

Tenants Union of Victoria

Online survey of Victorian Private Market Renters: 2015



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Renters : 2015

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Prepared by:	Kate Whelan Essential Research, Senior Research Officer
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Research Methodology

This was an online survey.

The survey was in the field in February 2015.

The survey fieldwork was conducted by Research Now. Data tables were prepared by Essential Research.

The target population for this research was Victorian Private Renters. Participants were drawn from the Research Now online research panel.

The survey was completed by 809 respondents. Unless otherwise stated the base for each table is 809.

Although the sample broadly represented the target population, the sample was weighted by age, gender and location so that it was proportionally reflective of Victorian Private Renters.

Quotas were placed on age, gender and location to ensure that the sample was accurate.

The survey was designed by Essential Research (Kate Whelan) in conjunction with the client. The analysis of this data was conducted by Kate Whelan. Other staff who worked on this project included Andrew Bunn.

SPSS, Excel and Leximancer were used to analyse the results. Open-ended questions were analysed manually using Excel and wordle software.

Note to the reader

In preparing this report we have presented and interpreted information that we believe to be relevant for completing the agreed task in a professional manner.

This project was conducted in compliance with AS: ISO20252 guidelines.

Survey Reliability

Properly constructed sample surveys can provide results that are described as statistically reliable. The level of statistical reliability is dependent upon the sample size and (except where it is extremely small) the size of the population has no practical effect.

A survey that has 1000 respondents will provide results that are – at the 95% confidence level – subject to a sampling variation of between 2% and 3% at the total response level. Sub-samples, because of their smaller size, will exhibit larger sampling variances. The following table shows the sampling variances at the 95% confidence level for a range of sample sizes and response levels.

Sample Size	Variation where the answer is near the percentage of				
	10% or 90%	20% or 80%	30% or 70%	40% or 60%	50%
100	6%	8%	9%	9%	10%
200	4%	5%	6%	7%	7%
300	3%	5%	5%	6%	6%
400	3%	4%	4%	5%	5%
500	3%	4%	4%	4%	4%
600	2%	3%	4%	4%	4%
700	2%	3%	3%	4%	4%
800	2%	3%	3%	3%	3%
900	2%	3%	3%	3%	3%
1000	2%	3%	3%	3%	3%

Overall the confidence level was set as 95%. In this report where variation in sub-samples is statistically significant a comment has been made.

For the purposes of simplicity we have rounded percentages to the nearest whole number. This may result in some percentage totals being 99% or 101%.

Executive Summary

About the Respondents

The majority of respondents in this survey rent their property via a real estate agent (71%). Almost one in five rent privately, and just 6% from a family member.

Over half of respondents (52%) rent as a couple; 29% as a couple only, and 23% as a couple with children. Almost one quarter (24%) live alone. Just 14% are in share households and 8% are renting as a single parent.

Most (71%) respondents receive no government assistance with their rent; however 26% receive Commonwealth Rent Assistance, something that was more common – amongst other groups - for those aged 55+ (48%), who live in regional Victoria (48%) or who receive Centrelink (78%).

About their current dwelling

The largest proportion of respondents has been in their current dwelling for more than three years (33%). However, a large proportion have been in their current dwelling for less than 12 months (31%).

The two factors considered most important (either very or somewhat important) when choosing a dwelling are:

- 1 It's location (91% total important; 58% 'very important')
- 2 Cheap rent (82% total important; 44% 'very important')

The ability of the dwelling to meet the family's requirements was also considered 'very important' (58%) by a large proportion of respondents.

Affordability of the bond was the least frequently selected as important (68%).

The affordability of the rent was more commonly selected but those living alone/alone with children (both 52%) or in group/share household (51%).

The majority (65%) of renters signed a fixed terms lease of 12 months for their dwelling.

Ability to meet rental costs

82% of respondents are either very (44%) or somewhat (38%) confident in being able to meet their rental costs into the future.

Just 4% of respondents were not confident that they could continue to meet their rental costs.

Those who were less likely to be 'very confident' of meeting their rental costs included those earning less than \$40,000 (31%), household with a single person with children (37%) or a couple with children (38%).

Satisfaction with current dwelling

Over three quarters (78%) of respondents are satisfied with their current housing arrangement. Just 12% are dissatisfied.

At least 72% of respondents were satisfied with each of the aspects of their home listed in the report. The highest levels of satisfaction were for 'convenience of location' (94%) and 'amenity of location' (94%).

Moving

Just over one-third (34%) of respondents have not moved in the last three years. 54% have moved once or twice.

A very large proportion (41%) indicated that their stay in their previous dwelling was shorter than intended.

The top three reasons for leaving their previous dwelling were:

- 1 Needing to move for work or education (20%)
- 2 The landlord moving in or selling the property (18%)
- 3 Wanted a bigger/smaller dwelling (18%)

Just 19% of respondents said that they were likely to move in the next 6 months. Just over half (54%) of respondents said that they were not likely to move in the next 6 months, while a further 24% said they were unsure if they would move.

For those that were likely to move, the most common reason was 'the dwelling does not meet the needs of the household' (34%). Other commonly selected reasons included the fact that they were purchasing a new home (22%) or that they needed to move for work or study (21%).

Just over one-third (34%) of respondents have not moved in the last three years. 54% have moved once or twice.

Rental Terms

83% of respondents with a fixed term lease signed a 12 month lease. Very few signed a two year (6%) or a 6 month (6%) lease.

Negotiating Terms

Just one in five (21%) of respondents who have a fixed term lease tried to negotiate its terms.

The most common reason for not requesting changes to the terms of the lease was simply because they were happy with the period offered (66%). Just 34% indicated that they were not aware that they could negotiate the terms of their lease.

However, just over half (53%) of those who had not negotiated the terms of their lease indicated that they would have liked to.

For those that had tried to negotiate the terms of their lease, 68% were successful.

Options for Fixed Terms Leases

From the options provided, the largest proportion of respondents preferred a 'shorter term lease (12 months or less) where the tenant has the option to extend the lease if desired' (40%).

However a significant proportion also preferred 'a longer terms lease that commits both the tenant and the landlord' (30%).

There were some key differences based on age, with younger respondents showing a strong preference for a shorter term lease with the option to extend (48% of those aged under 35) and older respondents preferring a longer term lease that commits both the tenant and the landlord (43% of those aged 55+).

Those who rent via a real estate (43%) were also far more likely to prefer a shorter lease with the option to extend. This compared to the just 36% of private renters and 22% of those that rent through family that prefer this option.

There were surprisingly few differences based on household structure. Although those in group/share households were the type most likely to want a shorter term lease with the option to extend, this is most likely a reflection of the average age of this segment.

Unsurprisingly, single people with children were far less likely than the average to want a shorter term lease with the option to extend (35%), however only 1% more (36%) preferred a longer lease that commits both the tenant and the landlord.

Couples with children (35%) were also more likely than the average to select 'a longer term lease that commits both the tenant and the landlord'; however this group were still most likely to prefer a shorter term lease where the tenant has the option to extend (39%).

Short Term Lease Preferences

The most common reason for preferring a shorter term lease was for 'flexibility':

Specifically, respondents were expecting a change in circumstances (like returning to study or expanding their family), or were simply unsure about the future in general (particularly in regards to the security of their work).

For those that preferred a shorter term lease, the most commonly preferred length was 12 months (38%), however 31% preferred 6 months and 29% preferred no fixed term.

Long Term Lease Preferences

For those that preferred a long term lease, the most commonly selected lease term was 2 years (42%). Less than one in five (18%) selected a 3 year lease, and just 15% a 5 year lease.

Of those who preferred to have a longer lease on their dwelling, a large majority (68%) said that they would be willing to take on responsibility for minor repairs and maintenance in return.

However, the majority (63%) said that they would not prefer to take on a longer lease if it meant they had to compensate their landlord if they broke it.

Along these lines, 92% of respondents consider the conditions governing how rent increases to be important (74% of these consider it to be 'very important').

The key reason for preferring a longer terms lease was to ensure security and stability. Many respondents commented that they had small children, and they wanted to raise them in a stable home environment.

Others were simply over the stress, hassle and cost associated with moving. Moving is seen to be not only mentally stressful, but hard physical work and very time consuming. Put simply, moving home is something that they would prefer to avoid.

The third and fourth most commonly mentioned themes were that they simply like where they live and want to stay and/or that a longer lease means that the rent will remain stable/can't be put up/can be budgeted.

Key Findings

1.1: Management of property

Question: Who is responsible for the management of your property?

	%
Real estate agent	71%
Private landlord who is <u>not</u> a family member	19%
Family member	6%
Other	5%

Base: 809

Comments

The majority of respondents (71%) rent a property that is managed by a real estate agent.

A significant proportion (19%) rent a property that is managed by a private landlord who is not a family member.

Just 6% rent a property from a family member.

In terms of the difference by segment:

- Those aged under 35 were more likely to rent from a real estate agent (78%). This compared to those aged 55+, 54% of which rent from a real estate agent. Those aged 55+ were more likely than the other groups to rent from a private landlord (27%).
- Those in metro areas were also more likely than those in regional areas to rent from a real estate agent (74% compared to 60%).
- Those earning \$60-80,000 (88%) were also more likely to rent through a real estate – this figure drops to 78% for those earning \$40-60,000, 63% for those earning \$20-40,000 and 56% for those earning under \$20,000.

1.2: Household composition

Question: What is the composition of your current household?

	%
Person living alone	24%
Single person with children	8%
Couple only	29%
Couple with children	23%
Group / share household	14%
Other (please specify)	1%

Base: 809

Comments

The majority of respondents fell into one of three main groups; couple only (29%), a person living alone (24%) or a couple with children (23%).

Just 14% of respondents were from a group or share household.

1.3: Government Financial assistance

Question: What, if any, government financial assistance with your renting costs do you receive as an individual or household?

	%
None	71%
Commonwealth Rent Assistance	26%
Bond loan	3%
Other (please specify)	2%

Base: 809

Comments

The majority of respondents (71%) receive no government financial assistance with their renting costs.

Just over one quarter (26%) receive Commonwealth Rent Assistance.

Those respondents who were more likely to receive Commonwealth Rent Assistance included:

- Those aged 55+ (48%)
- Those in regional/rural Victoria (48%)
- Those who are unemployed/home duties/retired (52%), receiving a pension or Centrelink (78%) or studying (55%).
- Those earning under \$40,000 (43%)
- Those who rent from a private landlord (33%)
- Single people with children (54%)

1.4: Length in current dwelling

Question: Thinking about the dwelling in which you currently live:

How long have you lived there?

	%
< 6 months	15%
6 – 12 months	16%
1 – 2 years	22%
2 – 3 years	14%
> 3 years	33%

Base: 809

Comments

The largest proportion (33%) of respondents had lived in their current property for more than three years.

31% had lived there less than 12 months (15% of those for less than 6 months, and 16% for between 6 – 12 months).

Those who were more likely to fall into each of the categories are listed below:

Recent <i>(12 months or less)</i>	Medium term <i>(1 -3 years)</i>	Long term <i>(>3 years)</i>
<ul style="list-style-type: none"> ▪ Those aged under 35 (43%) ▪ Those who are studying (62%) ▪ Those earning under \$20,000 (41%) ▪ More likely to rent via a real estate (34%) ▪ Those is group/share households (51%) 	<ul style="list-style-type: none"> ▪ Full-time (40%) or part-time (44%) workers ▪ Those earning \$80,000 + (52%) or \$60-80,000 (45%) ▪ Couples with children (41%) 	<ul style="list-style-type: none"> ▪ Those aged 55+ (62%) ▪ Pensioners (55%) or those who are unemployed/engaged in home duties (50%) ▪ People living alone (42%) ▪ More likely to rent via a family member (56%) or a private landlord (41%)

1.5: Factors in choosing current dwelling

Question: How important were the following factors on your decision to choose your current dwelling?

	TOTAL Important	TOTAL Unimportant	Very important	Somewhat important	Neither important nor unimportant	Not very important	Quite unimportant
Lease terms/conditions	79%	5%	38%	41%	17%	3%	2%
Cheap rent	82%	4%	44%	38%	14%	3%	1%
Affordability of the bond	68%	11%	33%	35%	22%	7%	4%
How quickly the dwelling became available	78%	6%	39%	39%	17%	4%	2%
The suitability of the dwelling to meet family requirements	79%	11%	51%	28%	11%	5%	6%
The dwelling's location	91%	2%	58%	33%	8%	1%	1%

Base: 809

Comments

The two items that were most commonly rated as important were:

- 1 The dwelling's location (91%)
- 2 Cheap rent (82%)

However, when looking at just the 'very important' rating it is 'the dwelling's location' (58%) and the suitability of the dwelling to meet family requirements' (51%) were considered the most important.

Affordability of the bond was the least frequently selected as important (68%).

Additional comments have been provided on the following page.

1.5: Factors in choosing current dwelling – Further Comments

As can be expected, some items are considered to be more important than others for particular target groups. However the number of significant differences between various groups is limited.

The analysis below is based on the 'very important rating'.

Location

Those in metro areas were more likely than those in regional areas to select 'the dwellings location' (63% in metro areas compared to 41% in regional).

Regional renters were more likely than metro to select 'cheap rent' (52% compared to 42% in regional areas).

Household Composition

Those households consisting of couples only (40%) or couples with children (34%) were far less likely to select 'cheap rent' as very important.

By comparison, 52% of those living alone or as a single parent with children, and 51% of group/share household occupants rated 'cheap rent' as very important.

Unsurprisingly, those with children (either single people or couples) were far more likely to select 'the suitability of the dwelling to meet family requirements' (both 72%). By comparison just an average of 40% across the other groups selected this.

Income

86% of those earning less than \$40,000 stated that cheap rent was important; this compares to those earning \$60-80,000, 72% of whom rated this as important.

Following this trend, those earning less than \$40,000 were more likely to rate 'the affordability of the bond' (70%) as very important. Just 58% of those earning \$60-80,000 rated this as important.

There was also a difference between higher and lower income earners in terms of the importance of the 'suitability of the dwelling'; 86% of those earning \$60,000+ rated this as important compared to 73% of those earning less than \$40,000.

Those earning \$60-80,000 were also more likely to prioritise the dwellings location, with 97% rating this as important compared to 86% of those earning less than \$40,000.

There were no significant differences based on the other segments.

1.6: Household rent

Question: How much rent does your current household pay per week or per calendar month?

(Note: if you are in a group / share household please state your individual rent paid)

	%
\$0-\$50 per week (\$0-217 per month)	2%
\$51-\$100 per week (\$218-\$433 per month)	5%
\$101-\$150 per week (\$434-\$650 per month)	7%
\$151-\$200 per week (\$651-\$867 per month)	10%
\$201-\$250 per week (\$868-\$1,083 per month)	14%
\$251-\$300 per week (\$1,084-\$1,300 per month)	16%
\$301-\$350 per week (\$1,301-\$1,517 per month)	17%
\$351-\$400 per week (\$1,518-\$1,733 per month)	12%
\$401-\$450 per week (\$1,734-\$1,950 per month)	7%
\$451-\$500 per week (\$1,951-\$2,167 per month)	4%
\$501-\$550 per week (\$2,168-\$2,383 per month)	2%
\$551-\$600 per week (\$2,384-\$2,600 per month)	2%
\$601-\$650 per week (\$2,601-\$2,817 per month)	1%
\$651-\$700 per week (\$2,818-\$3,033 per month)	1%
\$700+ per week (>\$3,033 per month)	1%

Base: 809

1.7: Continuing to meet rental costs

Question: How confident are you that you can continue to meet your rental costs into the foreseeable future?

	%
Very confident	44%
Somewhat confident	38%
Unsure	14%
Not confident	4%

Base: 809

Comments

The largest proportion (44%) of respondents are 'very confident' that they can continue to meet their rental costs into the foreseeable future.

A further 38% are 'somewhat confident', resulting in a total of 82% who are at least somewhat confident that they can meet their rental costs.

Just 4% of respondents were not confident that they could continue to meet their rental costs.

Those who were more and less likely to be 'very confident' are outlined below:

More likely to be 'very confident'

- Those aged under 35 (50%)
- Those with incomes in excess of \$60,000 (59%)
- Those working full-time (52%)
- Households of couples only (55%)

Less likely to be 'very confident'

- Those earning less than \$40,000 (31%)
- Household with a single person with children (37%) or a couple with children (38%)
- Pensioners or those receiving Centrelink (26%)

17% of those who are single with children are not confident of being able to meet their rental cost – far more than any other segment.

1.8: Length of lease

Question: What was the length of your fixed-term lease for this dwelling when you signed?

	%	Exc. Those without fixed terms
6 months	5%	6%
12 months	65%	83%
2 years	5%	6%
Other (please specify)	2%	2%
Unsure	2%	3%
I did not have a fixed term lease	21%	-

Base: 809

Base: 640

Comments

When looking at those with fixed terms only (i.e. excluding those that selected 'I do not have a fixed term lease') this figure rises to 83%.

Just 6% had signed a two year lease.

1.9: Negotiate lease term

Question: Did you try to negotiate the term of your lease?

	%
Yes	21%
No	79%

Base: 640

Comments

Just one in five (21%) of respondents who have a fixed term lease tried to negotiate its terms.

Those who were more or less likely than the average to try and negotiate their terms are outlined below:

More likely to negotiate terms

- Those aged 55+ (28%, +7% more than the average)
- Those with a private landlord (30%, +9% more than average)

Less likely to negotiate terms

- Those households containing a couple only (17%, -4% on the average)

There were no significant differences based on location, gender, employment.

Those with children (either a couple or living alone) were + 3% more likely to try to alter their terms.

1.10: Why didn't negotiate

Question: Why didn't you try to negotiate the term of your lease?

	%
I was happy with the period offered	66%
I wasn't aware I could	34%
I was worried the landlord would give the property to someone else	12%
I worried rent would be increased	6%
Other	1%

Base: 507

Comments

The most common reason for **not** requesting changes to the terms of the lease was simply because they were happy with the period offered to them. This was selected by two thirds of respondents (66%).

Just 34% indicated that they were not aware that they could negotiate the terms of their lease.

Even fewer respondents were concerned that the property would be given to someone else (12%) or that the rent would be increased (6%).

Difference by segment

Gender

Both genders were most likely to indicate that they were happy with the period offered (although at 62% for men and 69% for women, women were slightly more likely to select this option).

Men were slightly more likely than women (16% compared to 8%) to state that they were concerned that the landlord would give the property to someone else.

Age

Those aged under 35 (37%) were more likely than those aged 35-55 (32%) or 55+ (21%) indicated that they were not aware that you could negotiate a fixed term lease.

This younger age group were also more likely to be concerned that the landlord would give the property to someone else; 13% selected this compared to 11% aged 35-55 and just 6% of those aged 55+.

Income

Those earning in excess of \$80,000 (78%) were more likely than the average to state that they were happy with the lease period offered.

Management of Property

Those that rent their property from a real estate agent were more likely to indicate that they weren't aware they could negotiate (35% compared to just 26% who rent from a private landlord and 23% from a family member).

There were no significant differences based on location, or by household composition.

1.11: The option to negotiate lease

Question: Would you have liked the option to negotiate the term (length) of your lease?

	%
Yes	53%
No	47%

Base: 507

Comments

Just over half (53%) of those who had not negotiated the terms of their lease indicated that they would have liked to.

Those who were more likely to want to negotiate the terms of their lease included:

- Males (60% compared to just 46% of females)
- Those aged 55-35 (59% compared to 51% of those aged under 35 and 42% of those aged 55+)
- Those living in metro areas (58% compared to just 35% in regional areas)
- Those with full-time (61%) or casual (61%) employment. These figures compare to the just 43% for those that work part-time and the 47% who are unemployed/home duties/retired.
- Those whose property is managed by a real estate agent (55% compared to just 37% of those whose property is managed privately).

There were no significant differences based on household composition – other than the fact that single people with children (42%) were **less** likely to have wanted to negotiate the terms of their lease.

By way of comparison, couples with children (54%) did not deviate from the average significantly.

1.12: Success of negotiating lease

Question: Were you successful in negotiating the term of the lease?

	%
Yes	68%
No	32%

Base: 133

Comments

Of those who had tried to negotiate the terms of their lease, 68% were successful.

Those aged under 35 (72%) and 55+ (77%) were more likely to have been successful, compared to those aged 35-55 (55%).

Those in regional areas (76%) were more likely than those in metro areas (66%) to be successful.

The higher a respondents income the more likely they were to be successful; those earning \$80,000+ (77%) were more likely than those earning under \$40,000 (60%) or between \$40-80,000 (71%).

In terms of household composition, those people living alone (83%) were far more likely to be successful. Single people with children (70%) and couples with children (66%) were also more likely than couples only (60%) or group/share households (56%).

There were no significant differences based on gender, or for who manages the property.

1.13: Satisfaction

Question: Overall, how satisfied are you with your current housing situation?

	%
TOTAL satisfied	78%
TOTAL dissatisfied	12%
Very satisfied	36%
Somewhat satisfied	42%
Neither satisfied nor unsatisfied	11%
Somewhat dissatisfied	9%
Very dissatisfied	3%

Base: 809

Comments

Over three quarters (78%) of respondents are satisfied with their current housing arrangement.

Just 12% are dissatisfied.

In terms of the 'total satisfied' there were no significant differences across the various segments.

Overall, 36% of respondents indicated that they are 'very satisfied'. Some segments were more likely than others to be 'very satisfied'; this included:

- Females (40% compared to 31% of males)
- Those aged 55+ (47% compared to 33% of those aged 35-55 and 34% of those aged under 35)
- Those who rent from a family member (54%) were more likely to be satisfied – those that rent from a real estate agent were less likely (33%)

Couples with children were significantly less likely than the other household composition to be 'very satisfied' (just 26% were very satisfied compared to the average of 36%).

In terms of the percentage who were 'very satisfied' there were no significant differences based on location and income.

1.14: Factors in choosing current dwelling

Question: How satisfied are you with the following specific aspects of your housing?

	TOTAL Satisfied	TOTAL Dissatisfied	Very satisfied	Satisfied	Dissatisfied	Very dissatisfied	Don't know
Lease terms and conditions	89%	8%	29%	60%	8%	<1%	3%
Level of rent (the cost)	75%	22%	22%	53%	18%	4%	2%
State of repair	72%	27%	20%	52%	20%	7%	2%
Convenience of location (i.e. close to transport and work opportunities)	94%	5%	56%	38%	4%	1%	1%
Amenity of location (i.e. local parks, schools, shops and services)	94%	5%	53%	41%	4%	1%	1%
Appropriateness of dwelling (size etc.)	83%	16%	37%	46%	13%	3%	1%
Relationship with landlord	81%	14%	30%	51%	11%	3%	5%

Base: 809

Comments

At least 72% of respondents were satisfied with each of the aspects of their home listed.

The highest levels of satisfaction were for 'convenience of location' (94%) and 'amenity of location' (94%).

The lowest levels of satisfaction were for 'state of repair' (72%) and 'level of rent' (75%). These were also the items with the highest 'dissatisfaction' ratings (22% for level of rent and 27% for state of repair).

Additional Comments: 1.14: Factors in choosing current dwelling

- Females (30%) were more likely than males (22%) to be dissatisfied with the state of repair of their rental.
- Those aged under 55 (and an average of 28%) were more likely than those aged 55+ (19%) to be dissatisfied with the state of repair of their rental.
- The younger the respondent the more likely they were to be dissatisfied with their relationship with their landlord; 18% of those aged under, compared to 13% of those aged 25-55 and 11% of those aged 55+.
- Those in metro areas (25%) were far more likely to be dissatisfied with their level of rent than those in regional areas (14%).
- Those who rent through a real estate agent were more likely to be dissatisfied with the level of rent (25% compared to 19% who rent privately).
- Those who rent through a real estate agent were also more likely to be dissatisfied with the state of repair of their rental (31% compared to 21% of those that rent privately).
- They were also more likely to be dissatisfied with their relationship with their landlord (17% compared to 10% of those that rent privately).

There were no significant differences across the groups in terms of their dissatisfaction with their lease terms and conditions.

1.15: Likely to move

Question: Are you likely to move in the next six months?

	%
Yes	19%
No	54%
Unsure	27%

Base: 809

Comments

Just over half (54%) of respondents said that they were not likely to move in the next 6 months.

A further 27% said they were unsure if they would move.

Just 19% said that they were likely to move.

Those segments that indicated that they were more likely to move in the next six months included:

- Those aged under 35 (25%)
- Part-time workers (27%) and those who are studying (24%)
- Those living in group/share households (26%)

1.16: Reason to move

Question: Why are you likely to move in the next six months?

	%
Dwelling doesn't meet needs of household	34%
Purchasing own home	22%
Need to move to another area due to work/study	21%
Other (please specify)	14%
Landlord moving in/selling property	12%
Change in employment circumstances	9%
Unable to afford rent	8%
Dispute with landlord	5%
Dispute with co-tenant	4%

Base: 153

Comments

The main reason for moving that was most commonly selected was:

1 'dwelling doesn't meet needs of household' (34%).

Following this, the most commonly selected items were:

2 Purchasing own home (22%)

3 Need to move to another area due to work/study (21%)

Very few selected 'landlord moving in/selling' (12%), 'unable to afford rent' (8%), 'dispute with landlord (5%) or tenant (4%)'.

'Dwelling doesn't meet the needs of household' was the most frequently selected items across all the segments.

The segments are too small to conduct any further analysis.

1.17: Moves in past 3 years

Question: How many times have you moved over the last three years?

	%
0	34%
1	33%
2	21%
3	10%
4	2%
5+	1%

Base: 809

Comments

Just over one-third (34%) of respondents have not moved in the last three years.

54% have moved once (33%) or twice (21%).

13% have moved three or more times; with just 3% moving 4 or more times.

Those who were more or less likely to move are outlined below:

- There were no significant differences based on gender.
- Younger people were more likely to move; just 19% of those aged under 35 said that they had not moved in the last three years, compared to 43% of those aged 35-55 and 61% of those aged 55+. 20% of those aged under 35 have moved three or more times in three years – this compares to just 5% of those aged 35-55 and 3% of those aged 55+.
- Those in regional areas were more likely to state that they had not moved in the past three years (40% compared to just 31% of those in metro areas).
- Those who live in a property managed by a family member were the most likely to state that they had not moved (57%), followed by those who have a private landlord (39%). This compared to just 28% of respondents who live in a property managed by a real estate who have not moved in the past 3 years.
- People living alone were more likely than the average to state that they had not moved (42%), while those living in group/share households were more likely to have moved 3+ times (30%).

1.18: Length of stay at previous address

Question: How long did you live at your previous address?

	%
< 6 months	11%
6 – 12 months	27%
1 - 2 years	29%
> 2 years	33%

Base: 538

Comments

For those that had moved in the last three years, the largest proportion had lived at their previous address for more than 2 years (33%), followed by those that had lived there for between 1 – 2 years (29%). This means that the majority had lived at their previous address for a year or more (a total of 62%).

Just 11% had lived there for less than 6 months whilst 27% had lived there for between 6 - 12 months.

Reflective of the results for 'number of moves in the previous 3 years', younger respondents were more likely to have stayed at their previous address for less than 6 months (16%) or between 6 – 12 months (33%).

Those aged 55+ were far more likely to indicate that they had stayed for more than 2 years (66%). Those aged 35-55 were also more likely to have stayed for 2 or more years (47%).

Those people living alone were the household type most likely to have stayed for 2 or more years (48%). This was followed by those households that consist only of a couple with children (39%).

Group/share households were far less likely to have stayed for 2 or more years, with just 16% of respondents selecting this.

1.19: Intended length of stay

Question: Was this period shorter than, longer than, or the same as you had intended to stay there?

	%
Shorter than intended	41%
Longer than intended	26%
Same as intended	33%

Base: 538

Comments

A very large proportion (41%) indicated that their stay in their previous dwelling was shorter than intended.

One in three (33%) said that they stayed as long as they intended, while 26% said they stayed longer than intended.

Those who live in group/share households were more likely to state that their stay had been shorter than intended in their previous household (52%).

There were no significant differences based on gender, age, location, income or work type.

1.20: Reason to move

Question: What was your reason(s) for moving out of your previous dwelling? (Select up to three)

	%
Needed to move for work/education	20%
Landlord moved in/sold property	18%
Wanted a bigger/smaller dwelling	18%
Other (please specify)	15%
Rent was increased	10%
Moved in with partner	9%
Wanted to be closer to services	7%
Dwelling lacked appropriate amenities	7%
Wanted to be closer to family/friends	7%
Dispute with landlord	6%
Wanted to be closer to public transport	6%
Change in household size	6%
Did not feel safe in area/dwelling	5%
Dispute with another tenant	4%
Unable to afford rent	4%
Breakdown of previous relationship	4%
Loss of employment	3%
Eviction	2%
Child(ren) changed schools	1%
Wanted to be further away from family/friends	1%

Comments

The top three reasons for leaving their previous dwelling were:

- 1 Needed to move for work or education (20%)
- 2 The landlord moved in or sold the property (18%)
- 3 Wanted a bigger/smaller dwelling (18%)

Just 10% stated that the rent had increased, while 9% moved in with a partner.

Items related to their ability to pay rent were less frequently selected; 'eviction; (2%), 'loss of employment' (3%) or 'unable to afford rent' (4%).

Comments: 1.20 reasons to move

There were no significant differences by gender or location.

In terms of **age**:

- Those aged 35+ (28%) were more likely than those aged under 35 (11%) to report that their landlord had moved in.
- Those aged under 35 (25%) were more likely to report that they had to move for work or education.
- Those aged under 35 (21%) and 55+ (22%) were more likely than those aged 35-55 to report that they had to move due to wanting a bigger or smaller dwelling.

Those living in single parent households were more likely to report eviction (8%) or that their landlord had moved in or sold the property (34%).

Couples were more likely – unsurprisingly – to report that they had moved in with their partner (21%).

Regional/rural respondents were more likely to indicate that their landlord had moved in or sold the property (25%).

1.21: Reason for multiple moves

Question: If you have moved more than once in the last three years, what have been the primary reasons for your other moves during this time? (Select up to three)

	%
Needed to move for work/education	23%
Landlord moved in/sold property	13%
Wanted a bigger/smaller dwelling	12%
Moved in with partner	10%
Wanted to be closer to family/friends	10%
Other	10%
Breakdown of previous relationship	7%
Change in household size	7%
Rent was increased	6%
Did not feel safe in area/dwelling	5%
Wanted to be closer to public transport	5%
Wanted to be closer to services	5%
Dwelling lacked appropriate amenities	5%
Dispute with another tenant	3%
Unable to afford rent	3%
Loss of employment	3%
Eviction	2%
Dispute with landlord	2%
Child(ren) changed schools	2%
Wanted to be further away from family/friends	1%
N/A – I moved only once	10%

Base: 272

Comments

The reasons for multiple moves reflected those selected for 'reason for last move'.

The top three reasons for moving more than once in the last three years were:

- 1** Needed to move for work/education (23%)
- 2** Landlord moved in/sold property (13%)
- 3** Wanted a bigger/smaller dwelling (12%)

1.22: Options for fixed term lease

Question: If you were to sign a new fixed term lease, which of the following options would you most prefer?

	%
A shorter term lease (12 months or less) where neither the landlord nor tenant are committed beyond the term of the lease.	15%
A shorter term lease (12 months or less) where the tenant has the option to extend the lease if desired.	40%
A longer term lease (more than 12 months) that commits both the tenant and the landlord.	30%
A longer term lease (more than 12 months) that commits the landlord but not the tenant.	15%

Base: 809

Comments

From the four provided, the option that was preferred by the largest proportion of respondents was:

- A shorter term lease (12 months or less) where the tenant has the option to extend the lease if desired (40%)

However a significant proportion also preferred 'a longer term lease that commits both the tenant and the landlord' (30%). Surprisingly more people selected this option than the option that provided a longer term lease, but committed just the landlord and not the tenant (15%)

Key differences by segment

There were no significant differences based on gender.

Age

Under 35's showed a stronger preference for a shorter lease where the tenant has the option to extend (48%).

Those aged 55+ preferred a longer term lease that commits both the tenant and the landlord (43%).

Those aged 35-55 were evenly split between a shorter term lease with the option to extend (35%) and a longer term lease that commits both the tenant and the landlord (34%).

Location

Those in metro areas were slightly more likely than those in regional areas (41% compared to 36%) to favour a shorter term lease with the option to extend.

Employment

Those who are unemployed/retired/home duties (37%) and those who are pensioners/Centrelink receivers (39%) were more likely to select 'a longer term lease that commits both the tenant and the landlord'.

Management of Property

Those who have their property managed by a real estate agent (43%) were far more likely than private renters (36%) or those managed by family members (22%) to want a shorter lease with the option to extend.

Household Structure

There were surprisingly few differences based on household structure.

Those in groups/share households were the household structure type most likely to want a shorter lease with the option to extend (46%). Single people with children (35%) were far less likely to select this, and were more likely than the average to want a longer term lease that commits both the tenant and the landlord (36%).

Couples with children (35%) were also more likely than the average to select 'a longer term lease that commits both the tenant and the landlord'; however this group were still most likely to prefer a shorter term lease where the tenant has the option to extend (39%).

1.23: Preference for short-term lease

Question: Why do you prefer a shorter term lease over a longer term lease?

There were 379 valid responses to this question.

By far, the most commonly selected reason for wanting a shorter lease was simply for 'flexibility' (127 comments). Respondents did not want to be locked in, and wanted to be able to move out if they wanted or if they needed to.

A shorter term lease with the option to extend the lease gives me more room to move if I need to shift for whatever reason but still have the option to extend.

As you are not locked into a contract which makes it flexible if you want to move.

Because my situation could change and I want flexibility.

Don't like to be committed for too long.

Others were expecting a change in their circumstances (60 comments), like returning to study, changing jobs or expanding their family, while others felt that they couldn't predict what was in the future (52 comments).

Chance of moving out in case there is any change in my work location.

Change in circumstances due to difficult job market.

Flexibility to move interstate or overseas without hassle or cost.

I am carer for my elderly mother, and if she deteriorates I will need to move in with her, which means I will need to give short notice to vacate my rental house.

In case circumstances change or relocation.

Situations change and it is nice to have flexibility.

The fourth most commonly stated theme was that they were only short term renters (54 comments) – most commonly because they planned to buy a house soon, or because they needed to move for work or family.

Shorter term, I'm trying to save for a first home loan and would like flexibility on my lease after the first 12 month contract has expired.

Thinking about buying in the next year or so only want a 12 month lease for now.

Waiting on priority commission housing.

We are buying our own home within the next six months.

We are thinking of buying so a shorter lease would be great.

An important fifth major theme was that they might not like the property or the area, or that the landlord may be unsatisfactory (particularly in regards to repairs) (27 comments). Linked to this theme was the idea that they might get a better offer (9 comments) or be able to find somewhere with cheaper rent (10 comments).

To determine if the place was suitable over a 12 month minimum period.

Once moved in I started to notice the problems associated with property. Still waiting, while living with mice & an on-going toilet blockage including no insulation in the property, after 6mths of calling, emailing & texting agent to get them fixed, am still waiting.

Because we are not sure if this is where we want to live yet.

Because you can't know if the house 100% suit your needs until you have lived there for a little while.

A final theme was the concern about the cost of breaking a lease, should they have to (11 comments). Although only directly commented on by 11 respondents, this is no doubt a consideration in the general call for 'flexibility' in the first theme.

In case I want to move. I don't want to break the lease and cover the cost.

Freedom to move without financial tie in if the lease is broken after 6/12 months.

Freedom to move without incurring costs for rent.

1.24: Preferred length of lease

Question: What would be your preferred length of lease?

	%
No fixed term	29%
6 months	31%
12 months	38%
Other (please specify)	3%

Base: 442

Comments

For those that preferred a shorter term lease, the most commonly preferred length was 12 months (38%), however 31% preferred 6 months and 29% preferred no fixed term.

Those aged under 35 (34%) and 35-55 (30%) were more likely than those aged 55+ (15%) to select a '6 month' term.

Those aged 55+ were actually more likely to select 'no fixed term' (40% compared to the overall average of 29%).

Those in metro areas were more likely than those in regional areas to select '12 months' (40% compared to 32%).

Alternatively, those in regional areas were more likely to select '6 months' than those in metro areas (37% compared to 29%).

Those who rent privately (39%) or through a family member (40%) were more likely to want 'no fixed term', while those that rent through a real estate (42%) were more likely to want a 12 month term.

Couples with children were more likely to want a 12 month term (52%), however single parents were more likely to want a 6 month term (41%).

1.25: Preference for long-term lease

Question: Why do you prefer a longer term lease?

There were 409 valid responses to this question.

The key reason for preferring a longer terms lease was to ensure security (119) and stability (91). Many respondents commented that they had small children, and they wanted to raise them in a stable home environment. Others commented on the stress and worry regarding shorter term leases, where they had to renegotiate or potentially move every 12 months.

For security as to our living arrangements. Stability for my young son.

Having small kids is important for them to have a stable home.

It gives me peace of mind that I can have a stable family life for my child.

It gives stability and security for longer run.

The second most frequently mentioned item was the hassle and cost of moving (113 comments). Many commented that moving is physically hard work, that it is expensive and time consuming. Put simply, moving home is something that they would prefer to avoid.

It is costly and stressful to move.

To avoid moving too frequently, the related costs and stress thereof.

I hate moving and when we are in a suitable home why move?

As a general rule I hate moving, as it's inconvenient and an expensive/time-consuming endeavour.

I am fed up of moving every year because the Landlord is selling up.

Because I don't want to have to move. It is backbreaking and depressing. Bad enough that we cannot own our own home.

The third and fourth most commonly mentioned themes were that they simply like where they live and want to stay (40 comments):

I also become attached to where I live if I am comfortable.

Property is close to the school our three young children attend.

Because we are very happy where we live.

I don't want to move from this area as it is closest to family.

And/or that a longer lease means that the rent will remain stable/can't be put up/can be budgeted (40 comments). Respondents thought that a longer lease would prevent their landlord from putting up their rent frequently.

May be able to lock in rent.

Ensures the landlord doesn't up the rent too often.

It gives you security that the rent will not be raised which makes it easier to budget.

It's better to have a long term lease as the rent increase only happens once in a year.

Locks in rent at a suitable level.

More security in regards to the rent not being increased as often.

Other lesser mentioned themes included wanting to make their house their home (i.e. really settle in, make improvements and connect to their local community) (8 comments), wanting to plan for the future (5 comments) or the fact that longer terms simply 'work for everyone' (4 comments).

Both landlord and tenant can commit to a longer term that suits each other's needs.

Lock into a lower rent, gives both parties certainty.

Like to create long term plans.

So we can make plans and not have to worry about getting 60 days' notice to vacate when we have been there only 10 months.

1.26: Preferred length of lease

Question: What would be your preferred length of lease?

	%
2 years	42%
3 years	18%
5 years	15%
10 years	3%
Indefinite	19%
Other (please specify)	2%

Base: 367

Comments

For those that preferred a longer term lease, the most commonly selected lease term was 2 years (42%).

Less than one in five (18%) selected a 3 year lease, and just 15% a 5 year lease.

Just 3% selected a 10 year lease.

19% selected an 'indefinite' lease, which turned out to be the second most frequently selected lease term.

There were no differences based on gender.

Under 35s (60%) were far more likely to select 2 years, while those aged 55+ most commonly selected 'indefinite' (36%). Those aged 35-55 did not differ significantly from the average.

Those in metro areas were more likely than those in regional to select '2 years' (46% compared to 29%). For those in regional areas an 'indefinite' term was the most commonly preferred (35% of those in regional areas selected this compared to just 14% in metro areas).

Those who rent through a real estate agent were more likely to select a 2 year lease (50%), while those that rent from a family member were more likely to select 'indefinite' (48%). Those who rent from a private landlord were also more likely to select 'indefinite' (30%), although a 2 year term was still their most commonly selected option (35%).

Full time workers were more likely than the average to prefer a 2 year lease (51%).

1.27: Responsibility for maintenance and minor repairs

Question: Would you be willing to take on some responsibility for minor repairs or maintenance in return for a longer term lease?

	%
Yes	68%
No	32%

Base: 367

Comments

Of those who preferred to have a longer lease on their dwelling, a large majority (68%) said that they would be willing to take on responsibility for minor repairs and maintenance in return.

Just 32% said that they would not be willing to do this.

Males (71%) were slightly more likely than females (65%) to answer yes.

There were no significant differences based on age.

Those in regional areas (75%) were more likely than those in metro (65%) to be willing to take on minor repairs in exchange for a longer lease.

Those living in a household consisting of couples only were significantly more likely to be willing to take on minor repairs (77%). Those in group/share households were less likely (54%). The remainder of the groups did not differ significantly from the average.

1.28: Compensation for breaking lease

Question: Would you prefer a longer term lease if you had to compensate the landlord if you break it?

	%
Yes	37%
No	63%

Base: 367

Comments

Just over one in three respondents (37%) said they would still prefer a longer term lease, even if they had to compensate the landlord if they break it.

The majority said no (63%).

There were no differences based on gender, location or by management type.

Under 35s were more likely than the average to select 'yes' (48%), while those aged 55+ were less likely (27%).

Single parents with children (44%) and group/share (50%) households were the household most likely to select 'yes'.

1.29: Importance of rent increase conditions

Question: The law currently permits a landlord to increase rent as much as twice a year with limited restrictions on how much rent is increased:

If you were to sign a longer term lease, what importance would you place on the conditions governing how rent increases (both frequency and amount) are applied during the term of the lease?

	%
TOTAL important	92%
TOTAL not important	2%
Very important	74%
Somewhat important	18%
Neither important nor unimportant	7%
Not very important	1%
Quite unimportant	1%

Base: 367

Comments

Clearly, the conditions governing rent increases are very important to respondents. 74% rated this as 'very important', with a total of 92% rating it as 'important'.

The total importance rating was consistently high across all the segments.

Demographics

Gender	
Male	49%
Female	51%
Unspecified	-

Age	
18-24	8%
25-34	42%
35-44	21%
45-54	14%
55-64	8%
65+	6%

Location	
Melbourne	76%
Regional Victoria	15%
Rural Victoria	9%

No. of Dependent Children in current household	
0	34%
1	30%
2	26%
3	8%
4	1%
5+	1%

Household	
\$1 - \$199	4%
\$200 - \$299	4%
\$300 - \$399	5%
\$400 - \$499	8%
\$500 - \$599	6%
\$600 - \$699	6%
\$700 - \$799	8%
\$800 - \$899	8%
\$900 - \$999	5%
\$1,000 - \$1,099	8%
\$1,100 - \$1,199	4%
\$1,200 - \$1,299	5%
\$1,300 - \$1,399	2%
\$1,400 - \$1,499	4%
\$1,500 - \$1,599	4%
\$1,600 - \$1,699	4%
\$1,700 - \$1,799	2%
\$1,800 - \$1,899	2%
\$1,900 - \$1,999	1%
\$2,000 - \$2,099	3%

Personal Employment	
Employed, permanent full-time	45%
Employed, permanent part-time	12%
Employed, casual full-time	3%
Employed, casual part-time	7%
Unemployed	4%
Pensioner or Centrelink benefit	7%
Home duties	8%
Studying, full-time (not working)	6%
Studying, part-time	1%
Retired	5%
Other (please specify)	2%

Employment of Other Household Members	
Employed, permanent full-time	55%
Employed, permanent part-time	6%
Employed, casual full-time	4%
Employed, casual part-time	8%
Unemployed	6%
Pensioner or Centrelink benefit	6%
Home duties	10%
Studying, full-time	4%
Studying, part-time	1%
Retired	4%
Other (please specify)	2%
Employed, permanent full-time	55%

Household Structure	
Person living alone	18%
Single person with children	7%
Couple only	27%
Couple with children	20%
Group / share household	25%
Other (please specify)	4%

No. Dependent children in previous household	
0	49%
1	25%
2	20%
3	4%
4+	3%
0	49%

Appendix A: Survey

1. Gender: SR

- Male
- Female
- Unspecified

2. Age: SR

- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65+

3. Where do you live? SR

- Metropolitan Melbourne
- Regional Victoria (Geelong, Ballarat etc.)
- Rural Victoria

4. Who is responsible for the management of your property?

- Real estate agent
- Private landlord who is not a family member
- Family member
- Other

5. What is the composition of your current household? SR

- a. Person living alone **{Go to Q7}**
- b. Single person with children **{Ask Q6}**
- c. Couple only **{Go to Q7}**
- d. Couple with children **{Ask Q6}**
- e. Group / share household **{Go to Q6}**
- f. Other (please specify) **{Go to Q6}**

6. How many, if any, dependent children do you have? SR

- 0
- 1
- 2
- 3
- 4
- 5+

7. Which of the following best describes YOUR current employment status? SR

- Employed, permanent full-time
- Employed, permanent part-time
- Employed, casual full-time
- Employed, casual part-time
- Unemployed
- Pensioner or Centrelink benefit
- Home duties
- Studying, full-time (not working)
- Studying, part-time
- Retired
- Other (please specify)

8. [DISPLAY ONLY IF Q5 = c, d or f]

Which of the following best describes the current employment status of the OTHER adults in your house? Please select all that apply. MR

- Employed, permanent full-time
- Employed, permanent part-time
- Employed, casual full-time
- Employed, casual part-time
- Unemployed
- Pensioner or Centrelink benefit
- Home duties
- Studying, full-time
- Studying, part-time
- Retired
- Other (please specify)

9. What, if any, government financial assistance with your renting costs do you receive as an individual or household? SR

- None
- Commonwealth Rent Assistance
- Bond loan
- Other (please specify)

10. What is the total net weekly income from all sources – including pensions and allowances – your household receives? (Note: if you are in a group / share household please state your individual income) SR

- | | |
|--|--|
| <input type="checkbox"/> \$1 - \$199 | <input type="checkbox"/> \$1,100 - \$1,199 |
| <input type="checkbox"/> \$200 - \$299 | <input type="checkbox"/> \$1,200 - \$1,299 |
| <input type="checkbox"/> \$300 - \$399 | <input type="checkbox"/> \$1,300 - \$1,399 |
| <input type="checkbox"/> \$400 - \$499 | <input type="checkbox"/> \$1,400 - \$1,499 |
| <input type="checkbox"/> \$500 - \$599 | <input type="checkbox"/> \$1,500 - \$1,599 |
| <input type="checkbox"/> \$600 - \$699 | <input type="checkbox"/> \$1,600 - \$1,699 |
| <input type="checkbox"/> \$700 - \$799 | <input type="checkbox"/> \$1,700 - \$1,799 |
| <input type="checkbox"/> \$800 - \$899 | <input type="checkbox"/> \$1,800 - \$1,899 |
| <input type="checkbox"/> \$900 - \$999 | <input type="checkbox"/> \$1,900 - \$1,999 |
| <input type="checkbox"/> \$1,000 - \$1,099 | <input type="checkbox"/> \$2,000 - \$2,099 |

- \$2,100 - \$2,199
- \$2,200 - \$2,299
- \$2,300 - \$2,399
- \$2,400 - \$2,499
- \$2,500+

Thinking about the dwelling in which you currently live:

11. How long have you lived there? SR

- < 6 months
- 6 – 12 months
- 1 – 2 years
- 2 – 3 years
- > 3 years

12. How important were the following factors on your decision to choose your current dwelling? SR per Row, ROTATE LIST

	Very important	Somewhat important	Neither important nor unimportant	Not very important	Quite unimportant
Lease terms/conditions					
Cheap rent					
Affordability of the bond					
How quickly the dwelling became available					
The suitability of the dwelling to meet family requirements					
The dwelling's location					

13. How much rent does your current household pay per week or per calendar month?

(Note: if you are in a group / share household please state your individual rent paid) **SR**

- \$0-\$50 per week (\$0-217 per month)
- \$51-\$100 per week (\$218-\$433 per month)
- \$101-\$150 per week (\$434-\$650 per month)
- \$151-\$200 per week (\$651-\$867 per month)
- \$201-\$250 per week (\$868-\$1,083 per month)
- \$251-\$300 per week (\$1,084-\$1,300 per month)
- \$301-\$350 per week (\$1,301-\$1,517 per month)
- \$351-\$400 per week (\$1,518-\$1,733 per month)
- \$401-\$450 per week (\$1,734-\$1,950 per month)
- \$451-\$500 per week (\$1,951-\$2,167 per month)
- \$501-\$550 per week (\$2,168-\$2,383 per month)
- \$551-\$600 per week (\$2,384-\$2,600 per month)
- \$601-\$650 per week (\$2,601-\$2,817 per month)
- \$651-\$700 per week (\$2,818-\$3,033 per month)
- \$700+ per week (>\$3,033 per month)

14. How confident are you that you can continue to meet your rental costs into the foreseeable future?

SR

- Very confident
- Somewhat confident
- Unsure
- Not confident

15. What was the length of your fixed-term lease for this dwelling when you signed? **SR**

- 6 months
- 12 months
- 2 years
- Other (please specify)
- Unsure
- I did not have a fixed term lease **{GO TO 20}**

16. Did you try to negotiate the term of your lease? **SR**

- a.** Yes **{Go to Q19}**
- b.** No **{Ask Q17}**

17. Why didn't you try to negotiate the term of your lease? **MR**

- I wasn't aware I could
- I was happy with the period offered
- I was worried the landlord would give the property to someone else
- I worried rent would be increased
- Other

18. Would you have liked the option to negotiate the term (length) of your lease? **SR**

- Yes

- No

From Q18 GO to Q20

19. Were you successful in negotiating the term of the lease? SR

- Yes
- No

20. Overall, how satisfied are you with your current housing situation? SR

- Very satisfied
- Somewhat satisfied
- Neither satisfied nor unsatisfied
- Somewhat dissatisfied
- Very dissatisfied

21. How satisfied are you with the following specific aspects of your housing? SR per Row, ROTATE LIST

	Very satisfied	Satisfied	Dissatisfied	Very dissatisfied	Don't know
Lease terms and conditions					
Level of rent (the cost)					
State of repair					
Convenience of location (i.e. close to transport and work opportunities)					
Amenity of location (i.e. local parks, schools, shops and services)					
Appropriateness of dwelling (size etc.)					
Relationship with landlord					

22. Are you likely to move in the next six months? SR

- Yes **{Ask to Q23}**
- No **{Go to Q24}**
- Unsure **{Go to Q24}**

23. Why are you likely to move in the next six months?

- Dispute with landlord
- Landlord moving in/selling property
- Dispute with co-tenant
- Unable to afford rent
- Change in employment circumstances
- Dwelling doesn't meet needs of household
- Purchasing own home
- Need to move to another area due to work/study
- Other (please specify)

24. How many times have you moved over the last three years?

- a. 0 **{Go to Q31}**
- b. 1 **{Go to Q25}**

c. 2 {Go to Q25}

e. 4 {Go to Q25}

d. 3 {Go to Q25}

f. 5+ {Go to Q25}

Thinking about the dwelling you were in prior to your current one:

25. What was the composition of your previous household?

- Person living alone {Go to Q27}
- Single person with children {Go to Q26}
- Couple only {Go to Q27}
- Couple with children {Go to Q26}
- Group / share household {Go to Q26}
- Other (please specify) {Go to Q26}

26. How many dependent children did you have while living in that household?

- 0
- 1
- 2
- 3
- 4+

27. How long did you live at your previous address?

- < 6 months
- 6 – 12 months
- 1 - 2 years
- > 2 years

28. Was this period shorter than, longer than, or the same as you had intended to stay there?

- Shorter than intended
- Longer than intended
- Same as intended

29. What was your reason(s) for moving out of your previous dwelling?

(Select up to three)

- Eviction
- Dispute with landlord
- Landlord moved in/sold property
- Dispute with another tenant
- Did not feel safe in area/dwelling
- Unable to afford rent
- Rent was increased
- Loss of employment
- Needed to move for work/education
- Other (please specify)
- Wanted to be closer to public transport
- Wanted to be closer to services
- Moved in with partner
- Breakdown of previous relationship
- Change in household size
- Wanted a bigger/smaller dwelling
- Dwelling lacked appropriate amenities
- Child(ren) changed schools
- Wanted to be closer to family/friends
- Wanted to be further away from family/friends

30. {DISPLAY ONLY IF Q24 = c, d, e or f} If you have moved more than once in the last three years, what have been the primary reasons for your other moves during this time? (Select up to three) MR select up to three only – ROTATE list

- N/A – I moved only once {anchor – do not rotate, exclusive answer}
- Eviction
- Dispute with landlord
- Landlord moved in/sold property
- Dispute with another tenant
- Did not feel safe in area/dwelling
- Unable to afford rent
- Rent was increased
- Loss of employment
- Needed to move for work/education
- Wanted to be closer to public transport
- Wanted to be closer to services
- Moved in with partner
- Breakdown of previous relationship
- Change in household size
- Wanted a bigger/smaller dwelling
- Dwelling lacked appropriate amenities
- Child(ren) changed schools
- Wanted to be closer to family/friends
- Wanted to be further away from family/friends
- Other _____ {anchor – do not rotate}

Thinking now about if you were to sign another fixed-term lease:

31. If you were to sign a new fixed term lease, which of the following options would you most prefer?

- A shorter term lease (12 months or less) where neither the landlord nor tenant are committed beyond the term of the lease. **{Ask Q32 & Q33, then END SURVEY }**
- A shorter term lease (12 months or less) where the tenant has the option to extend the lease if desired. **{Ask Q32 & Q33, then END SURVEY }**
- A longer term lease (more than 12 months) that commits both the tenant and the landlord. **{Go to Q34}**
- A longer term lease (more than 12 months) that commits the landlord but not the tenant. **{Go to Q34}**

32. Why do you prefer a shorter term lease over a longer term lease?

33. What would be your preferred length of lease?

- No fixed term
- 6 months
- 12 months
- Other (please specify)

{Survey ends}

34. Why do you prefer a longer term lease?

35. What would be your preferred length of lease?

- 2 years
- 3 years
- 5 years
- 10 years
- Indefinite
- Other (please specify)

36. Would you be willing to take on some responsibility for minor repairs or maintenance in return for a longer term lease?

- Yes
- No

37. Would you prefer a longer term lease if you had to compensate the landlord if you break it?

- Yes
- No

The law currently permits a landlord to increase rent as much as twice a year with limited restrictions on how much rent is increased:

38. If you were to sign a longer term lease, what importance would place on the conditions governing how rent increases (both frequency and amount) are applied during the term of the lease?

- Very important
- Somewhat important
- Neither important nor unimportant
- Not very important

- Quite unimportant

{Survey ends}