	15.6%	20.0%	13.0%	11.5%	13.0%
More public housing	25.8%	23.0%	17.4%	24.2%	24.0%	32.8%	33.3%	26.2%	39.1%
Encourage empty-nesters to downsize	4.4%	4.9%	5.8%	3.6%	3.6%	3.6%	2.9%	9.8%	0.0%
Cut density restrictions in the suburbs	4.5%	7.1%	2.9%	3.6%	4.8%	6.2%	1.4%	1.6%	0.0%
Limit/ban short-term rentals (e.g. Airbnb)	16.1%	13.1%	21.7%	18.2%	17.4%	9.7%	21.7%	19.7%	8.7%

One-in-six say limiting short-stay rentals such as Airbnb would alleviate the rental crisis, and this is fairly consistent across all groups. Nearly a third of Baby Boomers say reducing immigration will alleviate their rental woes.

Remarkably, few believe that policymakers getting out of the way will help - less than one-in-20 support cutting density restrictions; cutting red tape for new homes wasn't popular either with roughly one in 16 saying this will help.

It could be inferred that Gen X prefer a suburban sprawl method to how cities tackle the rent crisis; one-in-10 support building new homes, while just 1.8% support cutting density restrictions.

Just over 4-in-10 (40.5%) of Baby Boomer renters believe more public housing will help.

	Total	1946 – 1964	1965 – 1980	1981 – 1996	1997 – 2012
Cut red tape for building new homes	6.4%	3.8%	10.1%	5.9%	5.7%
More financial incentives to build new homes	23.8%	3.8%	16.1%	27.7%	27.3%
Reduce immigration	19.1%	30.4%	25.6%	17.3%	13.6%
More public housing	25.8%	40.5%	32.1%	21.1%	28.4%
Encourage empty-nesters to downsize	4.4%	2.5%	3.0%	5.2%	4.0%
Cut density restrictions in the suburbs	4.5%	5.1%	1.8%	5.0%	5.1%
Limit/ban short-term rentals (e.g. Airbnb)	16.1%	13.9%	11.3%	17.8%	15.9%

Q17 – Should government have stronger controls over rent rises?

Like question 15, a clear majority of renters believe the government should have stronger controls over rent rises, with 88.1% saying they should.

The 'yes' vote for this question was highest in Tasmania (94.2%) and WA (93.4%) and lowest in the NT (73.9%), ACT (85.2%) and NSW (also 85.2%).

	Total	NSW	VIC	QLD	WA	SA	TAS	ACT	NT
No	11.9%	14.8%	11.6%	13.3%	6.6%	12.3%	5.8%	14.8%	26.1%
Yes	88.1%	85.2%	88.4%	86.7%	93.4%	87.7%	94.2%	85.2%	73.9%

Most (88.1%) believe the government should enact rental controls. This is fairly consistent across all age groups, however it jumps to 91.1% for Gen X.

In another question posed to respondents, the overwhelming majority (96.2%) believed the government should do more to help renters; this was consistent across all age groups.

	Total	1946 – 1964	1965 – 1980	1981 – 1996	1997 – 2012
No	3.8%	15.2%	8.9%	11.4%	14.8%
Yes	96.2%	84.8%	91.1%	88.6%	85.2%