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| Data sets | | | | | | | | | | | | | | | | | | | | | |
| Tenancy bond database (Tenancy Services, MBIE) https://www.mbie.govt.nz/building-and-energy/tenancy-and-housing/rental-bond-data/. [Bond data for rental properties including number of bedrooms] | January 1993 - present (ongoing) | A high level data source, the result of the IDNZ working with the relevant Council to obtain updated information on planned and current developments, containing figures on: (i) the numbers of new bonds lodged, (ii) active bonds, (iii) closed bonds and (iv) mean weekly rents (including a "geometric mean") recorded for each NZ region, and broken down by territorial authorities within each region. (N.B. The geometric mean is calculated by "multiplying rents together and raising the result to the power of 1/x where x is the number of rents". Also, upper and lower quartile mean rents are provided, and standard deviations of weekly rents.) All new rental bonds with private sector landlords must lodge these in accordance with the Residential Tenancies Act (RTA). The data is updated monthly and quarterly, with the latter updates containing more detailed breakdowns of figures by housing type (flat/apartment or house) and numbers of bedrooms, which are arranged by Statistical Area Unit (SAU) for matching with territorial authorities and regions. Note that the mean weekly rent figures pertain only to new market rentals - they are not figures for actual rents paid by all tenants at any one time. The IDNZ indicates that more data may be available for Council designated areas. | Each NZ region (including Wellington region); broken down by all constitutive territorial authorities. | Relates to housing location and supply | N/A |  |  |  |  |  |  |  | 2- lodged, active and closed bonds on regional rental market |  |  |  | Monthly & quarterly (specifically, every 2nd Thursday of each) | MBIE website | Government administrative data (all new rental bonds) | Population | Region and territorial authority (the latter defined according to pre-2011) |
| 2006 and 2013 Census data (accessible by side bar at Stats NZ: http://nzdotstat.stats.govt.nz/wbos/index.aspx) | 2006 & 2013 (2011 census was not carried out due to Christchurch earthquake, 2018 census data will be publicly available in September 2019) | (i) Dwelling Type by Number of Usual Residents (available by overall number of usual residents, and can be broken down by clicking on the 'Nbr of usualRes' part of the table and selecting categories of 1 usual resident, 2, 3 etc. until 8+ usual residents. Data can be accessed for all dwelling types or broken down by dwelling type into 'separate house', 'two or more flats/units/townhouses/apartments/houses joined together', 'other occupied private dwellings', 'occupied private dwelling not further defined'. Data can be accessed for entire NZ regional council/area unit or entire NZ territorial authority/area unit, or broken down by clicking on 'area' into regions (including Wellington region) for council/area unit and further subdivided into each area unit (e.g. Porirua Central, Porirua East), and/or can be broken down by territorial authority/area unit (i.e. upper hutt, lower hutt, Wellington city, Porirua city, Masterton district, Carterton district, South Wairarapa district, Kapiti Coast district - all of which can be further broken down into their specific areas, e.g. Ngaio in Wellington city). (ii) Dwelling Type for Occupied Dwellings (available by overall number of dwelling types, and can be broken down by clicking on 'Dwelling type' in the table and selecting categories of 'Separate House', 'Two or More Flats/Units/Townhouses/Apartments/Houses Joined Together', 'Other Occupied Private Dwellings', 'Occupied Private Dwelling Not Further Defined', 'Total Occupied Private Dwellings', 'Institution, 'Other Non-private Dwellings', 'Occupied Non-private Dwelling Not Further Defined', 'Total Occupied Non-private Dwellings'; 'Other Occupied Private Dwellings' includes quality-related responses (and homelessness): 'Dwelling in a motor camp, 'Mobile dwelling not in a motor camp', 'Improvised Dwelling or Shelter', 'Night shelter', and 'Roofless or Rough Sleeper'. The variable can again be broken down into locations as listed in (i)). (iii) Other relevant variables are the standard demographics of age, sex, ethnic group (either grouped or broken down into single ethnicities and combinations of ethnicities ; ethnicity is available in its totality, or split by age, split by sex, split by age and sex - using the Usually Resident Population Count; also Pacific Peoples are broken down into their separate groups, and broken down by Work and Labour Force Status by sex, age by sex, by personal income, and sources of personal income), employment status (Work and Labour Force Status categorised as: 'Employed Full-time', 'Employed Part-time', 'Total Employed', 'Unemployed', 'Total Labour Force', 'Not in the Labour Force', 'Work and Labour Force Status Unidentifiable''; these are split by ethnicity and by iwi), income (sources of income, and amounts of personal income; also split by ethnicity and iwi, by age, by sex, by age group & sex, by employment status, by employment status & age group, employment status & sex, by ethnicity & sex, by ethnicity & age group & sex; total family income by family type by number of dependent children in private dwellings, family income by child dependency status in private dwellings; ), all of which can be broken down into locations as listedn in (i)). (iv) Dwelling Type, for Usual Residents in General Electoral Districts and Usual Residents of Maori Descent in Maori Electoral Districts, in Occupied Dwellings, 2006 (relevant electoral districts: Hutt South, Mana, Ohariu, Otaki, Rimutaka, Rongotai, Wairarapa, Wellington Central); (v) Sector of Landlord, for Usual Residents in General Electoral Districts and Usual Residents of Maori Descent in Maori Electoral Districts, in Households in Rented Private Occupied Dwellings, 2006 (Private Person, Trust or Business, Local Authority or City Council, Housing New Zealand Corporation, Other State-Owned Corporation or State-Owned Enterprise or Government Department or Ministry , Not Elsewhere Included). (vi) Tenure of Household, for Usual Residents in General Electoral Districts and Usual Residents of Maori Descent in Maori Electoral Districts, in Households in Private Occupied Dwellings (Dwelling Owned or Partly Owned by Usual Resident(s), Who Make Mortgage Payments, Dwelling Owned or Partly Owned by Usual Resident(s), Who Do Not Make Mortgage Payments, Dwelling Owned or Partly Owned by Usual Resident(s), Mortgage Arrangements Not Further Defined, Total People, Dwelling Owned or Partly Owned by Usual Resident(s), Dwelling Not Owned by Usual Resident(s), Who Make Rent Payments, Dwelling Not Owned by Usual Resident(s), Who Do Not Make Rent Payments, Dwelling Not Owned by Usual Resident(s), Rental Arrangements Not Further Defined, Total People, Dwelling Not Owned by Usual Resident(s), Dwelling Held in a Family Trust by Usual Resident(s), Who Make Mortgage Payments, Dwelling Held in a Family Trust by Usual Resident(s), Who Do Not Make Mortgage Payments, Dwelling Held in a Family Trust by Usual Resident(s), Mortgage Arrangements Not Further Defined, Total People, Dwelling Held in a Family Trust by Usual Resident(s), Not Elsewhere Included). Tenure holder is broken down by sex and ethnic group. Dwelling type is broken down by age. Many of those variables indicated above (age, sex, ethnicity, income, and permutations of these etc.) are included in this locational grouping. (vii) [Accessed by Excel tables at http://archive.stats.govt.nz/Census/2006CensusHomePage/QuickStats/quickstats-about-a-subject/housing.aspx; and appears in main Stats NZ entry for 2013 Census] Fuel type used by region (by regional council area; Electricity, Mains Gas, Bottled Gas, Wood, Coal, Solar Power, Other Fuel(s), No Fuels Used in this Dwelling, Not Elsewhere Included. This variable does not provide information on how often a fuel is used or whether one is used more often than another. The number of fuel types used is also covered. Insulation is not covered; (viii) [Accessed by Excel tables at http://archive.stats.govt.nz/Census/2006CensusHomePage/QuickStats/quickstats-about-a-subject/housing.aspx] Number of bedrooms; number of rooms; household composition by number of bedrooms. (ix) [Accessed by Excel tables at http://archive.stats.govt.nz/Census/2006CensusHomePage/QuickStats/quickstats-about-a-subject/housing.aspx] Regional Council by median weekly rent. And, Territorial Authority by weekly rent paid. N.B. data has been rounded randomly to protect confidentiality. Note too that: 'The census usually resident population count of an area in New Zealand is a count of all people who usually live in that area and are present in New Zealand on census night. This count excludes visitors from overseas, visitors from elsewhere in New Zealand, and residents temporarily overseas on census night'. So, for instance, someone who normally lives in one part of NZ but who was elsewhere on Census night will be included but their figures will pertain to their usual residence. Also note: a household is defined as where "...either one person who usually resides alone, or two or more people who usually reside together and share facilities (such as eating facilities, cooking facilities, bathroom and toilet facilities, and a living area), in a private dwelling." For the 2018 Census: response rates were unacceptably low, particularly for Maori and Pacific Peoples, resulting in the need for bolstering using 2013 Census/IDI/administrative data (not using statistical imputation, but drawing on other records to access information about individuals: this "admin enumeration"). The first release (in September) will cover: census usually resident population counts, census night population counts, the number of general and Māori electorates, the general and the Māori electoral population counts needed to support the electorate boundary setting process ahead of the 2020 General Election, dwelling counts, plus "census totals for some topics". Additional housing questions (although note that there does not appear to be a 'data dictionary' available at this time, hence this information comes from information about the design of the Census forms (electronic and hard copy versions: https://www.stats.govt.nz/methods/2018-census-design-of-forms): "Is this dwelling damp?"; "Can you see mould in any part of this dwelling that, in total, is larger than A4 sheet of paper?"; "Which of these things are available in this dwelling?" (one relevant option: "electricity supply"); "Select as many options as you need to show which types of heating are used most often in this dwelling" (options: "heat pump", "electric heater", "fixed gas heater", "portable gas heater", "wood burner", "pellet fire", "coal burner", "other", "don't use any form of heating". | All NZ, broken down into regions, territorial authorities/area units, and council/area units, plus Maori electoral districts | Housing quantity and/or its accessibility (i.e. due to financial position). Some indications of quality (e.g. fuel type used to heat; dwelling type). | Human and housing population of NZ, breakdowns by age, sex, ethnicity, income levels etc. | Y (but not generally data linked to housing variables) | Y (but not generally data linked to housing variables) | Y (but not generally data linked to housing variables) | Y (via fuel type, possible indications of qualtiy via size of property combined with rent paid, but such data not offered at the individual level) | Y (again, via fuel type data) |  | Y (but in general only by drawing separate numbers for ethnicity, age etc. and cross-referencing with numbers for housing-related issues at a location - cannot be done at the individual level with publicly available Census data alone. Housing tenure, however, offers breakdowns by age, sex and ethnicity) | (1) - under dwelling type, can choose options pertaining to homelessness; (2) - numbers of dwellings, broken down by type, linked to income levels in an area etc.(i.e. ability to afford such dwellings if census data is combined with house price/rental price data from elsewhere) | Housing data is for the most part not broken down directly by ethnicity, age, sex - factors that are likely to be relevant to interpretations of housing data elsewhere in the Census (e.g fuel type). |  | Aggregated data only. Also, for some reason fuel type use and rental price data are not accessible using the 2006 main finder, but appear in Excel tables elsewhere on the Stats NZ site (and on Quick stats about a place). | Every 5 years (2011 census was skipped due to Christchurch earthquake); annually for consents data. | Stats NZ webpage (N.B. Only selected tables appear for housing in the main entry on Stats NZ for the 2006 Census: fuel type use and rental price data are not accessible using the main finder, but appear in Excel tables elsewhere on the Stats NZ site; and on Quick stats about a place; and they appear on the main Stats NZ entry for the 2013 Census when comparing figures across 2001, 2006 and 2013). Downloadable Excel files (see, too, "Level of geographic specificity" for more information on downloadable files for meshblock and ward). | Census | Population count | Data available by region, territorial authority/area unit, council/area unit, general electoral district, and Maori electoral district. Also, breakdowns by ward and by meshblock for: Occupied private dwelling type; Dwelling record type for occupied dwellings; Number of rooms, for occupied private dwellings; Number of bedrooms, for occupied private dwellings; Fuel types used to heat dwellings (total responses), and for occupied private dwellings. Plus the following relevant variables: Census usually resident population count; Census night population count; Sex; age; Ethnic groups (grouped total responses); Tenure holder; Number of children born; Total personal income (grouped); Median personal income; Sources of personal income (total responses); Status in employment; Total families; Family type; Total family income (grouped); Median family income; Sources of family income (total responses); Household composition; Number of usual residents in household; Mean number of usual household members; Total household income (grouped); Median household income; Sources of household income (total responses); Tenure of household; Sector of landlord; Weekly rent paid; Median weekly rent paid. Access to telecommunications (total responses)http://archive.stats.govt.nz/Census/2013-census/data-tables/meshblock-dataset.aspx#variables; http://archive.stats.govt.nz/Census/2006CensusHomePage/MeshblockDataset.aspx?tab=Download. |
| Homes.co.nz | Notes particular dates of relevance to individual homes and current estimated high, med, low valuation | Provides individual house level data including value estimate range, mid range estimate, rent estimate, capital valuation, size of house floor area in m2, numbers of bedrooms, bathrooms and car park spaces, size of section/land area, some other council record data e.g. deck, contours etc., commute time/kms to Lambton Quay for Wellington properties (this does not extend to Wairarapa data on schools in neighbourhood, nearby recent sales, location on map, description if added by owners/trade me ads advertising current rental or sale. 1 year previous comparison between individual house value and suburban trends.  Based on their statement on data quality, we provide a provisional "green" rating at face value. They state, "We refresh the HomesEstimate for all homes usually once a month. The number of transactions in a geographic area affects how much we know about prevailing market values of homes in that area. More transactions equals more usable data and improves the accuracy of the HomesEstimate. Also, we use public and user-provided data for house attributes. The more attributes we know about homes in an area (including yours), the better the HomesEstimate. What's in the HomesEstimate formula? We use proprietary automated valuation models that apply advanced algorithms to analyse our data to identify relationships within a specific geographic area between this home-related data and actual sales prices.  Home characteristics such as house size, location or the number of bathrooms are given different weights according to their influence on home sale prices in each specific geography over a specific period of time. This results in a set of valuation rules, or models that are applied to generate each home's HomesEstimate. Specifically, some of the data we use in this algorithm include:  Physical attributes: Location, land area, house size, number of bedrooms, bathrooms and many other details.  Rates assessments: Property rates information, actual rates paid, exceptions to rates valuation assessments and other information provided by the local council records.  Prior and current transactions: Actual sale prices over time of the home itself and comparable recent sales of nearby homes".  The HomesEstimate is calculated from public data only. The HomesEstimate’s accuracy depends on the availability and accuracy of council and sales data in an area. Below is a table showing the accuracy of the HomesEstimates in comparison to subsequent sales values throughout the last 3 months. - https://homes.co.nz/homesestimate." | All of Wellington region above covered but only at individual house level | Individual house - range of data see summary |  |  |  |  | Y (Condition estimate - external walls and roof) |  |  |  | (2) - schools in neighbourhood; (4) RV, CV and home estimate range |  |  | Easy to access individual house data but not aggregated data | Data updated approx each month | Website, monthly email sent to individual homeowners | Uses council data, based on which they calculate their own estimates. Again, in their own words, "the HomesEstimate is our estimated market value, computed using a proprietary formula. It is not a formal valuation. It is a starting point in determining a home's value. | Individual house | Individual house |
| Core logic (QV) (part of the supply and demand picture) | Several ranges: e.g. from 2005 for buyer classification, 1998 for rental prices. | Has a disclaimer in their reports: "Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy, currency or completeness of the data and commentary contained in this publication and to the full extent not prohibited by law excludes all loss or damage arising in connection with the data and commentary contained in this publication." The following variables may be of use (all broken down by region): (i) regional sales volumes (monthly total); (ii) new listings and total listings by region (3-week rolling total); (iii) House price index (CoreLogic NZ QV Monthly House Price Index). The methodology: the sum of all sale prices are taken and divided by the sum of all current capital values of these properties to calculate a price to value (p/v) ratio, which is then applied to the total capital values of all properties within a Territorial Authority (TA) to calculate an estimated current total valuation for all properties within that TA. The estimated current total valuation is divided by the number of properties within the TA to calculate an average current valuation for that TA. The current average value is compared to the current average value at December 2003 to create a current index value; (iv) annual change in median weekly rent (CoreLogic NZ and MBIE); (v) Buyer classification (from Stats NZ: Mover; First Home Buyer; Multiple Property Owner Mortgage; Multiple Property Owner Cash; New to Market; Re-Entry; Other); (vi) Average value of housing stock (including breakdowns into suburbs; quarterly). Tailored data available via: reports@corelogic.co.nz. | Wellington region, broken down by suburb | Housing quantity | Housing stock; house buyers |  |  |  |  |  |  |  | (2) - availability of housing by sale prices and rental costs, numbers of listings | No information on social demographics | Unclear as no technical report | Aggregate only in the quarterly reports. | Quarterly | Online reports | Uses a number of Stats NZ and other govt sources laid out elsewhere, but calculates values for those variables listed. They state: "Corelogic New Zealand Limited (CoreLogic NZ) maintains a national property database which holds information on every property in New Zealand. We receive property information and sales data as part of the District Valuation Roll (DVR) from each of the councils in New Zealand, and we update our database regularly. We receive Certificate of Title information from Land Information New Zealand (LINZ), this is updated regularly." This is all publicly available information. | Population | Suburb/Territorial Authority area |
| Te Kupenga: http://archive.stats.govt.nz/browse\_for\_stats/people\_and\_communities/maori/te-kupenga.aspx | 2013 | Large amounts of data collected across four categories of Maori wellbeing. Data on housing problems was collected as part of 'economic wellbeing'. Specifically: house needs repairs; pests in house; house is too small; house is too damp; and house is hard to keep warm. Data Dictionary found at <http://archive.stats.govt.nz/~/media/Statistics/surveys-and-methods/our-surveys/te-kupenga-data-dictionary-2nd-ed/te-kupenga-data-dictionary-2nd-ed-xls.xlsx> | National | Maori wellbeing (including housing issues) |  | Y | Y | Y | Y | Y |  | Y (data would presumably help identify profile of Maori households with housing issues, by region, age profile etc) |  |  |  |  | First survey 2013, unclear if it will be repeated. | Summary info on Stats NZ website | Survey | Population sample |  |
| HNZ regional stats on numbers of people in HNZ homes in the region, homes available, homes being renovated, homes to be built - https://www.hnzc.co.nz/assets/Publications/Research/Housing-Statistics-Managed-stock/June-2019/Managed-Stock-TLA-June-2019.pdf / https://www.hnzc.co.nz/publications/housing-statistics-archive/?start=20 | 2015 - 2019 | Vacant Properties Statistics and Managed Stock Statistics - https://www.hnzc.co.nz/assets/Publications/Research/Housing-Statistics-Archive/Managed-stock-statistics-March-2019.pdf - Kāpiti Coast - 210 total units, 1 total vacant, 1 SLED (sale, lease, expiry, demolition) / Lower Hutt City 3338 Total units, 120 total vacant, 1 ready to let, 14 under repair, 56 pending decision, 41 renewal and maintenance, 8 SLED / Porirua City - 2637 total units, 17 vacant, 7 under repair, 3 renewal and maintenance, 1 pending development / Upper Hutt City - 397 total units, 13 vacant, 6 pending decision, 7 maintenance / Wellington City 1980 total units, 137 vacant, 8 under repair, 13 pending decision, 43 renewal and maintenance 4pending redevelopment / nothing for Masterton, Carterton and South Wairarapa / Managed Stock Report - https://www.hnzc.co.nz/assets/Publications/Research/Housing-Statistics-Archive/Managed-stock-statistics-March-2019.pdf - Kāpiti Coast District - 12 x 1bd, 112 x 2 bd, 79x3bd, 5x4bd, Lower Hutt City - 63 bedsit, 327 x 1 bd, 1690 x 2 bd, 1073 x 3 bd, 158 x 4 bd, 31 x 5+ bd, Porirua city - 4 x bedsits, 101 x 1 bd, 524 x 2 bd, 1631 x 3 bd, 314 x 4 bd, 61 x 5+ bd. , Upper Hutt City - 9 x 1 bd, 118 x 2 bd, 229 x 3 bd, 35 x 4 bd, 6 x 5 bd, Wellington City - 27 x bedsit, 410 x 1bd, 905 x 2 bd, 559 x 3bd, 53 x 4 bd, 6 x 5+ bd. | All by Carterton, Masterton and South Wairarapa | Social housing availability from HNZ | Number of houses |  |  |  | Somewhat - state of repair |  |  |  |  |  |  |  | Quarterly | Website report | Their own stats | House | TLA |
| Trade Me Property indexes | 2015 (earliest record on website) - present (ongoing) | From the rental price index (for property rented by property managers and private landlords; around 11,000 properties per month on average): (i) the median rental price for the previous month; (ii) % change (over previous year); (iii) breakdown of median rental price for the month and % change over the year by property size (1-2 bedrooms; 3-4 bedrooms; 5+ bedrooms); (iv) breakdown of median rental price for the month and % change over the year by urban dwelling types (i.e. townhouses; apartments; units). N.B. these prices are asking prices, not agreed prices, hence this may explain differences in figures with MBIE's tenancy bond database (as indicated here: https://www.tenancy.govt.nz/rent-bond-and-bills/market-rent/difference-between-mbie-and-trade-me-rental-figures/#id\_147366-the-difference-in-average-rent-between-the-two-sources). For the property price index (listings from private advertisers and real estate agents on Trade Me Property): (i) the "80% truncated" mean (excludes top and bottom 10% of prices) of the expected sale prices of properties over a three month period; (ii) % change (over previous year); (iii) breakdown of truncated mean price for the 3-month period and % change over the year by property size (1-2 bedrooms; 3-4 bedrooms; 5+ bedrooms); (iv) breakdown of truncated mean price for the 3-month period and % change over the year by urban dwelling types (i.e. townhouses; apartments; units). N.B. Trade Me asserts that using a 3-month period is less susceptible to month-to-month property price fluctuations, thereby giving a better indication of overall trends. The "truncated" mean is likely a method of ensuring an improved measure of central tendency, being less susceptible to extreme outliers (i.e. very high or very low prices which are less likely to be reflective of the overall housing stock value). Presumably, this is also why they used the median for the rental index (i.e. as the "middle number" of a series, it is less affected by extreme values, unlike the mean). Also, to repeat, the median is the expected sale price, not the actual sale price. (See, too, https://www.trademe.co.nz/property/insights/map?lat=-36.8927584&long=174.8298263&zoom=19. This is a mapping tool that displays expected sale prices, actual sale price, and the RV (rateable value). Little information is provided, however, on how the expected sale price is calculated other than that they use their own algorithm to do so.) | Wellington region as a whole (and, indeed, all other NZ regions) | Housing quantity/availability | Properties within each NZ region (rental and sale) |  |  |  |  |  |  |  | (2) Provides data on property and rental prices in each area, hence related to supply and location |  |  | Raw data not publically available, only medians and means plus % values based on these. | Monthly | TradeMe Market insights website: https://property.trademe.co.nz/market-insights/?tag=Rental+price+index#8 | TradeMe accesses sales and rental data from their own listings | NZ regional | Regional |
| Household Economic Survey | 1998 - 2017 | Average annual household income, weekly housing costs, spending on housing and household utilities, housing costs to household income ratios by region, household expenditure on housing costs, average weekly household expenditure incl. transport costs, incl. purchase of vehicles, private transport supplies and services, passenger transport services, housing and household utilities - broken down by actual rents for housing, home ownership, property maintenance, property rates and related services, household energy, other housing expenses; household contents and services incl furniture, furnishing and floor coverings, household textiles, appliances, household utensils, tools for house and garden, other household supplies and services e.g. cleaning. Household material standard of living - life satisfaction and adequacy of income to meet every day needs. Size of household, composition, tenure, personal demographics. | Some TLA but mostly national - possibility to delve into TLA level | Housing affordability | Demographics | Y |  | Y |  | Possibly if looked at costs on energy vs income |  |  | Wellbeing |  |  |  | Intermittently | Stats NZ | Survey | Population | Some TLA level |
| Statistics NZ - Building consents - https://www.stats.govt.nz/tereo/information-releases/building-consents-issued-july-2019 |  | Building consents issued for residential, non-residential buildings, by region; also shows trends by region between nov 2017 - July 2019; number of new dwellings consented - https://www.stats.govt.nz/tereo/information-releases/building-consents-issued-july-2019 | Wellington region | Housing supply | Consents |  |  |  |  |  |  |  | 5 - central govt policy re RMA |  |  |  | Ad hoc | Stats NZ | MBIE | Dwelling | Region |
| Home transfers - https://www.stats.govt.nz/information-releases/property-transfer-statistics-june-2019-quarter | 2015 - 2019 | Data on characteristics of house buyers incl. local and overseas buyers, regional information | Wellington region | Housing availability | Demographics | Y |  |  |  |  |  |  |  |  |  |  | Ad hoc | Stats NZ | LINZ | Demographic | Region |
| BRANZ 2015 House Condition Survey: Comparison of House Condition by Tenure. https://www.branz.co.nz/cms\_show\_download.php?id=a1efff0a2fd9885ecf878ce475631df7025cf3b8 | 2015 | National assessment of house condition by main tenure type (owned cf rented) using telephone interviews, self-completed questionnaires, and on-site assessments (n= 654; 49 households in WLG region). Key data includes: interior and exterior condition (broken down into house features); damp and mould; and overall level of maintenance. | National (survey from both urban and rural areas) | Housing quality |  |  |  |  | Y |  | Y (includes data on damp & mould) | Y (results show that rental housing stock is typically in poorer condition, both inside and out) |  | Not broken down into age of householders or ethnicity |  |  | 4 yearly | BRANZ House condition survey | Telephone interviews, self-completed questionnaires, and on-site assessments | Household sample | National (including WLG) |
| Housing Register MSD - https://www.msd.govt.nz/about-msd-and-our-work/publications-resources/statistics/housing/index.html#LatestresultsndashnbspJune20191 | Since 2014 | The information below shows the number of applicants on the Housing Register as at 30 June 2019. The Housing Register represents applicants not currently in public housing who have been assessed as eligible, and who are ready to be matched to a suitable property. By TA - bedrooms required, priority - A, B - units required - Kapiti Coast District - 93, Lower Hutt City - 404, Porirua City - 230, Upper Hutt City - 118, Wellington City - 425, South Wairarapa District - 10 . / . Transfer Register - The number of applicants on the Transfer Register as at 30 June 2019. The Transfer Register represents applicants already in public housing who need to be rehoused for reasons such as there being too few or too many bedrooms in their current public house, or for health reasons. https://www.msd.govt.nz/about-msd-and-our-work/publications-resources/statistics/housing/transfer-register.html#DownloadthelatestnumbersfortheTransferRegister - bedrooms required, priority. | TLA | Social housing availability from HNZ | Need for housing and transfer |  |  |  |  |  |  | Yes shows housing need at severe end of spectrum |  |  |  |  | Quarterly | Website report | Their own stats | House | TLA |
| MHUD - https://www.hud.govt.nz/community-and-public-housing/follow-our-progress/ Housing Progress reports and Housing Facts Sheets - Regional - https://www.hud.govt.nz/assets/Community-and-Public-Housing/Follow-our-progress/June-2019/6c4f746f30/Housing-Quarterly-Report-June-2019-v11.pdf | since 2017 | Public housing in Wellington Region - https://www.hud.govt.nz/assets/Community-and-Public-Housing/Follow-our-progress/June-2019/6c4f746f30/Housing-Quarterly-Report-June-2019-v11.pdf public housing supply, housing support in Wellington region, community hsg providers, transitional housing, housing support products, public housing register, emergency housing special needs grant, through a Housing Quarterly report, Housing Regional Factsheets and Public Housing Dashboards. | Region | Public housing supply, housing support, housing register, transfer register, characteristics of applicants on the transfer register, people housed, overview of public housing system | Regional level |  |  | Y |  |  |  |  |  |  |  |  | Quarterly | Website report | HNZ stats, MSD stats | National, regional, house | TLA and national |
| Hutt City Council eco design data base - http://www.huttcity.govt.nz/Services/Building-and-resource-consents/Free-Eco-Design-Advice/ |  | No public access to database but would seem possible to access. Data likely to focus on types of information given to people who sign up for service and potentially an outline of existing housing concerns for the dwelling assessed. Homeowners only. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| HVDHB admission/discharge data |  | No public access but also not sure how fits with housing supply and quality focus |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Potential to look at DHB bed days lost |  | No public access but also not sure how fits with housing supply and quality focus |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Pre-purchase inspection data that can be anonymized |  | No public access |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| New Zealand General Social Survey (NZGSS) http://archive.stats.govt.nz/browse\_for\_stats/people\_and\_communities/housing/perceptions-housing-quality-2014-15.aspx | 2009-2018 (ongoing, biennial) | Targets a sample of the usually resident population of NZ, aged 15 years or over. Excludes notably "people living in non-private dwellings such as hotels, motels, boarding houses, hostels, and homes for the elderly". Has a household (answered by one member of the household for all household members) and a personal questionnaire (answered by a randomly chosen member of the household aged 15 or over). As stated in the IDI entry (above) it is possible to access microdata from the NZGSS within the IDI. The only housing data accessible from here: http://nzdotstat.stats.govt.nz/wbos/Index.aspx is housing problems by ethnicity or by age group and family type, between 2008-2012. It seems that no breakdown by location is possible outside of the IDI (possibly due to the fact that this is a survey sample, hence further breakdowns may lead to identifiability. [Contacted Stats NZ who confirmed the lack of ready availability of breakdowns by more specific locations]). The following relevant variables appear in 2014, 2016: (i) demographics: ethnicity, whether of Maori descent, sex, age, income sources (includes benefits), income amount over the previous 12 months, labour force status, household composition, number of dependent children, housing tenure, how long been in NZ, breakdowns by region, regional council regions, meshblock and local authority; (ii) not paying utility bills on time: "In the last 12 months have you/you or your partner not paid electricity, gas, rates or water bills on time because of a shortage of money?"; (iii) standard of living: "How well does your/you and your partners combined total income meet your everyday needs for such things as accommodation, food, clothing and other necessities?"; "In the last 12 months, to what extent have you done any of the following things to keep costs down? - put up with feeling cold?"; (iv) Housing quality: "How would you describe the condition of your house or flat?" (no repairs or maintenance needed right now; minor; maintenance needed; some repairs and maintenance needed; immediate repairs and maintenance needed; immediate and extensive repairs and maintenance needed); "Does your house or flat have no problem, a minor problem or a major problem with dampness or mould?"; "In winter, is your house or flat colder than you would like?"; "How many bedrooms are there in your house or flat? [Count: Any room furnished as a bedroom even if no one is using it. Sleepouts or caravans if they are next to the house/flat and are furnished as a bedroom. Don't count: Any other room (e.g. living room) used as a bedroom UNLESS the only bedroom facilities are in that room.]"; and "Household Crowding": Two or more bedrooms needed; One bedroom needed; No bedrooms needed; One Bedroom spare; Two or more bedrooms spare; (v) Safety at home: "Thinking about crime, how safe or unsafe do you feel: - at home by yourself at night?"; "Thinking about the last 12 months, have any of these things been a problem in your neighbourhood? [You can choose as many as you want.]" (responses include: noisy neighbours/loud parties, vandalism/graffiti, burglary/break-ins); (vi) Discrimination relating housing: "[Select all that apply.] What situation or situations were you in when you were discriminated against?" (responses include "trying to rent housing" and "trying to get a job"); (vii) there is also a collection of health-related variables, although none are directly linked to housing; e.g. "In general, would you say your health is excellent, very good, good, fair, or poor?". In 2008, 2010, 2012: (i) Housing: "How do you feel about where you are currently living?", "Number of bedrooms", "Being too small is a major problem with the person's house/flat", "Being hard to get to from the street is a major problem with the person's house/flat", "Being in poor condition is a major problem with the person's house/flat", "Being damp is a major problem with the person's house/flat", "Being too cold, or difficult to heat/keep warm is a major problem with the person's house/flat", "Having pests such as mice or insects is a major problem with the person's house/flat", "Being too expensive is a major problem with the person's house/flat", "Person has other housing problems not listed on the showcard", "Person doesn't have any of the major problems (listed on showcard) with their house/flat", "Person doesn't know what the major problems with their house/flat are", "Person doesn't know OR refuses to answer what the major problems with their house/flat are", "Person refuses to answer what the major problems with their house/flat are", "Being too far from work is a major problem with the person's street/neighbourhood", "Being too far from other things that he/she wants to get to is a major problem with the person's street/neighbourhood", "Being unsafe is a major problem with the person's street/neighbourhood", "Noise or vibration is a major problem with the person's street/neighbourhood", "Air pollution from traffic fumes, industry or other smoke is a major problem with the person's street/neighbourhood", "Problem neighbours is a major problem with the person's street/Neighbourhood", "Barking dogs is a major problem with the person's street/neighbourhood", "Person has other problems with their street/neighbourhood which are not listed on the showcard", "Person doesn't have any of the major problems (listed on showcard) with their street/neighbourhood"...etc.; "Do you have any other major problems with the house/flat or neighbourhood?"; "One or more bedrooms needed?". (ii) Standard of living relating to housing: "Do you have heating available in all main rooms?"; "Is the reason you don't have heating available in all main rooms because you don't want it, because of the cost, or some other reason?". (iii) Also: have a same/similar array of demographic/economic information as in later releases; use other standard of living variables that are not directly referencing accommodation; there is no reference to discrimination/housing; and no reference to safety at home. For 2018: there will be a housing and physical environment supplement. As stated on the Stats NZ website: "there is a need for better objective data on housing quality, as research shows that occupants tend to overestimate their housing quality (Buckett, Jones, & Marston, 2011). | Broken down by region and then into council areas | Housing quantity/availability; housing quality | A representative sample of the NZ population | Y | Y | Y | Y | Y | Y (i.e. possibly, via the item on the choice to not heat all main rooms) | Y | (2) - numbers of people in a dwelling vs. the numbers of rooms/bedrooms required | Does not address homelessness - i.e. excludes those in shelters etc. Plus, there is a disjunction between 2008-2012 & 2014-2018 when many of the housing-related questions changed. |  | The microdata is only available via IDI, hence inherits its access issues. | Biennially | Website/electronic reports/spreadsheets | Population survey | Population, council area | Meshblock (from 2016); by region and council area for all releases |
| BRANZ Housing Condition Survey, https://www.branz.co.nz/hsc | 1994-2015/16 – every 5 years | The housing condition survey by the Building Research Association of New Zealand (BRANZ) is currently the main source of objective data on housing quality. However, the usefulness of findings from the survey are limited by sample size and design". For this reason, it has been proposed to use a nested design, to gain objective data indicated by a consultation process: using home inspection data (collected by BRANZ) for a sub-sample of GSS respondents; i.e. temperature and humidity measurements/presence of double-glazing and insulation; safety inspection (e.g. presence of fire alarms); dry (e.g. presence/extent of mould); structural integrity; energy efficiency (e.g. whether there is a SMART meter); smoking occurring in the house; housing suitability (e.g. required number of rooms). There are also plans to collect data on homelessness. With this process ongoing, the full document is accessible here: http://archive.stats.govt.nz/browse\_for\_stats/people\_and\_communities/Well-being/nzgss18-obj-housing-phys-environ/proposed-content.aspx. The survey covers the period April 2018 to March 2019 [having contacted Stats NZ to ask for further information on the data release date: "The 2018/19 releases are likely to be released around March 2020. This is the full HES cycle, which now includes expenditure, child poverty and housing costs/income releases"]. | National | Housing quality | Sub-sample | Y |  |  | Y |  |  |  |  |  |  |  | Every 5 years |  |  |  | reigon |
| GSS – Housing and the Physical Environment Supplement, https://www.stats.govt.nz/information-releases/wellbeing-statistics-2018 | 2018 | The supplement included five new areas of content - Housing quality and suitability; Housing tenure security and housing mobility; Housing costs; Quality of neighbourhood; and Sustainable living and engagement with natural environment. | National | Housing and physical environment |  | Y | Y | Y | Y | Y | Y | Y |  |  |  |  | One off | Website/electronic reports/spreadsheets | Population survey | Population, council area | Meshblock (from 2016); by region and council area for all releases |
| Household Energy End Use Project (HEEP) study. https://www.branz.co.nz/cms\_show\_download.php?id=a9f5f2812c5d7d3d53fdaba15f2c14d591749353 | 1999-2005 | A multi-year, multi-discipline, study that monitored all fuel types (electricity, natural gas, LPG, solid fuel, oil and solar used for water heating) and the services they provide (space temperature, hot water, cooking, lights, appliances etc) in a national random sample of 400 houses (WLG sample = 41). Extensive data collected - including on house temperatures, pensioner housing, fuel poverty, and Maori households. | National | Household fuel use and services |  | Y |  | Y | Y | Y |  | Y (looks to identify households in energy hardship) |  |  |  |  | Extensive project reports | Reports | Extensive data collection from 400 household sample | Household sample | Fcous on national-level data |
| Housing Affordability Measure (MBIE). This is now produced by the Ministry of Housing and Urban Development: available here https://www.hud.govt.nz/news-and-resources/statistics-and-research/ | 2003-ongoing | This calculates an affordability measure using three sub-measures, drawing on IDI data to measure household-level income (IRD and MSD sources) rental data (MBIE's Tenancy Bond Database). The 3 sub-measures are: (i) the Experimental Housing Percentage Measure; (ii) the Experimental Housing Affordability Measure for renters, and (iii) the Experimental Housing Affordability Index. To take each in turn: (i) measures number of individuals where >30% of household income is spent on housing costs, whether on rent (for renters), or whether this would be the % if those same renters purchased a lower quartile value house with the same number of bedrooms as their current one and in their current area. This data is national and broken down by region and territorial authority; (ii) measures the HAM Rent Median and HAM Buy Median (the latter uses Core Logic data): these permit identification of the proportion of renters/potential first buyers within a region or territorial authority whose income after rent payment falls above or below the estimated national median "equivalised" (i.e. "adjusted [in line with inflation using the Reserve Bank Inflation calculator] for the number of adults and children in the household" using 2013 Household Economic Survey data) income after housing costs - including rent, mortgage, body corporate fees, rates and insurance - for all households; (iii) This index scales the measures for HAM Rent Median and for HAM Buy Median (potential first time buyers) so that affordability for renters/first time buyers at the beginning of the time period (i.e. 2003) starts at 1000. N.B: as the titles suggest, these are experimental measures and therefore are subject to change, and are not endorsed by Stats NZ. For this reason, the guidance is to not attempt to combine different data releases - always use the most recent release to track changes over time. | Wellington region and Territorial Authority | Housing quantity/accessibility | Potential first time buyers, renters |  |  |  |  |  |  |  | (2) - affordability in order to receive supply, by location | No standard demographic breakdowns |  |  | 6-monthly |  | Uses a combination of data sources (including Census) to calculate index | Population | Territorial authority |
| Housing Quarterly Reports (Ministry of Housing and Urban Development from 2019; MSD earlier) https://www.hud.govt.nz/community-and-public-housing/follow-our-progress/ Wellington Region data https://www.hud.govt.nz/assets/Community-and-Public-Housing/Follow-our-progress/June-2019/6c4f746f30/Housing-Quarterly-Report-June-2019-v11.pdf | Latest June 2019 | Summary data, nationally and broken down into regions, on total public housing supply, housing register (those who have applied for public housing) and the transfer register (those already in public housing but have requested and are eligible for a transfer to another public housing property). Both the national housing and transfer register is broken down by: main reason for application; bedrooms required; ethnicity of main applicant; age of main applicant; and household composition. A separate WLG region snapshot provides latest data on public housing including public housing supply, different property information, and housing grants and supplements paid. | National, regional | Public housing supply & demand |  | Y |  | Y |  |  |  | Y (data does identify age and ethnicity make-up of those living in public housing) | (2) location and supply of public housing |  |  |  | Quarterly | Reports | Public housing numbers/data | Public housing households | Regional |
| Housing Register http://www.msd.govt.nz/about-msd-and-our-work/publications-resources/statistics/housing/index.html   Transfer Register http://www.msd.govt.nz/about-msd-and-our-work/publications-resources/statistics/housing/transfer-register.html | As above | As above, but broken down into territorial authority (this is the dataset from which the above reports are written) | National, territorial authority | Public housing supply & demand |  | Y |  | Y |  |  |  | Y (data does identify age and ethnicity make-up of those living in public housing) | (2) location and supply of public housing |  |  |  | Quarterly | Excel database | Public housing numbers/data | Public housing households | Territorial authority |
| Public housing monthly dashboard reports (Ministry of Housing and Urban Development from 2019; MSD earlier). https://www.hud.govt.nz/community-and-public-housing/follow-our-progress/ | As above | A subset of the information provided in the Housing Quarterly Reports. Includes data on: applications on the housing register and transfer register; planned future supply (Housing NZ and other community housing providers); numbers of transitional housing places (broken down by region); total numbers of emergency housing special needs recipients; total numbers of accommodation supplement and temporary additional support recipients; household characteristics of those in the Housing First programme (by ethnicity, gender, and age); and a regional overview of those in public housing (including WLG). | National, regional | Public housing supply & demand |  | Y | Y | Y | N | N | N | Y (breaks down by ethnicity, gender and age those in the Housing First programme) | 2 |  |  |  | Monthly | Dashboard report | Public housing numbers/data | Public housing households | Regional |
| Homelessness in Lower Hutt, May 2018. http://iportal.huttcity.govt.nz/Record/ReadOnly?Tab=3&Uri=5122007 | 2001-2013 | Includes information on total numbers of homelessness (defined as those in severe housing deprivation) in Lower Hutt in 2001, 2006 and 2013 from Census info. Also breaks down the total numbers by categories of severe housing deprivation (without habitable accommodation – including people living rough or in mobile dwellings; non-private accommodation – including night shelters, women’s refuge accommodation, other types of temporary accommodation, and also hotels, motels, and boarding houses; temporary resident in a severely overcrowded permanent private dwelling). Personal narratives of homeless people are also provided. | Lower Hutt | Homelessness |  |  |  |  |  |  |  | Y (some of the report focuses on identifying at risk groups) | 1 | Does not break down homelessness numbers by sex. age, ethnicity etc |  |  | One-off | HCC report | Census info |  | Lower Hutt |
| ID Community Profile (derived from census data) https://profile.idnz.co.nz/   https://profile.idnz.co.nz/porirua/building-consents | 2006 & 2013 (Social Deprivation Index 2013 only; building consents data from 1998 - 2018 and ongoing) | Although the original source suggested pinpoints Porirua, the IDNZ site offers aggregated data across the nation including the Wellington Region broken down into its areas and sub-areas (down to meshblock). Each entry provides high level data summaries of (i) Population sizes (ii) Population density (iii) Social Deprivation Index score (calculated from Census data on: Communication: People aged <65 with no access to the Internet at home; Income: People aged 18-64 receiving a means tested benefit; Income: People living in equivalised\* households with income below an income threshold; Employment: People aged 18-64 unemployed; Qualifications: People aged 18-64 without any qualifications; Owned home: People not living in own home; Support: People aged <65 living in a single parent family; Living Space: People living in equivalised\* households below a bedroom occupancy threshold; Transport: People with no access to a car (\* Equivalisation: "methods used to control for household composition"). (iv) Figures on in-migration and out-migration and net migration, between 2008 and 2013 taken from the Census of Population and Dwellings (including split by age) (v) Consents issued (runs from 1998-2018, ongoing) - taken from Statistics New Zealand, Building Consents Issued; (v) Ethnic groups, ages, employment status, income (vi) Household types, sizes, tenure, rental payments (and quartiles), dwelling type, number of bedrooms, fuel type. | Whole Wellington region, broken down into Carterton, Kapiti Coast, Wellington city, Masterton, Hutt city, Masterton, Porirua city, South Wairarapa, Upper Hutt city (all of which are broken down to sub-areas and meshblocks)). | Housing quantity and quality (mainly drawing on Census data as outlined above) | As Census (i.e. whole population) | As Census | As Census | As Census | As Census (with additional data on consents) | As Census | As Census | As Census | As Census | As Census | As Census | As Census | As Census (Consents: annually) | IDNZ website (including downloadable Excel files) | As Census | As Census | As Census |
| ID Population forecast (accessed by same profile page as for each ID community profile) | 2013-2043 (overall population figures for each Territorial Authority); 2013, 2018, 2023, 2028, 2033, 2038, 2043 (for population, households and dwellings for suburbs within a TA); 2014 to 2018, 2019 to 2023, 2024 to 2028, 2029 to 2033, 2034 to 2038, 2039 to 2043 (for the separate components of population change for suburbs within a TA); 2013, 2028, 2043 (for population and age structure, and household types for suburbs within a TA). | Population and Household Forecasts: IDNZ states, "The forecasts are designed to provide community groups, Council, investors, business, students and the general public with knowledge to make confident decisions about the future". These forecasts are for the years throughout 2013-2043, hence relate to the overall research question of 2025. Forecasts are available for all areas in the Wellington region, broken down into Territorial Areas and further into suburbs for each TA. The projections are informed by estimates of: human population, numbers of private dwellings, net migration by age, births and deaths, and numbers of non-private dwellings ("Residential non-private dwellings include aged care facilities as well as defence force facilities, hospitals, prisons, staff quarters and boarding houses. As a general rule, an increase in people aged 18 to 24 living in non-private dwellings indicates a growth in student accommodation, defence force facilities or prisons. Similarly an increase in people aged over 75 living in non-private dwellings indicates growth in aged care facilities"). An increase in dwellings predicts an increase in people (but they also factor in vacancy rates; i.e. share of housing stock not containing households). Forecasts are provided for the overall population but with breakdowns by age groups, household types (Couple families with dependents, Couples without dependents, Group household, Lone person households, One parent family, Other families), and figures on births, deaths, net migration, and changes in persons in non-private dwellings. They used three modelling procedures to produce the projections: a cohort component model; a housing unit model and a household propensity model. All assumptions used to form the baseline come from a local perspective. It is not always clear how each model was developed. See cohort model: "Births are derived by multiplying age specific fertility rates of women aged 15-49 by the female population in these age groups for all years during the forecast period....In and out migration is based on multiplying the population in each age group by a migration matrix. The base year population is derived from 2013 Census counts and then adjusted to an estimated resident population by small area". This may (or may not, depending on what further detail they have) make partly unwarranted assumptions about birth rate based on fertility (i.e. not factoring societal trends towards childlessness), it doesn't define "migration matrix" for age group population, and how they "adjusted" the 2013 Census counts. Also, for the housing unit model, it "...is based on forecasting a number of variables. These include total population living in private and non-private dwellings, the number of households and the number of dwellings. The share of housing stock that does not contain households is known as the vacancy rate". Again, with "...include..." they do not provide all information on how the model is developed in their methodology. [Further information requested but not received] | For each Territorial Authority in the Wellington Region, broken down into suburbs within each. | Housing quantity/supply & demand | Entire population within each area, both people and dwellings |  |  | Y |  |  |  | Y (broken down into age groups) | (2) (i.e. projected figures of dwellings and inhabitants of those dwellings). | No gender, ethnicity data, no data relating to issues of quality housing. | Not clear (see summary) |  | Figures are updated every few years in a rolling cycle (the earliest named year of revision is 2016, with some TAs' data being updated this year or last). | Website | The base figures come from the 2013 Census (adjusted to estimate for suburbs). | Population (Territorial Authority/locality) | Territorial Authority, broken down by suburb |
| IDI (see: https://www.stats.govt.nz/integrated-data/integrated-data-infrastructure?\_gac=1.158991816.1563952355.CjwKCAjwg-DpBRBbEiwAEV1\_-Cl4mQhTAA5YftSF6Q3lwg0-31N3c60q\_JzVfvmyDm5TNh8TXlxy1hoCiEcQAvD\_BwE) | Various ranges for multiple sources (all provide data to cover part or all of the 2006-present) | Database of linked (using variables common to an individual but not personal identifiers), de-identified administrative and survey data from across Govt. Depts, NGOs, and Stats NZ surveys. It consists of a central "spine" (which is the person-level dataset to which all other datasets are linked: these are called "nodes"). The nodes are in most cases not linked to each other. The spine has been comprised of tax data from the Inland Revenue, but this under-represents young people and children. There is now a prototype spine made up of tax data from 1999, births data from 1920 and visa data from 1997.The IDI uses the following (relevant) sources with variables: (i) 2013 Census (see full record, above); (ii) MBIE immigration data (from 1997): all resident visa applications, all temporary visa applications (work, study, visitor); (iii) Stats NZ international arrival statistics (from 1997) (taken from electronic passport, flight records, departure/arrival cards), includes data on sex and length of stay; (iv) Dept of Internal Affairs (from 1997) (births, deaths, marriages), breakdowns by ethnicity, and whether of Maori descent; (v) MSD figures on working age social benefits, including changes in benefit status and combined with demographic variables and includes dependent children in these cases. (vi) Inland Revenue and MSD Working for Families dataset (2003-2013): (includes breakdowns by ethnicity, including Maori ethnicity indicator). Data covers tax credits, childcare assistance, and accommodation supplements paid; includes total net and gross income; (vii) Address information from multiple sources (where possible this is grouped by Stats NZ regions, Territorial Authorities, meshblock, regional council code); (viii) Ministry of Health mortality data (since 1988); (ix) Housing New Zealand housing data (from 1980) (has data on individuals waiting for social housing, in social housing, tenancy details, and property details of government housing; (x) Ministry of Health population cohort name and demographics data (from 2004-December 2014 - changed from working age population to whole population) (variables: gender, self-identified ethnicity - all and prioritised (one only displayed); NZ resident status; year and month of birth/death; (xi) MBIE Tenancy Bond Data [see entry], (March 2000 - ongoing). (Lodged bonds with landlord; property type; number of bedrooms; number of rooms; landlord type (private or government); bond amount; weekly rental (although rental is as at the time the bond was lodged; length of tenancy; when bond was lodged and closed; tenancy start/finish; whether first time tenant or not; first time landlord or not; number of tenants connected to a bond record (can calculate estimate of amount per tenant using this); regional council area/territorial authority); database under-represents where a landlord is a family member or where tenancy is <6 months. Also, there may be missing data where a landlord may have charged over the 4-week limit for a bond. Has one record for each tenant per bond, hence may have multiple tenants per bond. Includes those in state housing and local government/"government entity" owned housing. It is recommended to use the "geometric mean" if conducting time series analyses). (xii) Household economic survey (collects data on income, savings, expenditure; see separate entry as seemingly no IDI-focussed data dictionary description). (xiii) Household Labour Force Survey , HLFS (December 2006-ongoing). (published at the regional council area level; focuses on civilian, non-institutionalised, usually resident population aged 15 and over. May in some cases impute values for age, sex and FT status). (Collects data on: age; sex; PT/FT status: labour force status (e.g. employed/unemployed, not in labour force); meshblock number; regional council area; local government area; employment district; dwelling type (private or non-private or institution); main activity if not employed (e.g. at home not looking after children); ethnicity. (ix) From 2016, the New Zealand Income Survey (2006-2016) has been merged with the HLF. This is split into regions and provides data on numerous aspects of income amounts and sources. (x) New Zealand General Social Survey (collects data on the well-being of New Zealanders aged 15 years and over - how well-being outcomes are distributed across different groups within the New Zealand population; see separate entry as seemingly no IDI-focussed data dictionary description). (xi) Longitudinal Immigration Survey (2005-2009). This covers a range of immigrant-related issues, which includes "Difficulties finding housing to meet needs". Responses on this item are: Rent/mortgage costs too high; Costs of moving/setting up new household too high; No suitable housing available in desired area; Available housing too small; Only poor quality housing available; Housing unavailable near public transport; Had to wait for suitable housing; Discrimination from property owner/agent; Discrimination from property owner/agent; Other or Unspecified. This data is split by Territorial Authority and by Regional Council (and importantly, perhaps, also by ethnicity). (xii) Te Kupenga (2013). A survey of Maori well-being, including housing quality and access. (See separate entry on this; seemingly no IDI dictionary for this.). (xiii) Survey of Family, Income and Employment (2003-2011). (Measures changes in family type and household composition, labour force involvement, weekly employee earnings, over an 8-year period. No reference to area-level breakdowns (as with some other sources in the brief IDI descriptions). (xiv) Migrant Survey (2012). Relevant variables: What were the main reasons you (decided / planned) to leave New Zealand? (includes possible response: poor quality housing); [Did you find / Have you found] each of the following things in New Zealand to be better, worse, or about the same as what you expected them to be? (includes possible response: quality of housing); (While you were in / Since coming to New Zealand), how often (did you feel/have you felt) that someone was treating you unfairly because you came from overseas? What were you doing when you experienced this? (includes possible response: finding accommodation). (xv) Immigration data (1997 - ongoing, updated every 3-6 months) (admin data from MBIE). \*\*\*\* Further information for future additions (i.e. future to summary information available on IDI \*\*\*\* For full integration: Core Logic data was requested by "MBIE and academic researchers" but this was prevented by a "Legal barrier" - discussions did not move beyond stage 1 of 6 (i.e. only initial discussions had); Social Housing data from MSD was to be available from April 2018; Earthquake Commission claims data: EQC natural hazard insurance claim records for claims lodged between January 1997 and 30 April 2017 (was in initial discussions in March 2018). For ad hoc entry: Housing NZ "neighbourhood office data"; MSD "Land Parcel" data; Housing First data requested by the People's Project (already available); MSD relocation grant data (Access is restricted to: MAA2016-32, Measuring the impacts of potential social policy). | Some sources stated to cover the Wellington region and sub-areas, but due to linking it should be possible to achieve breakdowns by TA, Council area etc. according to Census data. | Quality, quantity, including population figures (for housing and people), income levels, multiple relevant demographic variables | Multiple: due to linking can connect to any data collected on the Census, such as ethnicity Including Maori, iwi , age, sex . | Y | Y | Y | Y | Y | Possibly (may be accessible using some of the newly added sources to the IDI, such as HNZ data). | Y (broken down into age groups, those on lower incomes, homeless, migrants, unemployed) | (1) - dwelling information data records whether homeless or in a shelter; (2) data on dwelling location by Wellington region/areas breakdowns; (3-5) - possibly intersected with, but no descriptions available. |  | Although, note the need to attempt to link de-identified data across datasets faces methodological difficulites (i.e. risk of false matches given no single identifier across databases). Also, imputation of values for missing data is used frequently across the different data sources. | "After integrated data has had identifying information removed, only vetted and approved researchers can access selected, de-identified datasets for their specific project. This research must be for the public good. Users can only access the data in our secure research facilities [the "Data Lab"]. We also check research results before they're released to make sure individuals can't be identified"...All researchers must: "pass referee checks, attend confidentiality training, sign a declaration of secrecy under the Statistics Act 1975. The declaration is a lifetime agreement to keep data confidential, sign a contract where they agree to follow our rules and protocols, have capability to use the data"...."Researchers only get access to the data they need for their specific research project. For example, a researcher granted access to the IDI will only have access to the specific datasets they need for their research project: they cannot see all information in the IDI."...Researchers can apply to use data, making an application for one the 6-week cycles. This application comes at a cost: "Assess and approve application: $500 + GST (fee is waived for government applications, no charge for unsuccessful applications); Confidentiality checking: $155 + GST per hour per project (first 15 hours free)". The review process can take up to 6-weeks. | Updated on different timescales, although much of the data is administrative, which is regular, ongoing, and frequently updated. Other sources spanned several years from some time ago (but still within data range of the protocol). | Accessible only via a "Data Lab" | Administrative, census and survey data collection | Population, breakdowns by location in line with the Census. Microdata available. | As Census |
| National demographic indicators series |  | Presumably, this is the IDNZ source, completed below. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| National Urban Development Capacity Dashboard. http://urban-development-capacity.mbie.govt.nz/ | 1995-current | Provides a range of market and price efficiency indicators that help Councils to understand how their local markets are responding to growth. Specifically, as market indicators: residential building consents compared to changes in household numbers; dwelling sales prices; dwelling rents; ratio of dwelling sales prices to rents; dwelling sales volumes as a percentage of total residential stock; land value as a percentage of capital value; the Housing Affordability Measure (HAM). And as price efficiency indicators: price-cost ratios comparing the extent to which construction costs or land costs contribute to house prices; Rural-urban differentials for residential land; Industrial zone differentials; and land concentration control indicators. | Auckland, greater Hamilton, greater Tauranga, greater Wellington, Queenstown Lakes District | Housing market |  |  |  |  |  |  |  |  | (2) Housing market behaviour; (4) implementation of National Policy Statement on Urban Development Capacity |  |  |  | Quarterly | Dashboard | Various |  |  |
| Number of Consents lodged (Wellington Council) | 2010-ongoing (for issued and applied for); 1998-ongoing (for issued, if accessed via IDNZ) | See IDNZ entry on Community Profiles: this at least contains data on consents issued since 1998 in Territorial Authorities in the Wellington Region. Further, having checked with Wellington Council's planning department for info on lodged consents, their response was they have records on resource/building consent approvals for individual properties going as far back as 2010. They provide this in the form of collated data, but at a cost: first hour is free but then it is $38 per hour (or pro rata). They can provide electronic copies of this collation or hard copies (former would be a cheaper option). If pre-2010 data was required, this request may be rejected under the Local Government Official Information and Meetings Act on the grounds that the information requested is not in any retrievable form. They have data on consents applied for and consents issued. | By Territorial Authority. If purchasing service from WCC, data can be provided for individual properties within the Wellington region. | Housing quality and quantity | Properties |  |  |  | Y |  |  |  | (2) - provides information on consented work (including failures to receive resource consent) to feed into the data on trends in numbers of houses/rooms available, linked to specific locations. |  |  | May in practice be limited to data from 2010 if interest is on applied for/lodged consents. Plus, there is a cost attached to accessing this. | For IDNZ: annual; for WCC: data provided on a rolling basis as and when consents are applied for/issued. | Website. Provided in electronic copies for paying customer by WCC. | Administrative. | Population . | WCC: individual properties. |
| Porirua Community Profile (Infometrics)http://community.infometrics.co.nz/Porirua%2bCity | 2006 and 2013 (Census) | This is simply an accessible presentation of Census data, broken down by Territorial Authority and area unit, including the following variables: ethnicity, whether of Maori descent, income, labour force data, dwellings data, fuel type use. | As Census | As Census | As Census | Y | Y | Y | Y |  |  |  | (2) - information on numbers of dwellings/rooms/bedrooms | As Census |  | As Census: available but aggregated. | As Census | Website. | Census | Population; as Census | Territorial Authority and unit area |
| Porirua population statistics |  | This is covered in the entries for the Census, IDNZ, Quick Stats about a place. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Porirua Quarterly Economic Monitor House Prices https://ecoprofile.infometrics.co.nz/porirua%2bcity/QuarterlyEconomicMonitor/HousePrices | For the most part: 2009-2019 (residential consents: 2008-2019). | Offers aggregated data on amounts and % change year by year for: local provisional GDP ("estimated by Infometrics. A top down approach breaks national industrial production (sourced from production based GDP measures published by Statistics New Zealand) is broken down to TA level by applying TA shares to the national total. Each TA’s share of industry output is based on earnings data from LEED (Linked Employer-Employee Data). GDP growth in recent quarters is based on a model which uses the various partial economic indicators presented in this report as inputs. Estimates of GDP for these most recent quarters are provisional until Infometrics updates its annual GDP series in the Regional Economic Profile at the beginning of each year"), house prices (taken from QVNZ using their price index, the average over the past year), house sales (taken from REINZ at the point where the agreement becomes unconditional), residential (and non-residential) consents issued (taken from Stats NZ), unemployment rate, numbers of jobseekers (taken from the Household Labour Force Survey, using an average of the last four quarters at the Territorial Authority level). | All Territorial Authorities | Housing quantity/availability; housing quality (residential consents) | Whole population level, no specific demographic focus |  |  |  | Y |  |  |  | (2) - has data on house sales/value and residential consents. | No demographic data to link with the array of economic and social data. |  | High level aggregate data only | Annually | Website | Combines data from other sources (e.g. QV, Stats NZ; for GDP undertook their own calculations) | Population | Territorial Authority |
| Quality of Life Survey | 2003, then biennially since 2004 | A collaboration between multiple NZ councils, with Wellington City Council participating since the start of data collection. Undertook quota sampling of New Zealanders aged 18 years and over, by age, sex, and ethnicity to ensure adequate representation within each category. Sampling was undertaken in cities around NZ, again ensuring adequate representation (involving booster samples where necessary, as in the case of Wellington). For the Wellington region, the locations are: Wellington City, Lower Hutt and Porirua; from 2008: Wellington City, Hutt City, Porirua (Greater Wellington Regional Council ran additional interviews to include Upper Hutt, Wairarapa, Kapiti). As a survey addressing the issue of quality of life, this incorporates (i) General questions on quality of life, but whether this was due to housing quality/quantity/cost; (ii) Built and Natural Environment: whether the local area is a "great place to live" - this includes comparisons with the previous 12 months, and options for registering reasons for a negative change, including housing related: Homelessness/lack of suitable, affordable housing; More housing developments/high density housing/multi-storey housing; and reasons for positive change, including housing related: Building developments/renovations - commercial and residential; Housing affordability; Housing suitability: reasons why (added in 2018) including Car parking issues, Cost of housing/renting, The outdoor area is too big, The home is too big, The home is not very safe (e.g. needs earthquake strengthening, hazards in home), Difficult access from the street to the home, The outdoor area is too small, Home in poor condition/needs maintenance, Home is too cold/damp (added in 2016), The home is too small (e.g. not enough living space or bedrooms); Housing location suitability: e.g. Unsafe roads, Poor, badly maintained roads/footpaths, Not safe from natural disasters (e.g. earthquakes, flooding), Not a friendly area, Too noisy, Lacks character, Inconvenient in terms of travel/public transport, Not safe in terms of crime; Has a problem with damp or mould during the winter months; whether the Heating system keeps home warm when used during the winter months (added in 2016); whether Can afford to heat home properly during the winter months (added in 2016); a sense of pride in local area, housing related reasons being "good planning and zoning" and "presence of good urban design" (or the opposite if not reporting a sense of pride). (iii) Economic variables: employment status; household income; how well able to cover everyday necessities; (iv) Demographics: age, sex, ethnicity, whether born in NZ, how many years lived in NZ, household composition, home type, who owns the home (added in 2018) (e.g. family, Housing NZ, local authority). | Wellington city, Porirua, Hutt City, and due to an extension by the regional Council: Wairarapa and Kapiti (although these are not reported separately). | Housing quality (primarily), but also implications for quantity/supply | A representative (quota) sample of the regions, sampling by age, sex and ethnicity | Y | Y | Y | Y | Y |  | Y | (2) - reference to whether the home is large enough etc. (4) - reference to good urban planning as a cause of pride in the local area |  |  | Aggregate issue, as with Census. Some crosstabulations were reported in 2018 (e.g. housing affordability by ethnicity), but it is not clear whether there are other ways to access the data to carry out own analyses (this does not appear in the IDI). | Biennially | Website | Sample survey | Population | City level |
| Quick Stats about a place , and Quick Stats about a subject(Census) http://archive.stats.govt.nz/Census (click on the census date to access quick stats) | 2006 & 2013 | See full entries on the 2006 and 2013 Census. These 'Quick stats' simply provide easily accessible summaries from the main dataset. For 2006, the Housing entry covers Occupied private dwellings, Occupied non-private dwellings, Number of usual residents, Dwelling ownership, Ownership by individuals, Rented dwellings, Sector of landlord, Rooms and bedrooms and Heating fuels. There are Quick Stats on the following places: Wellington City, Kapiti Coast, Masterton, Upper Hutt, South Wairarapa. These stats do not pertain to housing (just population sizes and Maori population). For 2013, there is a more interactive webpage with the possibility of finding breakdowns by region, districts and cities within the region, and further breakdowns into locations with districts and cities. Quick stats about a place cover weekly median rent, % of those in private dwellings who own the property, number of consents issued for dwellings in total, numbers of consents for apartments, total values of residential and non-residential work. The overall housing entry covers: occupied and unoccupied dwellings, types of occupied dwellings, home ownership by households, home ownership by individuals, households who rent, the number of bedrooms and rooms in private dwellings, heating fuels. | Kapiti Coast District, Porirua City, Upper Hutt City, Lower Hutt City, Wellington City, Masterton District, Carterton District, South Wairarapa District (for Occupied Private Dwelling Type, property ownership, tenure holder, weekly median rent paid, for fuel type used this is broken down by regional council (which is also true for the previous variables in addition to Territorial Area). | As Censuses | As Censuses | As Censuses | As Censuses | As Censuses | As Censuses | As Censuses | As Censuses | As Censuses | As Censuses | As Censuses | As Censuses | As Censuses | As Censuses | As Censuses | As Censuses | As Censuses | As Censuses |
| Wellington Housing Affordability Measure | 2006-ongoing | This is presumably from the Infometrics site again: https://ecoprofile.infometrics.co.nz/Wellington%20City/StandardOfLiving/Housing\_Affordability. This allows exploration of regional and district figures for affordability, and comparisons between locations, as part of the overall economic profile. The calculation for the index seems simple: it is the ratio of the average current house value to average annual earnings. The higher the former is in relation to the latter, the less "affordable" houses are in that area. | Region and district | Housing quantity/accessibility | Houses |  |  |  |  |  |  |  | (2) - a high ratio means lower affordability, resulting in lower supply at a location (relative to income levels in that area) |  |  |  | Annually | Website | This is a calculation based on QVNZ house value figures. | Population | Region, district |
| Wellington Region Genuine Progress Index http://www.gpiwellingtonregion.govt.nz/outcomes/social/quality-lifestyle/ | 2001-2017 | Database of 13 indicators (based on Census data) used to measure the Greater Wellington Region's wellbeing. Includes info on: (1) housing affordability (those spending more than 30% of disposable income on housing, 2001-17); (2) those living in crowded housing (2001, 2006 & 2013), and (3) the number of households on Housing NZ waiting list (2001-18). (Note info for 1 & 2 is compared to NZ data at http://www.gpiwellingtonregion.govt.nz/assets/WR-GPI2001-2013.pdf). | Wellington region | Regional wellbeing (including housing variables) |  |  |  |  |  |  |  |  |  | Doesn't break down by age, gender, ethnicity etc |  |  | 5 yearly | <http://www.gpiwellingtonregion.govt.nz/> | Census | Population | Wellington region (sometimes cf NZ-level data) |
| RPH – Wellhomes database. http://www.rph.org.nz/public-health-topics/housing-well-homes/ |  | HUD - Health Homes Standards https://www.hud.govt.nz/residential-housing/healthy-rental-homes/healthy-homes-standards/ - no data available, Energy Mate - info for in-home services to help vulnerable families manage energy needs and keep homes warm. https://www.energymate.nz/ - no data obvious. Tenancy Services - ability to look up market rent for areas and number of tenancies i.e. no of bonds, types of unit size for the bonds received by apartment, flat, house and room type - no aggregate data visible. | Individual house - Tenancy services | Rentals, energy | Dwelling |  |  |  |  | Possibly if asked at EnergyMate | Possibly through HUD |  |  |  |  |  | N/A | Adhoc on website | ? | Dwelling | Dwelling |
| Stats NZ data around rental properties (separate from the census) |  | Rental price indexes - Jan 2019 - measures the changes in prices that households pay for housing rentals, data from MBIE re: their tenancy bonds database, monthly Sep 18 - Jan 19, Wellington flow of rental properties, index, percentage change from previous month percentage change from same month of previous year - https://www.stats.govt.nz/information-releases/rental-price-indexes-january-2019 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Te Puni Kōkiri – Māori Housing Network site - | Since 2015 | Outlines housing projects that have received funding from the Māori Housing Network Fund. | National | Y – Māori housing development |  |  |  |  |  |  |  |  |  |  |  |  | Ad hoc | website | TPK own funding data |  |  |
| Ministry for the Environment – National Monitoring System | 2014 – 208 (ongoing) | Collects a range of data from local councils/TAs on number and nature of resource consents, planning statements, plans and changes, iwi/hapū planning documents and enforcements. Data collected changes each year. | National | Partial – resource consent |  |  |  |  |  |  |  |  |  | Data collection varies between Councils/TAs so data not consistent |  |  | annually | website | Council/TA obligation |  | Regional |
| REINZ House Price Index | April 2017 - present | REINZ have been providing an HPI for some time but previously used a “Stratified Median Approach”, but in 2017 moved to a “Sale Price to Appraisal Ratio (SPAR)” approach (in collaboration with the Reserve Bank of New Zealand). This new approach allows for greater disaggregation of data, permitting comparisons between building typology (i.e. apartment, house, number of bedrooms) and suburbs, wards, regions, cities. Also, it prevents data fluctuation to which a median approach is susceptible. A technical report from the Reserve Bank of NZ is available, concluding that the SPAR approach allows for, amongst other advantages, greater granularity than alternative approaches (see <https://www.rbnz.govt.nz/-/media/ReserveBank/Files/Publications/Analytical%20notes/2017/an2017-02.pdf?revision=28fc0d30-4aa2-419e-abd8-fa57420ff4eb>). REINZ offer a bespoke statistical report (at a cost): “contact Sophie Ahern at [**sahern@reinz.co.nz**](mailto:sahern@reinz.co.nz) or Ph: (021) 195 9977. Note that transaction level unconditional sales data is reserved for REINZ members only. Custom reports for the public contain aggregate level statistics (e.g. medians, counts). As a guide, a minimal custom report starts at $250 + GST and increase in price dependant on the complexity and volume of data requested”. Also, historical data is available: “For access to historical House Price Index figures, please contact REINZ Business Analyst, David Shaw [**dshaw@reinz.co.nz**](mailto:dshaw@reinz.co.nz). A fee applies for non-members”. Each month, HPI figures are provided, Median house price (including with seasonal adjustments), volume sold, median days to sale, | National and regional | Housing quantity/availability | Housing stock; house buyers |  |  |  |  |  |  |  | (2) (sales by location) |  |  |  | Monthly | Press release | Sales data provided by members | Population | Regional (“Although not identical to Regional Councils they keep a similar boundary”), suburb, ward |

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| Relevant Papers, Book Chapters, Reports etc. | | | | | | | | | | | | | | | | | | | | | |
| A Stocktake of New Zealand’s Housing (2018). https://www.beehive.govt.nz/sites/default/files/2018-02/A%20Stocktake%20Of%20New%20Zealand%27s%20Housing.pdf | Historic-current | Recent summary report on NZ's housing. Summary info presented on a national scale, and broken down into major regions in appended tables. Uses Census info, and data from a variety of other sources. Includes some focus on the national housing situation for Maori and Pasifika, homelessness, housing risk factors, affordability indicators, and estimates of national and Auckland housing shortfalls (on the latter, methodology could be replicated for WLG region?). Variables covered at a national scale include: (1) renting (total, %, including by ethnicity; renting affordability; and turnover of rental housing); (2) home ownership (proportion owned, including by ethnic group; ownership rates by age; home ownership affordability); (3) housing stock (total numbers, new consents over time by owner type); (4) state/social housing (changes in stock over time; waiting lists); (5) housing assistance (including changes in govt. budget and those receiving the maximum accommodation supplement over time); (6) homelessness and emergency housing (numbers, including by major city; emergency grants; and (7) housing quality (inside risk factors; general housing quality). | National, and regional | Housing quantity |  | Y (summary only) |  |  | Y (some summary focus on indoor temps, crowding, and rental stock quality) |  |  | Y (some summary info provided) | 1 (summary national profile of homelessness). 2 (focus) |  |  |  | One-off | Report | Uses Census info and other date from various sources | Population | Regional |
| Child Poverty Action Group (CPAG) briefing paper on housing supply, affordability etc.https://www.cpag.org.nz/assets/Housing%20briefing%20paper%20-%20May15%20CPAG.pdf | Massey University figures only: 1998-ongoing | As a briefing report, this uses many sources listed elsewhere. However, it references Massey University's Housing Affordability report (accessible here: http://www.massey.ac.nz/massey/learning/colleges/college-business/school-of-economics-and-finance/research/reau/home-affordability-report.cfm), which offers quarterly figures that may be useful to compare with the Infometric version. It offers regional figures (1998-ongoing) calculated using mortgage rates, weekly earnings levels and house prices. | Wellington region | Housing quantity/accessibility | Housing |  |  |  |  |  |  |  | (2) - accessibility according to affordability |  |  |  | Quarterly (Massey Uni data) | Website/electronic reports | A calculation from several sources: average weekly earnings and mortgage interest rate figures are from Statistics New Zealand and Reserve Bank data. Housing prices are from the Real Estate Institute of New Zealand (REINZ). | Population | Regional |
| Controller and Auditor General (webpages using data on social housing).https://www.oag.govt.nz/2017/social-housing/part2.htm | Published in 2017 | Limited hard data in this report. Rather it's a report on how Housing NZ could better use information to manage tenancies, maintain houses, and manage and invest in new and existing social housing. However, it does include summary data on length of stay in Housing NZ houses, by age (2017) (p 11) and an NZ schematic (with WLG region data) on the under-use and overcrowding of Housing NZ houses (p 15). | National focus | Housing NZ use of information |  |  |  |  |  |  |  | N/A | (5) - Housing NZ use of information |  |  |  | One-off | Report | N/A | N/A | N/A |
| Final report of the House Prices Unit: House price increases and housing in New Zealand.Department of the Prime Minister and Cabinet. https://dpmc.govt.nz/publications/final%C2%A0report%C2%A0%C2%A0%C2%A0house%C2%A0prices-unit%C2%A0house%C2%A0-price%C2%A0increases%C2%A0and%C2%A0housing%C2%A0%C2%A0new%C2%A0zealand | Published in 2011 | Whilst this is a relevant source, it does not appear to offer relevant data sources that have not already been covered. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| From social renting to housing independence – the social and economic impacts of housing tenure. New Zealand Housing Foundation. https://www.nzhf.org/files/Research%20Papers/HF\_Research\_Bulletin\_April\_2017\_Screen\_Version.pdf | Uses various data | High-level summary of three commissioned studies looking at the associations between housing tenure and social, economic and health outcomes (one a literature review of 120 international studies). Overall, recommends advocating for and supporting policy to try and move low and middle-income earners into home ownership. Notes that further detail from the commissioned studies apparently available on the NZ Housing Foundation website but appears to be now unavailable. | National focus | Housing tenure |  |  |  |  |  |  |  |  |  |  |  |  | One-off | Summary research bulletin | Various: including commissioned research |  |  |
| Home and Housed: A Vision for Social Housing in New Zealand April 2010.http://www.baybuzz.co.nz/wp-content/uploads/2010/08/vision-for-social-housing-nz.pdf | Uses various data | Presents a snapshot of the 2010 NZ social housing context - including the quantum of social housing, changes over time, comparisons with other OECD countries, and general housing sector changes (e.g. housing cost escalations and affordability decreases; home ownership decline; Crown expenditure increases). Makes the case for reform, and provides associated recommendations. | National focus | Social housing sector generally |  |  |  |  |  |  |  |  | 2 - focus on social housing context |  |  |  | One-off | Submission to current Minister of Finance and Housing | Various data sources |  |  |
| Housing Markets and Migration: Evidence from New Zealand. Dept. of Labour (2008).https://www.lgnz.co.nz/assets/Housing-2030-Library-Resources/a18e59989e/housing-markets-and-immigration-evidence-from-nz\_compressed.pdf | Uses data from 1986, 1991, 1996, 2001 & 2006 Censuses | Uses Stats NZ data, house price info, QV info, and rent data to look at relationships between population change and house prices. | National focus | Housing prices |  |  |  |  |  |  |  |  |  |  |  |  | One-off | Working Paper | Various data sources | Population | Population |
| Housing Policy Recommendations to Address Child Poverty August 2012. Expert Advisory Group on Solutions to Child Poverty.https://www.occ.org.nz/assets/Uploads/EAG/Working-papers/No-18-Housing-policy-recommendations-to-address-poverty.pdf | Very limited actual NZ data | This is an analytical working paper on why housing matters for child policy - providing a series of related policy options based on NZ and international experience. | NZ focus, informed by international experience | Child poverty & housing |  |  |  |  |  |  |  | N (no hard data provided) |  |  |  |  | One-off | Working Paper | Informed by various literature |  |  |
| Measuring the wellbeing impacts of public policy: social housing November 2018. Social Investment Agency (uses IDI data). https://sia.govt.nz/assets/Uploads/Measuring-the-wellbeing-impacts-of-public-policy-social-housing.pdf | April 2007 - June 2015 | IDI data (specifically the HNZ Social Housing Dataset within the IDI) and NZGSS data are used to evaluate the impacts of receiving social housing on multidimensional wellbeing. Wellbeing outcome regressions also specified by age, gender and ethnicity. | National focus | Social housing links to wellbeing | Wellbeing |  | Y | Y |  |  |  |  | 5 |  |  |  | One-off | SIA Working Paper | Uses IDI and NZGSS data | Population | Population |
| Motu Economic and Public Policy Research. A State Housing Database: 1993-2009.http://motu-www.motu.org.nz/wpapers/10\_13.pdf | 1993-2009 | Longitudinal unit record level inventory of state houses in NZ. Includes data on state housing numbers, proportion of total private dwellings, and deprivation (NZDep2001 info) by major urban areas. Includes maps of: (1) % of state house to total houses and deprivation status in Wellington urban area in 1993, 2000 and 2009 (p. 45); and (2) change in density of state housing by deprivation status in Wellington urban area 1993-2000 and 2000-2009 (p. 59) | National, includes data on Wellington urban area | State housing quantity | State house #s and proportion. Deprivation status. |  |  |  |  | N (but does use deprivation info) |  |  | 2 - state housing quantity | Many |  |  | Exploration of utility of 1993-2009 dataset | Motu Working Paper | Housing NZ dataset | Population | By major urban area |
| New Zealand Planning Institute submission on how to define “housing quality”.https://www.planning.org.nz/Attachment?Action=Download&Attachment\_id=5079 | N/A | No data in this submission: rather a 2018 brief 4-page submission to Stats NZ on possible variables, informed by experience in Viet Nam, that may be combined to form a useful definition of housing quality | N/A | Housing quality | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |  | N/A | N/A | N/A | One-off | Submission | N/A | N/A | N/A |
| NZ Parliament website (potentially relevant research papers on housing issues).https://www.parliament.nz/en/pb/research-papers/document/00PlibCIP171/housing-issues |  | A brief single document overview of housing issues in New Zealand in 2011; no reference to Wellington. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| OECD data summary of NZ (including a collection of economic indicators and public spending figures). https://data.oecd.org/new-zealand.htm#\_ga=2.17016249.1445760178.1559705126-939002607.1559705126 . [Limited time spent on this entry due to only national level data being available, which will provide difficult to relate directly to the Wellington region specifically] | Varies widely, depending on variable (e.g. for life expectancy at birth: 2014-2018; for fertility rates: 1960-2017; for primary energy supply: 2000-2017). | This is a high level source, with data only available at the national level, and for the most part does not have obviously relevant data. However, there may be some value in looking at the following overall trends (although the lack of regional data will make it difficult to estimate the implications for Wellington in particular): (i) GDP figures; (ii) tax on personal income; (iii) income inequality; (iv) CO2 emissions; (v) household debt; (vi) primary energy supply; (vii) infrastructure development; (viii) life expectancy; (ix) fertility rates; (x) permanent immigrant inflows; (xi) poverty rate; (xii) social spending. N.B. due to the lack of regional data here, no longer descriptions of how each indicator is calculated is provided here (clicking on each entry yields a short description of each, if of interest). | National level only | Unclear (so high level it has the potential to relate to everything and anything) | Non-specific; whole population; whole economy etc. |  | Y (some breakdowns by men/women) | Y (in some cases) |  |  |  |  | (5) - the only possible intersection, given spending figures available at the macro-level. | Ethnicity is absent. |  |  | Annually | Website | Unclear: indicators are calculated by the OECD but the source of the data is not clear - presumably collected by the OECD itself from collaboration with NZ Govt Depts | Population | Population |
| Quantifying the impact of land use regulation: Evidence from New Zealand 2017.https://thehub.sia.govt.nz/assets/documents/Impact\_land\_use-fullreport\_110717.pdf | Mostly 2012-16 | This is a commissioned report aiming to quantify the impact of land regulation on housing costs. It includes summary info on housing prices in NZ and major metropolitan areas. Includes a map (p.16) of price-to-cost ratios in the WLG region (indicating tight housing supply). | National focus, but info included on major NZ metropolitan areas | Housing prices |  |  |  |  |  |  |  |  | 4) costs of land regulation |  |  |  | One off | Report | Use of data from various sources (through a replication of methods used in the USA) | Population | Major NZ cities |
| Responding to Homelessness in Aotearoa New Zealand (intersections between housing and homelessness). https://www.housingfirst.co.nz/uploads/files/Parity%20Vol30-08.pdf | Very limited data there-in | Special issue of Parity - a Council to Homeless Persons publication - focused on responding to homelessness. Includes various chapters from individuals/organisations. Overall, very limited actual data provided (although does have a summary of the 2013 Census info on housing deprivation and categories of this (p11)). | Variously focused (e.g. Northland, Auckland, Wellington) | Homelessness |  | Y (very small amount of data in some chapters on Maori homelessness in various areas of NZ) |  |  | N/A | N/A | N/A | Y (narrative description of those at risk of homelessness) | 1 (focus) | Many. Also many estimations |  |  | One-off | Issue of Parity | Various organisational sources |  |  |
| The Demand for Social Housing in New Zealand. The Salvation Army Social Policy & Parliamentary Unit August 2017.https://www.salvationarmy.org.nz/sites/default/files/uploads/20170814spputakingstockreport.pdf | Uses best available data from various date ranges to form a 2017 snapshot of social housing demand in NZ | Region-by-region analysis of social housing demand in NZ. Includes regional info on numbers of Housing NZ stock and % of total dwellings, waiting lists, estimates of those over 65 at risk of housing-related poverty, and indicators of relative demand for social housing cf supply. | National, broken down into regions | Social housing demand |  |  |  | Y (small focus on estimates of over-65s at risk of housing-related poverty, by region; p. 31) |  |  |  | Y (looks to identify those at risk of housing-related poverty) | 2 (social housing demand) | Many. Also many estimations |  |  | One-off snapshot | Salvation Army published paper | Various data sources used | Population | By region |
| The New Zealand Rental Sector (2017 report prepared for BRANZ using IDI data).https://www.branz.co.nz/cms\_show\_download.php?id=606738ff7cb47451e094ad80f39cc912fa18f7a8 | 2013 Census data and 2017 interview data | This is a report on the NZ rental sector using 2013 Census data and computer assisted telephone interviewing (CATI) with tenants (n=1099) and landlords (n=406) and sub-set in-depth interviewing in major NZ metropolitan centres. Includes data on the proportion renting by age, gender, and ethnicity. CATI data includes reasons for accommodation being perceived as inadequate (p 40) and repair issues (p 43). | National | Rental housing |  | Y | Y | Y | Y |  | Y | Y (in general report makes the argument that renters disadvantaged over owner-occupiers) | (5) argues for the need to make renting more attractive |  |  |  | One-off | BRANZ research report | Use of Census info and computer assisted telephone interviewing (CATI) with tenants (n=1099) and landlords (n=406) and sub-set in-depth interviewing | Population (Census) and household | National (with some data broken down into major metropolitan area, including WLG) |
| Wellington City Council resource on rental costs and housing affordability.https://wellington.govt.nz/your-council/plans-policies-and-bylaws/urban-development/monitoring/housing-affordability |  | This is already covered in the MBIE tenancy bond data, and the Infometrics entry (see above): the source listed here references these. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| How do we compare?  https://demographic-indicators.idnz.co.nz/?submissionGuid=044ebe19-be1b-4217-8089-34edd504fa5f | 2013 | This presents a subset of the Community Profiles (see entry on IDNZ), to give an overview of Territorial Authorities using 16 indicators. All datasets - except for the Estimated Resident Population (ERP, the official population of a Territorial Authority), which is updated annually and is based on the number of registered births, deaths, and an estimate of overseas, inter-region and intra-region migration - are sourced from the 2013 Census of Population and Dwellings. The ERP adjusts for the net undercount of the resident population in the Census where people may be absent on Census night; it is 'rebased' after every Census. The 16 indicators are: Estimated Resident Population, Median age, Under 5 years, Over 65 years, Māori population, Born overseas, Total residents who moved in 5 years, Degree or higher qualification, Unemployed, Public transport to work, Regular smokers, Index of Deprivation (outlined in main IDNZ entry), Median household income, Average household size (the mean number of persons per private household, excluding non-private dwellings), Large dwellings (i.e. the amount dwellings with 4 bedrooms or more as a percentage of total dwellings in the area), Access to the internet. N.B. From QV: "Care is required when interpreting the net migration figures from Statistics NZ, given that the new methodology (a switch from migration ‘intentions’ to migration ‘outcomes’) is still getting established. The issue is that the modelling and assumptions required (given that outcomes aren’t known for sure until at least a year after the person arrived or departed) have the potential to create large revisions from month to month – and the new methodology has produced a very different path for migration than was shown by the previous figures" (https://www.corelogic.co.nz/sites/default/files/2019-07/CL19\_Q2%20NZ%20Quarterly%20Market%20Report\_02.pdf). | As Census: Territorial Authorities across NZ, including throughout the Wellington Region | Housing quantity/availability | As Census | Y |  | Y |  |  |  | Y (but as Census) | (2) - as Census | As Census, plus no data on gender, no data on housing quality (e.g. fuel type use) | As Census, but a data snapshot, hence limited use | As Census (aggregated only) | In line with Census (annually in the case of the ERP) | Website | Census | Population | Territorial Authority |
| He Kainga Oranga, the Housing and Health Research Programme research (as below). http://www.healthyhousing.org.nz | 2001 (data source of first publication) - On going research projects | An online repository of Housing research from the University of Otago. A full list of publications around housing and health issues (ie. healthy housing index, heating, insulation, mould, energy affordability, housing standards, etc). Outcomes in the form of publications and reports. Especially relevant publications will be reviewed below. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Lara Rangiwhetu, Nevil Pierse & Philippa Howden-Chapman (2017). Effects of minor household interventions to block draughts on social housing temperatures: a before and after study, Kōtuitui: New Zealand Journal of Social Sciences Online, 12:2, 235-245, https://doi.org/10.1080/1177083X.2017.1372787 | 2015 | Provide assessed winter room temperature of a sample (N= 5 homes) of Wellington social houses before & after implementing different intervention measures to reduce house draughts in social housing. They provide the following outcome measures: Self-reported indoor temperature experience, empirical indoor temperature and humidity. They also report the different intervention measures undertaken to improve indoor temperature (Ie: installing baffles and adding sealing strips around doors). | Wellington City (Miramar) | House indoor temperature (Housing quality) | Wellington Social houses |  |  |  | Y |  | Y | Tenants of social houses therefore people with low income and socially disadvantegous conditions. Authors did not specify the particular characteristics of the tenants of the houses in the sample - the unit of analysis was the housing itself. Yet they noted examples of social housing tenants. | (1): intersects with homelessness because social houses are host by people that otherwise might be homeless. (5): They give examples of previously successful policy that helped improve housing conditions in the UK and NZ. |  | Unclear if representative from only 5 cases. | Could potentially obtain raw data from authors. | One-off paper | Journal article reporting tenants diaries (self-reported temperature experience and use of thermometers) | Convenience sample. Representative?? | Case studies: only 5 houses from Wellington city | Individual house level |
| Rangiwhetu, L., Pierse, N., Viggers, H., & Howden-Chapman, P. (2018). Cold New Zealand Council Housing Getting an Upgrade. Policy Quarterly, 14(2). https://www.victoria.ac.nz/\_\_data/assets/pdf\_file/0007/1500865/Rangiwhetu\_Pierse\_et\_al.pdf | 2017(?) | Research collecting temperature, humidity, and energy data from 49 Council houses in Wellington over winter, as well as self-reported thermal comfort and heating behaviour | Wellington (Arlington flats, Mt Cook) | Housing temperature | Wellington Social houses |  |  |  | Y | Y (indirect; indoor temps) |  |  |  | No breakdown into age, gender, ethnicity etc |  |  | One-off paper | Journal article | Household monitoring | Case-studies | Individual house level |
| Amore, K. (2016). Severe housing deprivation in Aotearoa/New Zealand 2001–2013. Wellington: He Kainga Oranga/Housing and Health Research Programme. University of Otago. http://www.healthyhousing.org.nz/research/current-research/measuring-homelessness/ | 2001-2013 | Summary information on NZ 'homeless' (those in severe housing deprivation) numbers from the 2001, 2006 & 2013 Censuses. Breaks down data into category of housing deprivation, and by demographic characteristics (gender, age, ethnicity, family status, relationship status). Also breaks down data into regions and territorial authority. | National | Homelessness |  | Y | Y | Y | N/A | N/A |  | Y (identifies profile of homeless population) | 1 |  |  | Uses Census data and also data from emergency housing providers | One-off paper | Report | Census info, requested info from emergency housing providers | Population | Territorial authority |
| Keall, M. D., Baker, M., Howden-Chapman, P., Cunningham, M., & Cunningham, C. (2007). Healthy Housing Index Pilot Study Final Report March 2007. Wellington: Housing and Health Research Programme. http://www.healthyhousing.org.nz/wp-content/uploads/2010/01/Final-report-HHI-pilot1.pdf | 2006(?) | Pilot study aiming to develop a healthy housing index (HHI). Collected data from 102 Hutt Valley homes on: structural soundness; adequacy of services; warmth and dryness; safety; and; protection from external hazards. | Hutt Valley | Housing quality |  | Y | Y | Y | Y | Y |  | Y (identifies profile of those in unhealthy/ unsafe housing) | 5. Aims to develop a healthy housing index (HHI) |  |  |  | One-off paper (although a number of other publications from the programme) | Report | Household survey | Case-studies | Individual house level |
| Baker, M. G., Zhang, J., & Howden-Chapman, P. (2010). Health status of Housing New Zealand applicants and tenants: Key indicators for 2004-2008. Wellington: He Kainga Oranga/Housing and Health Research Programme, University of Otago, Wellington. http://www.healthyhousing.org.nz/wp-content/uploads/2010/01/Microsoft-Word-Health-Status-of-HNZC-Apps-Tenant-2004-2008-May-2010-FINAL.pdf | 2004-2008 | Study aiming to investigate the relationship between Housing NZ conditions and health indicators (focused on hospitalisation rates). Includes data on: the demographic and socio-economic profile of Housing NZ tenants; household crowding; household active and passive smoking; hospitalisation rates and mortality; infectious diseases; circulatory and respiratory diseases; mental health conditions; and home injuries. | National sample | Health indicators of Housing NZ tenants |  | Y | Y | Y |  |  |  | Shows profile of Housing NZ tenants |  | No info on housing quality |  |  | Mentions annual reporting (unclear if continued?) | Report | Use of Housing NZ data collected "as part of it's normal business operations" | Housing NZ sample | National sample |
| Shorter, C., Crane, J., Pierse, N., Barnes, P., Kang, J., Wickens, K., ... & Howden‐Chapman, P. (2018). Indoor visible mold and mold odor are associated with new‐onset childhood wheeze in a dose‐dependent manner. Indoor Air, 28(1), 6-15. https://onlinelibrary.wiley.com/doi/pdf/10.1111/ina.12413?casa\_token=ROv6GBvJF4gAAAAA:KgOR5joevi9fUEcKg-Kny4L27-VkRL\_WaKttJ1IWa-xEjypoV6KZkzjrBI-PiqdzNApspRBWC4chs-Q | 2010-2012 | Study looking at the relationship between indoor mould and mould odour and new-onset childhood wheeze involving 150 WLG-based children. Based on data on household mould score; indoor temperature and humidity; and numerous other mould-related variables. | Wellington sample | Household mould links to childhood wheezing |  | Y | Y | Y | Y |  |  | Y (overall, indicates strong associations between visible mould, mould odour and leaks, and new-onset child wheezing) |  |  |  | Article identifies summary info only | One-off | Study | Matched case-control study | Wellington-based sample | Wellington-based sample |
| Howden-Chapman, P., Viggers, H., Chapman, R., O’Sullivan, K., Barnard, L. T., & Lloyd, B. (2012). Tackling cold housing and fuel poverty in New Zealand: a review of policies, research, and health impacts. Energy Policy, 49, 134-142. https://www.sciencedirect.com/science/article/pii/S0301421511007336 | 2008 | Article is a review of cold housing and fuel poverty in NZ focused on policy, research, and health impacts. Includes estimates of fuel poverty in 4 major NZ metropolitan cities, including Wellington. | Fuel poverty estimates from Auckland, Wellington, Christchurch, and Dunedin | Fuel poverty |  |  |  |  |  | Y |  | Y (identifies income threshold needed to avoid fuel poverty) |  |  | Estimates |  | One-off | Article | Various Govt. data sources used | Population | Major metropolitan area |
| Goodyear, R. (2017). A place to call home? Declining home-ownership rates for Māori and Pacific peoples in New Zealand. New Zealand Population Review, 43, 3-34. https://search.proquest.com/docview/2052764120?pq-origsite=gscholar | 1986-2013 (mainly) | Summary article focused on changing (declining) home ownership rates for Maori and Pasifika in NZ as based on Census data across 1986-2013. Includes graphic information, among others, on: % living in owner occupied dwellings for Maori and Pasifika cf total population; tenure type for Maori and Pasifika households; House price index for selected territorial authority 1989-2014; map of % change in household price index by territorial authority; % change in proportion living in owner occupied dwelling for Maori and urban/rural area. | National | Home ownership rates for Maori and Pasifika |  | Y |  |  |  |  |  | Y (identifies that Maori and Pasifika less likely to be living as owner-occupiers) |  |  |  |  | One-off | Article | Census | Population | Territorial authority |
| Construction sector capacity - http://www.prefabnz.com/Downloads/Assets/9759/1/ |  | Prefabrication specifically - Statistics NZ’s Business Demography Statistics showed 333 businesses involved with prefabrication in New Zealand (according to the Classification Code Hierarchy ANZSIC). Numbers probably too small to do by region. https://www.stats.govt.nz/tereo/information-releases/new-zealand-business-demography-statistics-at-february-2018. April 14 2019 Govt and industry have signed a Construction Accord - • Better procurement practices and improved pipeline management • Improved building regulatory systems and consenting processes *Industry commitments* • Enhanced industry leadership, collaboration and organisation • Better business performance • Improved culture and reputation *Shared by Government and Industry* • Grow workforce capability and capacity • Better risk management and fairer risk allocation • Improved health and safety at work • More houses and better durability  http://www.scoop.co.nz/stories/PA1904/S00125/government-and-industry-sign-construction-sector-accord.htm - “Industry and Government will work together on a further four priorities which are to expand workforce capability and capacity, rebalance risk, improve health and safety and boost the supply of affordable and durable housing. / https://www.constructionaccord.nz/.  https://www.mbie.govt.nz/assets/77439ddc45/Construction-report-2013.pdf old data from 2013 - data from StatsNZ. Construction makes up 6% of GDP.  Prefab NZ survey measures market size, determine the installed and used capacity - helps to understand how much the industry can grow with the actual capacity and the investment required to face a higher demand 3 new ideas to finance offsite construction. Companies of different sizes from all over N included. 21% of companies from Wellington. More than half less than 20 employees. Estimate that the NZ complete building manufacture industry could currently build 3k - 4 k houses per year | Mostly national but one stat on Wellington specifically - location of companies surveyed. | Construction - specifically prefab construction capability of sector to contribute to Kiwibuild | Numbers of construction businesses |  |  |  |  |  |  |  | 2 - supply of housing | regional |  |  | One-off | Report | Survey - their own + stats NZ data | Manufacturing entities | Region |
| WCC rental WOF |  | Only 2 properties done so far https://wellington.govt.nz/services/rates-and-property/property/rental-warrant-of-fitness . The 29 questions for the Rental WOF are: Appendix A: Assessment Criteria  1. Is there a functional, safe stove-top and oven? (Yes/no)  2. Is there adequate space for food preparation and storage? (Yes/no)  3. Is there an adequate supply of hot and cold potable water? (Yes/no)  4. Is the hot-water at the tap 55°C (±5°C?) (Yes/no)  5. Is there a functional toilet, which does not have a cracked or broken seat, cistern or bowl? (Yes/no)  6. Is there a suitably located bath or shower in good working order? (Yes/no)  7. Are there secure or high level cupboards or shelves for storing hazardous or toxic substances out of children's reach? (Yes/no)  8. Is there a adequate form of safe and effective space heating? (Yes/no)  9. Do the bathroom, kitchen and all bedrooms have some form of ventilation to outside? (Yes/no)  10. Is the house reasonably free of visible mould, i.e. the total area of mould is less than an A4 sheet of paper? (Yes/no)  11. Are power outlets, light switches and wiring safe and in good working order? (Yes/no)  12. Is there adequate indoor lighting? (Yes/no)  13. Does the house have adequate working smoke alarms? (Yes/no)  14. Have the windows got effective latches? (Yes/no)  15. Do high level windows have security stays to prevent falls? (Yes/no)  16. Are there curtains or blinds in the bedrooms and living area? (Yes/no)  17. Do glass doors have safety visibility strips? (Yes/no)  18. Does the house have ceiling insulation to WOF standards? (Yes/no)  19. Does the house have underfloor insulation to WOF standards? (Yes/no)  20. Is a ground vapour barrier installed under the ground floor? (Yes/no)  21. Is the house weathertight with no evident leaks, or moisture stains on the walls or ceiling? (Yes/no)  22. Is the house in a reasonable state of repair? (Yes/no)  23. Is the storm and waste water drainage being adequately discharged? (Yes/no)  24. Is there any water ponding under the house? (Yes/no)  25. Is there adequate outdoor lighting near entrance ways? (Yes/no)  26. Does the house appear to be structurally sound? (Yes/no)  27. Are there handrails for all internal stairs and all outdoor steps that access the house, and do balconies/decks have balustrades to the current Building Code? (Yes/no)  28. Is the address clearly labelled and identifiable? (Yes/no)  29. Are there securely locking doors? (Yes/no) |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Community Housing (research on housing tenure, affordability etc.).http://www.communityhousing.org.nz/our-place/what-the-research-is-saying | N/A | Qualitative studies - community housing providers, procurement and the building industry, the associations between housing tenure and fiscal costs for health, crime, welfare benefits and tax paid in New Zealand, using Statistics New Zealand’s Integrated Data Infrastructure (IDI), independent survey of residents in a new community about experiences of moving from rental to home ownership, key finding - Essentially, what this indicates is that there would be a net savings in the government’s fiscal accounts as a result of shifting people along the home ownership continuum. This net savings is calculated as the extra PAYE revenue collected less the change in costs incurred as a result of changing renters to owner occupiers. Fiscal costs of different housing tenure groups February 2017 Making sense of the numbers ii outcomes that households would experience, it strongly implies that it would be beneficial from a fiscal point of view, but also from a household point of view, to move people from renting (and, in particular social renting) towards owner-occupation. http://www.communityhousing.org.nz/resources/article/new-research-on-positive-outcomes-in-affordable-housing |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |