

# Housing Statistics Strategy

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## 1. Introduction

The Housing Statistics Strategy is a long-term plan to ensure the successful production, integration and dissemination of relevant and authoritative housing statistics. It is an integrated set of plans developed in response to a demand for a more robust and comprehensive framework for housing statistics. A major consideration of the strategy is the need to optimise the investment of funds to produce the most useful range of statistics related to housing.

Housing is an important element in New Zealand society and has been a significant part of public policy throughout the twentieth century. Home ownership has always been of great importance to settlers to New Zealand. In the nineteenth century, settlers believed that owning land gave independence from the subservience and vagaries of the Old World. Western European traditions dictated the form of urban structures and housing. Settlers wanted to maintain the rural qualities of a pioneering life resulting in the growth of suburban sprawl as garden cities formed. The result was the mythical quarter acre pavlova paradise of the fifties and sixties. The Western European familial ideal shaped house building and the suburban home fulfilled the needs of husband, wife and two or three children. While housing may have changed in the eighties and nineties with the development of apartment buildings, this home-owning ethos remains. Yet decent housing is not equably distributed over the country. Variations occur between ethnic groups and social hierarchies, with individuals in some groups unable to achieve access to that basic human need: ‘adequate housing’.<sup>(1)</sup>

Adequate housing encompasses the six dimensions of affordability, suitability, habitability, tenure security, and freedom from crowding and discrimination. It is essential that New Zealand homes be affordable and healthy to live in, and of increasing importance that they be energy efficient (take less energy to build and operate), and resource efficient (use fewer non-renewable resources and make efficient use of renewable resources). It is also important that adequate housing caters to preference and special needs, position residents within a well-designed infrastructure and involves proximity to services, facilities and employment and educational opportunities.

Recognition of emerging local and national, demographic, social, economic and environmental trends is essential to ensure the appropriate regulation of New Zealand housing policy and building and residential design.

Major social, economic and environmental changes have affected New Zealand's housing stock, occupancy rates, the pattern of housing tenure and the cost of housing. The Housing Statistics Strategy and framework will facilitate understanding of these and other housing issues, promote comprehension of current housing trends, and help anticipate future changes. A robust and comprehensive set of housing statistics will assist central and regional government to inform and support appropriate housing policy and legislation, and planners and developers to design quality housing and infrastructure. Above all, the availability of accurate and salient housing statistics, at both a local and national level, can facilitate adequate housing for all those living in New Zealand.

The Housing Statistics Strategy recognises that housing statistics will be used widely by government agencies, academics and the community, and casts Statistics New Zealand primarily in a facilitating role. The needs of users are central to the strategy and are the driving force behind its framework. To ensure user needs are fully catered for, and official involvement obtained, the Regional and Environmental Statistics Division has established an interdepartmental working group (known as the Housing Statistics User Group), consisting of representatives from housing agencies, to discuss various housing issues.

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(1) University of Otago, Unpublished PHD Thesis, (1998). *Sunshine and Fresh Air: An Oral History of Childhood and Family Life in New Zealand*, Dunedin, passim.

It is strategically important that the wider official statistical system participates in the development of the Housing Statistics Strategy and work together to achieve its aims. Consequently, the strategy has had substantial input from the Housing Statistics User Group and endorsement for the strategy has also been sought and obtained from the group's three key members: Housing New Zealand Corporation, the Ministry of Social Policy and Te Puni Kōkiri. Additionally, assurance has been obtained from members of the group to work together to realise the goals of the strategy. The Regional and Environmental Statistics Division has an ongoing commitment to ensuring that research into housing issues is innovative and thorough, that available housing data sources are utilised appropriately, and that the wider statistical community is involved in achieving the objectives of the housing statistics programme.

This paper describes the components of the Housing Statistics Strategy. Future papers and plans will identify the work programme needed to put the plans into action, and to ensure progress on all its aspects. The Housing Statistics Strategy is an integral part of, and should be read in conjunction with, the Economic and Social Statistics Strategies, and the Regional and Environmental Statistics Strategies.

## 2. General Aims

The Housing Statistics Strategy will assist the development of a range of consistent data sets, within an agreed framework, capable of informing discussion on key housing issues. Housing statistics must be relevant, timely and accurate, and disseminated efficiently. The development of high quality housing statistics will help central and regional government formulate and evaluate housing policy, as well as informing New Zealanders about local housing markets.

Housing problems are geographical in nature, occur in a local context and should not be obscured by a purely national framework. Understanding housing issues in local communities, where there is housing need, is essential to help diminish housing disparities and to generate effective housing policy at *both* a regional and national level. While specific in nature, local housing issues do reflect national concerns, ensuring that the building of housing knowledge at a regional level will also help construct a national picture of housing.

### 3. Primary Objectives

<i>Primary Objectives</i>	<i>Success Measurement</i>
<b>A. Satisfy critical information gaps</b>	
Satisfy critical information gaps that exist in key areas identified by data users and experts.	<p>Areas where the collection of housing information is deemed crucial are identified through wide consultation.</p> <p>The areas where critical information gaps exist are given primary status in the Housing Statistics Strategy and addressed at the earliest possible stages of the housing statistics programme.</p>
<b>B. Maintain and improve the range and relevance of housing statistics</b>	
Improve the range and relevance of housing statistics by enhancing existing information sources and investigating new areas of data supply.	<p>Existing housing information is both maintained and improved as required. New avenues for housing statistics are investigated and utilised.</p> <p>Relevant, accurate and timely housing statistics are available and accessible to support the collective housing policy needs of central and regional government and the community.</p>
<b>C. Improve user knowledge of and access to available housing data.</b>	
Improve user knowledge and systems via which data can be accessed and configured.	The range of available housing statistics is promoted widely among all sectors of the community.
Ensure information related to local housing issues is accessible and relevant, so that people can understand their local community better, respond to its needs adequately and inform and support appropriate housing policy and legislation.	<p>Users have access to housing statistics that are effective, efficient and well documented.</p> <p>Output can be customised to meet user needs and data can be accessed in a variety of forms for all sectors of the community.</p> <p>Appropriate output tools such as the Geographic Information System (GIS) and the Internet are used effectively to disseminate housing statistics to users. Traditional forms of data access (eg via telephone and paper-based publications) are available where necessary.</p>

## 4. Guiding Principles

The Housing Statistics Strategy must comply with a number of guiding principles.

<b><i>Guiding Principle</i></b>	<b><i>Rationale</i></b>
Use accepted standards	Promotion of standard definitions, classifications and measurement tools, among housing collection agencies, would ensure essential linkages across data sets existed.
Exploitation of administrative data	<p>Currently, insufficient use is made of administrative data sources to produce housing statistics. Existing administrative data sources should be better exploited and new sources of data investigated to develop the potential for housing data that these sources may offer.</p> <p>A thorough investigation into the potential to provide housing information via administrative data sources will be conducted early in the Housing Statistics Programme. The housing statistics team will use the protocols developed by the Data Integration Project to investigate the possibility of developing the potential for housing data that these administrative data sources offer.</p>
Use accepted international principles	Promote, where applicable, the consistent application of international principles to all data sources and outputs. Develop a policy of continuous improvement of coverage, quality and timeliness of housing statistical products and services.
Integration of outputs	Outputs from Statistics New Zealand and external agencies (whether existing or developed in the future) should be integrated where possible to ensure connections are exploited and information fully utilised. The statistics resulting from integrated outputs should yield detailed information capable of playing an essential role in monitoring central and local government housing policies.
Enhanced use of existing data sets	Existing outputs should be exploited to their full potential to assure rigorous contribution to central and local government housing policies. More innovative use needs to be made of existing Statistics New Zealand and external based data sources.

<b>Guiding Principle</b>	<b>Rationale</b>
Obtain guidance from experts and data users	<p>Continue interaction with the established Housing Statistics User Group to determine housing development priorities.</p> <p>Maintain representative yet restricted membership of the core element of the Housing Statistics User Group to promote consensus and steer priorities. The core element of the Housing Statistics User Group should mainly comprise government departments involved in policy making, housing provision and housing related benefit distribution.</p> <p>Expand peripheral membership of the Housing Statistics User Group to include a wide range of groups such as academia, community groups, Māori housing providers and general data users.</p> <p>Develop current relationships and establish new partnerships with other organisations to enhance data access and availability. Invite wide-ranging participation and input via the Housing Statistics Programme.</p>
Internet as standard dissemination tool	<p>Data access should be improved by promoting the use of the Internet as a standard dissemination tool and the use of software tools such as GIS, which are designed to present small area data in an informative manner.</p>
Promote housing statistics among the community	<p>Continue the existing practice of conducting regional workshops, throughout New Zealand, to promote the range of housing products and services available from Statistics New Zealand.</p>
Data on housing, is sought in a sensitive and considerate manner	<p>Data sought via the Housing Statistics Programme, especially regarding housing adequacy, is potentially sensitive. Guidance from survey development and design experts and topic specialists will be sought, to ensure that data is collected in a considerate manner, sensitivity minimised and responsiveness maximised.</p>

## 5. Housing Statistics Framework

The framework for housing statistics needs to encompass all facets of housing to ensure completeness and understanding of the Housing Adequacy Model that has been developed (refer to Appendix 1, Housing Adequacy Model). The framework should represent housing and the processes affecting housing regardless of whether Statistics New Zealand collects and releases data for every facet of the framework.

The model represents the principle that housing issues are most evident in a regional framework, that is, in specific localities where there is housing need and demand. Identifying and studying major housing problems at the regional level may help identify why, and how, local housing markets are succeeding or failing to meet the social objectives of local and central government.

Although national housing policy exists, many important housing issues cannot be understood on the basis of market processes operating at a national level. A myriad of housing markets is evident in *local* segments of New Zealand, and the subtleties of these markets cannot be captured adequately via a purely national focus. Subsequently, it makes sense to investigate the housing market at a regional level initially. Understanding the nature and extent of the housing problems experienced at a local level can help generate effective housing policy at *both* a regional and national level. The proposition that a national picture of housing can be derived, via the study of housing at a regional level, is reflected in the Housing Adequacy Model.

The main components of the model are outlined in the following pages.

### ***Descriptor Variables***

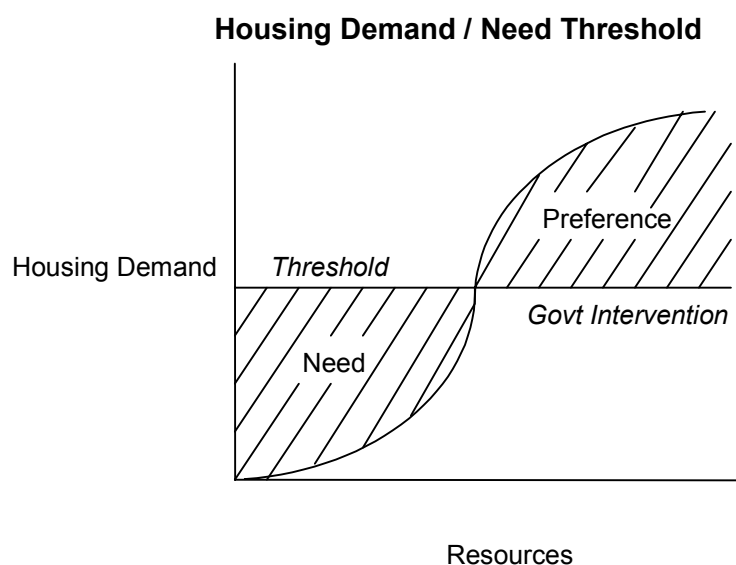
The descriptor variables, to the far left of the model, are standard variables used to describe the characteristics of a household (refer to section 6, The Way Ahead, Development Path, Demographics below). These reliable and robust variables set the scene against which housing problems are measured and investigated. Descriptor variables are the key variables with which other statistical information may be cross-tabulated to describe housing issues at a local level.

The descriptive variables deemed most important for statistics related to housing are listed in the Housing Adequacy Model. A statistical standard (including classification) is currently available for each variable listed (refer to the *Statistics New Zealand Directory of Concepts and Standards*).

### ***Drivers***

The demand for adequate housing has a need threshold, above which better housing is not a question of need but of preference. Housing need represents the elements of housing that are essential and without which a household cannot exist adequately. Housing preference, on the other hand, represents the elements of housing which are not essential, but which are optional, represent choice, and can be customised to meet preference. The distinction between housing need and preference is represented in the graph below.

Figure 1



Housing supply encompasses the elements that feed into, and impact upon, housing demand (need and preference). The under- or over-provision of supply elements affects housing adequacy, and subsequently the success or failure of local housing markets to meet the social objectives of government.

The primary focus of the Housing Statistics Strategy is on the *demand* aspects of housing. Elements contained in the supply section of the model, such as house prices and investment in housing for asset building, do play a role in whether housing demand is met. However, in general, these supply elements will be measured indirectly via investigation into the principal components of need and preference.

### **The Six Dimensions of Housing Adequacy**

Adequate food, shelter and clothing are the basis of the hierarchy of human needs.<sup>(2)</sup> The Universal Declaration of Human Rights affirms access to adequate housing as a vital part of human rights.<sup>(3)</sup> Housing fulfils the basic human physical need for shelter but also satisfies social requirements. A house provides a centre for an individual and the basis for family life, emerging as an important symbol of social standing and aspirations. Thus the fulfilment of housing needs is a complex process.

Where inadequacies exist in housing, they manifest themselves via readily recognisable elements; these are the six interrelated dimensions of housing adequacy: affordability, suitability, habitability, tenure security and freedom from discrimination and crowding. Each of these dimensions is outlined in broad terms below along with a brief synopsis. Prior to seeking information regarding any of the six

(2) Abraham Maslow, a noted American psychologist, developed a hierarchy of needs that comprises five levels. Level 1 is physiological, consisting of those things that keep us alive, food, water and shelter. These lower needs must be satisfied before the following higher needs can be achieved:

2. Safety and Security
3. Belonging and Social
4. Esteem and Status
5. Self Realisation.

(3) Article 25. 1. Everyone has the right to a standard of living adequate for the health and well-being of himself and of his family, including food, clothing, housing and medical care and necessary social services, and the right to security in the event of unemployment, sickness, disability, widowhood, old age or other lack of livelihood in circumstances beyond his control.

Article 17. 1. Everyone has the right to own property alone as well as in association with others. 2. No one shall be arbitrarily deprived of his property.

dimensions, or on the issues that stem from them, each topic will require exact definition. In the interim, it is practical to define each topic in broad terms to promote understanding, advocate flexibility in the model and allow further detailed investigation.

### **(1) Affordability**

Housing affordability relates to the ability of households to rent or purchase housing in a locality of choice at a reasonable price, the capacity of households to meet ongoing housing costs, and the degree that discretionary income is available to achieve an acceptable standard of living. Affordable housing should leave enough residual income to cover other basic living costs, as well as allowing households to save for irregular but unavoidable costs such as medical and dental care.

Of significance are economic units/families within households where an excessive level of household income is consumed by way of mandatory housing costs (eg rent and mortgage payments as a proportion of income). Also of interest is the degree to which fixed housing costs impact on the ability of people to purchase other necessities.

Affordability is a difficult concept to define with precision, however there are a number of key factors that allow an accurate portrayal of housing affordability:

- housing costs (mandatory and ongoing)
- household composition / number of people in household
- household income / economic units within household / financial resources of household
- geographic location / housing market.

It is not enough to simply measure affordability by identifying housing costs and calculating residual income to ascertain whether or not people live in adequate housing and have a reasonable standard of living. Affordability only becomes a useful dimension when investigated in the context of: (a) geographical location and the state of the local housing market, (b) income and housing costs in relation to the composition of, and number of people in, the household, and (c) the element of choice in a given housing situation. This additional information is crucial to attain a genuine picture of housing affordability.

*(a) Geographical location and the state of the local housing market:* Affordable housing stock that is appropriate to specific household types is often not available, due to the predominance of two- and three-bedroom dwellings in both old and new housing stock, and the fact that many of the new dwellings that are currently being constructed are not in affordable locations.

*(b) Income and housing costs in relation to the composition of, and number of people in, the household:* A household may spend a large proportion of its income on housing, but if this income is sufficiently high, this does not have a detrimental effect on living standards. These people are not in housing need. Alternatively, what appears on the surface to be a generous household income may in fact be stretched to capacity by a large number of household members. These people are accepting high-density living arrangements (and possibly crowding) as a means of containing cost.

*(c) The element of choice available in a given housing situation:* Some people may choose to live frugally in order to pay off their mortgage faster or may choose suboptimal housing for the purposes of more effective saving to reach goals in other areas of their life. People in these situations have a degree of choice since they have chosen a particular housing situation or lifestyle over another to meet an end goal. This element of choice contrasts with those who experience suboptimal housing *and* a poor standard of

living, and struggle every day to maintain both. These people have little or no scope for change and are in genuine housing need.

It is generally accepted that affordable housing exists where no more than 25 to 30 percent of household income is spent on mandatory housing costs (ie rent/mortgage payments as a proportion of income). This is reflected in the Income Related Rents (IRR) policy put in place for low-income State house tenants on 1 December 2000. Under the new policy, tenants in State houses provided by Housing New Zealand pay no more than 25 percent of their income in rent, up to an income threshold based on the rate of New Zealand Superannuation, and then beyond this threshold, 50 percent of their income in rent until the market rent is reached. The Accommodation Supplement (AS) continues to be available for low-income homeowners and tenants in the private sector.

The Department of Work and Income base their criteria for the Accommodation Supplement on the threshold that housing costs should be no more than 25 percent of gross household income for renters and no more than 30 percent for mortgagors. If housing costs are above this threshold the Government subsidises a proportion of the costs. The higher threshold for mortgagors is in recognition of the fact that home owners are investing in a potential asset as well as paying for the provision of straightforward shelter.

Affordability thresholds of 25 and 30 percent have an historic precedent both in terms of the Royal Commission of Social Policy and widespread international usage. A focus on affordability in the Housing Statistics Strategy may help investigate the suitability of the 25 to 30 percent threshold by investigating the discretionary income of households and their ability to survive adequately, in both the short- and long-term, in the existing economic climate.

Affordability problems vary by region, fluctuate in light of household composition, and diverge according to choice and necessity. It is the intention of the Housing Statistics Strategy to explore these elements at a local level and subsequently develop a national picture of housing affordability. A deeper understanding of this dimension may help develop strategies to improve housing affordability through appropriate policy and regulation, housing and community design and redevelopment, construction and financing. (Refer to Section 6, The Way Ahead - Development Path, Affordability, below.)

## **(2) Suitability**

Housing suitability relates to the ability of households to access:

- housing which is appropriate to their current needs
- housing which is sufficiently flexible to cater for future requirements and long term goals
- preferred tenure and dwelling type
- local opportunity (such as employment and education)
- local infrastructure and public amenities.

Infrastructure includes the components of network utilities (gas, electricity, telecommunications, water supply), transportation (including sea and air ports, roading (bridges, footpaths) and parking space), and solid and liquid waste management (eg water treatment plants, sewer, garbage services and recycling).

Access to public amenities relates to:

- the convenience and proximity of housing to local public resources such as reserves, parks and playgrounds; and to services such as housing, health care, education, justice, welfare, employment, and libraries,

- the ability of people to attain and make use of local public amenities without discrimination or prejudice,
- proximity and accessibility to local opportunities such as education and employment,
- the appropriateness of the surrounding neighbourhood (with regard to features such as recreational space, safety and streetscape), and
- the existence of a strong and sustainable community through intelligent residential design.

A significant connection is acknowledged between suitability and affordability, as there is a strong correlation between a household's financial situation and ability to access suitable services and amenities. In general, however, people may be unable to access services and amenities for a variety of additional reasons, such as their mental capacity, their family and care-giving responsibilities and discrimination. Through the Housing Statistics Strategy, the interconnections between these variables and accessibility to housing may be investigated and strategies developed to ensure accessibility to housing is as widespread as possible.

Local urban planners and social policy makers are concerned to identify, and understand more thoroughly, the housing life cycle that household's experience (eg changes in household situation and composition, previous, current and future tenure, and movement between dwellings and tenures). People with different lifestyles and those at different stages of their life cycle require different types of housing. An appreciation of general housing transitions, different household types, and the numbers of each in particular localities may help inform community housing strategies and ensure suitable housing is available for the local population. Collecting this kind of information may require respondents to think back or forward in relation to their housing circumstances and it is important to note that respondents cannot be expected to remember details over long periods of time. The capacity to maintain an adequate retrospective response rate requires further consideration.

### **(3) Habitability**

Housing habitability relates to:

- the physical condition of the dwelling (structurally, internally and externally)
- the existence of basic household amenities (such as cooking, washing and heating facilities), and
- the condition of the environment surrounding the home.

The essential components of habitability are that the house (and environment where relevant) is healthy to live in, is energy efficient (takes less energy to build and operate), and is resource efficient (uses fewer non-renewable resources and makes efficient use of renewable resources).

In general, acceptable building standards and conditions are met when buildings are structurally sound, require minimum services, have no public health risks, and are of a reasonable state of repair and maintenance. Building standards can, however, vary by region and can be influenced by variables such as climate, terrain and landscape.

The housing statistics programme will focus primarily on the physical condition of the house (refer to Section 6, The Way Ahead, Development Path, Physical Housing Condition, below) and the existence of basic household amenities. Information regarding the surrounding conditions in certain geographical locations may be obtained via the Environmental Statistics Programme, thereby enhancing housing statistics on habitability by exploring physical regional variations and the extent to which these influence local building standards, and shape the quality and appropriateness of housing in different communities.

**(4) Tenure Security**

Security of tenure offers dwelling occupants the confidence that their tenure is guaranteed for a specified period of time to which they have agreed. The hierarchy of tenure security may be viewed via the model below, the top two categories of which (owning their own home) the majority of New Zealand adults fall into. In 1996, 41.7 percent of New Zealand adults lived in homes owned with a mortgage. A further 31.3 percent live in homes owned without a mortgage.<sup>(4)</sup>

Tenure is of course subject to preference and aspiration. For example not everyone aspires to own their own home and many people are quite content to rent and invest their money in other areas. However the concept of tenure *security* is defined in terms of well-being and independence as opposed to preference and aspiration.

In the model of tenure security below, owning a home without a mortgage is considered the pinnacle of the hierarchy, while chronic homelessness is considered the least desirable tenure situation. While the stages at each extreme of the model are considered absolutes in terms of tenure *security*, the phases between are subject to debate.

Figure 2

**Model of Tenure Security**

1. Dwelling owned without mortgage
2. Dwelling owned with mortgage
3. Dwelling provided rent free
4. Dwelling rented (State)
5. Dwelling rented (private)
6. Transitionally and episodically homeless
7. Chronically homeless

New Zealanders have a strong tradition of home ownership. In 1996, 73 percent of New Zealand adults lived in homes owned with or without a mortgage,<sup>(5)</sup> reflecting New Zealanders' historical preference for this form of tenure. However, changes in household demographics and life style have produced a diverse range of household types and generated different patterns of housing tenure. In the 10 years to 1996, the proportion of household owning with a mortgage fell from 41.9 percent in 1986 to 38.1 percent in 1996, while the proportion of households owning without a mortgage increased from 31.8 percent in 1986 to 33.4 percent in 1996.<sup>(6)</sup>

Fewer households with a mortgage may in part be attributed to the effect of house prices increasing 123.7 percent between 1986 and 1996, nearly twice as much as household income at 69.8 percent.<sup>(7)</sup> The fall in the proportion of households with a mortgage can also be partly attributed to the ageing population. Outright home ownership trends reflect the life-cycle pattern of people paying off their mortgage before

(4) Statistics New Zealand (1998). *New Zealand Now: Housing*, Wellington, p.33.

(5) Ibid.

(6) Ibid, p 29.

(7) Ibid, p 44.

retirement. In 1996, over three-quarters of people aged over 65 lived in dwellings owned without a mortgage, compared with 10.1 percent of 25 to 29 year olds.<sup>(8)</sup>

While these figures partly explain the fall in the proportion of households owning with a mortgage over the decade to 1996, the fall may also indicate a move away from the home ownership ethic that New Zealanders have demonstrated for a good half century, and a move from traditional investment in housing as a means of securing a sound future.

There is a need to investigate tenure security within the context of both need and preference, and alongside New Zealand house pricing and investment trends.

### **(5) Freedom from Crowding**

Crowding in dwellings relates to situations where the number of people residing in a household exceeds the ability of the household to provide adequate shelter and services to its members. Crowding is generally associated with poverty and may also be connected to other issues such as poor health status, communication of infectious disease and low educational attainment. Crowding in dwellings may arise for a number of reasons including cultural preference, social cohesion and accepting high occupant density as a means of containing cost.

To obtain the simplest measure of crowding, comparisons can be made between the number of people and rooms or bedrooms. Crowding indicators which are sensitive to both household size and composition have been used in Australia, Canada and the United Kingdom. Housing New Zealand also has guidelines for establishing crowding on a case-by-case basis (based on 1947 legislation). While standard measures of crowding have their place, crowding remains subjective and there is a need to investigate crowding within the context of preference and convention, and via geographical location, to ensure prevention and resolution is both relevant and effective.

It is acknowledged that there is a low incidence of crowding nationally in New Zealand, that occupancy rates are declining and that dwelling size is increasing overall, however crowding *is* prevalent in particular areas of New Zealand and within specific sectors of New Zealand society. Māori and Pacific people, who together formed 20.1 percent of the New Zealand population in the 1996 Census of Population and Dwellings, were disproportionately represented among those deemed to be living in crowded conditions.<sup>9</sup> At the 1996 Census of Population and Dwellings, 74.6 percent of people living in crowded homes were of Māori or Pacific ethnicity.<sup>(10)</sup>

There is a need to obtain data on how crowding manifests itself in specific areas, ascertain why people live together, determine whether sharing is voluntary or involuntary, and reveal the type and extent of compromises made by occupants to meet housing requirements (eg accepting high occupant density as a means of containing cost).

### **(6) Freedom from Discrimination**

Discrimination is to act on the basis of a difference between one person or group from another person or group, to make a distinction unjustly on the grounds of race, colour or sex. Seeking information as to whether or not a respondent has experienced discrimination with regard to housing is problematic, because people have different ideas of what it means to be discriminated against. Prior to seeking information regarding discrimination, the term will need to be clearly defined in exact terms.

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(8) Ibid, p 34.

(9) Ibid, p.59.

(10) Ibid.

One of the goals of the Housing Statistics Strategy is to obtain information related to housing discrimination by variables such as ethnicity, sex and age; to identify the groups most discriminated against (eg youth, the unemployed, and ethnic groups), and to alleviate prejudice in housing. Of specific interest are the types of discrimination encountered, the reasons for prejudice, and the barriers this bias generates with regard to housing.

The investigation into discrimination with regard to housing, may aid understanding of the factors which generate mistrust and prejudice, and may help to identify and establish practices which increase awareness and tolerance, and facilitate the prevention and elimination of housing discrimination.

### **Model Overview**

There are numerous complex interconnections between the six dimensions of housing adequacy and the elements of housing need, demand and supply. The Housing Adequacy Model illustrates these interactions as generalised linkages, representing the interplay; (a) between the drivers themselves and (b) with the six dimensions of housing adequacy; in a social, economic and environmental context.

## 6. The Way Ahead – Development Path

To ensure the development of an effective range of data sets to inform and support housing policy, two developmental components are required:

- the maintenance and upgrading of existing housing statistics, and
- the collection of data to fill critical gaps in current housing statistics.

These two components give rise to several key housing topics, outlined below, which emulate and stem from the six dimensions of housing adequacy. Having recognised the absence of localised information in current housing statistics, a selection of issues have been identified, for which the provision of data would be most beneficial. It is recognised that housing issues are (a) interrelated in countless ways and (b) more exhaustive than those listed, however a list of the *most significant* issues has been made. A further distinction has been drawn between those issues for which information gaps are deemed critical, and those of secondary importance.

### **Demographics**

Demographics; that is, the characteristics of a human population in a defined locality; represent a key component of the Housing Statistics Strategy, with facets of both primary and secondary importance.

The *ongoing maintenance* of demographic information is a *primary* consideration of the Housing Statistics Strategy. Demographics comprise the core descriptive variables with which other statistical information is cross-tabulated and alongside which housing issues are analysed. Extensive demographic information is available, at a national and regional level via the Census of Population and Dwellings every five years. The collection of demographic information every five years, is the most suitable and cost effective method for calculating some high-level intercensal estimates.

A secondary consideration, however, is the need for more regular, in depth, and up to date demographic information between Censuses to account for *changes* in the demographic characteristics of local housing markets. This detailed demographic information may, for example, improve understanding of demographic characteristics in atypical housing markets such as South Auckland, and help identify local housing issues facing Māori and Pacific people. While more regular and in-depth collection of demographic characteristics would be advantageous, it is important that the housing statistics programme is not distracted by pursuing demographic refinements when the collection of other data related to housing, such as affordability and crowding issues, are more urgent and of primary interest.

The demographic information deemed most important with regard to housing statistics is: Years at Usual Residence, Year of Arrival / Years Since Arrival in New Zealand, Age, Sex, Ethnicity, Personal and Household Income, Country of Birth, Qualifications, Labour Force Status, Economic Units/Families, Living Arrangements, Relationship to Reference Person, Household Composition, Family Type and Geographic Location.

The housing issues which are of primary importance are:

### ***Affordability***

Refer to Section 5, Housing Statistics Framework, The Six Dimensions of Housing Adequacy, Affordability, above.

### ***Satisfaction and Preference***

The intent is to develop a measure of satisfaction with regard to current housing circumstances. Consideration may be given to issues such as the housing preferences of occupants and long term tenure goals, with respect to variables such as age, sex and ethnicity (eg as Māori and Pacific people), and in relation to the availability of housing at reasonable prices. The 'housing career' concept plays a substantial role, encompassing a variety of variables including household transitions (changes in household situation and composition), previous, current and future tenure and movement between dwellings and tenures (previous, current, and future).

Additional emphasis will be placed on the ability of a household to rent or purchase a dwelling in their area of choice at a reasonable price and to determine the ability of a household to move to accommodation that better suits their requirements or to adjust dwelling tenure to meet housing costs. Significant issues for investigation include the trend for people to move from rural to urban areas and then overseas, and the compelling effect of Auckland as a multi-cultural, highly urbanised city with considerable employment opportunities, despite the elevated price of housing.

Of particular relevance is data on dwelling type, for instance, whether the dwelling is transitory or permanent in nature, and determining the degree to which the location of the dwelling is suitable for the needs of the household. Information gathered under this objective could facilitate analysis, regarding the ability of a household to move to accommodation more suitable to their needs and to ascertain their reasons for shifting and/or relocating. Collecting this kind of information may require respondents to think back or forward in relation to their housing circumstances and it is important to note that respondents cannot be expected to remember details over long periods of time. The capacity to maintain an adequate retrospective response rate requires further consideration.

In summary, this objective may help to identify and analyse the needs of those experiencing housing stress (i.e. whether their house is affordable, suitable and adequate).

Refer also to Section 5, Housing Statistics Framework, The Six Dimensions of Housing Adequacy, Suitability, above.

### ***Access to Services and Infrastructure***

Refer to Section 5, Housing Statistics Framework, The Six Dimensions of Housing Adequacy, Suitability, above.

### ***Physical Housing Condition***

Refer to Section 5, Housing Statistics Framework, The Six Dimensions of Housing Adequacy, Habitability, above.

### ***Crowding***

Refer to Section 5, Housing Statistics Framework, The Six Dimensions of Housing Adequacy, Freedom from Crowding, above.

***Discrimination***

Refer to Section 5, Housing Statistics Framework, The Six Dimensions of Housing Adequacy, Freedom from Discrimination, above.

***Tenure***

The purpose is to focus closely on home ownership and local rental markets in order to establish future tenure trends, to identify tenure preferences in relation to ethnic group (eg Māori, Asian and Pacific people), age and income groups, to compare the costs of various types of tenure and to assess a household's ability to rent or purchase a dwelling in their area of choice at a reasonable price. With regard to the rental market, issues of significance include tenure security and long term tenure goals, the preferences of landlords and tenants, and their current satisfaction with regard to rented dwellings. Also of interest is the availability of rented dwellings at reasonable prices, dwelling size, and condition and access to services and amenities.

This topic may help to determine the barriers that prevent people from achieving their desired tenure and provide an up-to-date understanding of New Zealand housing characteristics in relation to changing ownership and rental patterns.

Refer also to Section 5, Housing Statistics Framework, The Six Dimensions of Housing Adequacy, Tenure Security, above.

The housing issues which are of secondary importance are:

### ***Building Programmes/Housing Stock***

Due to changes in household demographics and community values, a diverse range of household types and lifestyles are emerging. Some New Zealand neighbourhoods however, are predominantly populated with housing for the average nuclear family of 40 years ago. We need to understand and meet emerging demographic, social, economic and environmental trends in order to facilitate adequate New Zealand building and residential design.

The objective is to measure and assess housing stock, and materials used in construction and dwelling condition to establish benchmarks for minimum acceptable housing. Of relevance is the difference in the size and condition of state and private housing, the effects of integrating state and private housing, and the identification of target populations for housing building programmes.

Refer also to Section 5, Housing Statistics Framework, The Six Dimensions of Housing Adequacy, Habitability, above.

### ***External and Internal Migration***

The objective is to ascertain a measure of the principle housing issues facing both overseas visitors arriving in New Zealand to live permanently or to stay long term (12 months or more) and those people moving within the boundaries of New Zealand.

With regard to permanent and long-term arrivals, major interest points include their ability to access adequate housing at different stages of residency in New Zealand, changes in tenure over time, long-term goals, and the analysis of current dwelling conditions, related to ethnicity (eg Māori, Asian, Pacific people), income, employment and education. A close study of migrant housing may help to identify both the cycle of housing tenure that new migrants experience and the main barriers to migrants obtaining adequate housing.

Of particular interest, with respect to those moving within national boundaries, is the regional impact of internal migration (eg the creation of imminent housing demand) and the effect of internal migration on community stability and transience patterns.

The Longitudinal Immigration Survey of New Zealand (LISNZ) is to collect data that illustrates housing experience for recent immigrants. The survey collects a range of topics including: discrimination, dwelling type, number of rooms/bedrooms, movement between addresses, housing condition, location to services and employment, tenure, rent, and sector of landlord.

### ***Rural Housing***

The aim is to ascertain the social and economic issues facing households in rural areas, such as the supply and quality of available housing, and access to employment, services and infrastructure. Important topics include the demographics of rural communities, the composition of rural households and the way that rural society is changing over time. A study on rural housing may help to establish the reasons that people remain in or relocate to rural areas. A rural focus may also help examine the proposition that people on low incomes frequently drift to rural areas in search of low-priced housing.

### ***Health Relating to Special Needs***

The objective is to obtain information on the special needs of household members (such as those with a mental or physical disability) and correlate these requirements with detailed information on dwelling structure and amenities, to determine the degree to which the health of those with special needs may be affected by inadequate facilities. Of concern, for example, is whether or not a dwelling contains adequate facilities and modified amenities for its inhabitants; such as ramps for those in wheelchairs, support bars for the elderly and modified showers for the physically disabled.

Note: *The 2001 Household Disability Survey* is to collect data relating to the special needs of people in a housing environment. This survey will ask questions on a range of topics including access to services and special feature in and around the house, for example, ramps.

### ***Housing Assistance***

The objective is to analyse the effects of current housing policy and assistance programmes (such as the Accommodation Supplement) in New Zealand. The investigation of this topic may aid the identification of target populations for future housing assistance programmes and help determine appropriate levels of housing assistance, incentives and payments. Of significance is the number of households eligible for housing assistance in comparison to actual take-up rates and people's knowledge of available housing aid. There is also interest in determining detailed household structure in relation to entitlement criteria and the number of economic units/families, which exist within households.

### ***Transitional and Episodic Homelessness***

There are several facets to homelessness: chronic, transitional and episodic. The chronically homeless literally have no home, and live in shelters or on the streets. The transitional or episodic homeless live periodically in unstable housing arrangements and lack a permanent place to stay, that is they are forced to live with frequently unwilling relatives and friends, in temporary and often crowded conditions.

There are different methods available for measuring homelessness. One method attempts to count all the people who are literally homeless on a given day or during a given week (point-in-time counts). The Census of Population and Dwellings, for example, uses a point-in-time count methodology. A second method of counting homeless people examines the number of people who are homeless over a given period of time (period prevalence counts).

The initial intention of the Housing Statistics Strategy, with regard to homelessness, is to obtain data on the transitional and episodic homeless, those who experience homelessness over time as a temporary circumstance - not a permanent condition. While of interest, the focus of the Housing Statistics Strategy is not principally on the numbers of people who experience periodic homelessness, but on the causes and effects of this condition, in a social and economic context and at a local and national level.

The study of homelessness may facilitate an understanding of the systemic social and economic factors (such as prolonged unemployment, sudden loss of a job, lack of affordable housing, and domestic violence), which are frequently responsible for intermittent homelessness, and which often contribute to a descent into chronic homelessness (see also '*Chronic Homelessness*' below). A focus on this matter may also facilitate understanding of the social and economic costs of homelessness, and resulting pressure on the resources of households and economic units/families.

Information obtained, via a focus on transitional and episodic homelessness, may help establish a set of best practices which, when applied in unison, may assist those experiencing homelessness to escape the condition and prevent at-risk-groups from encountering the downward spiral into homelessness.

### **Chronic Homelessness**

The chronically homeless are literally homeless, that is, they live in shelters or on the streets. Chronic homelessness, according to anecdotal evidence, is growing internationally in number and diversity, although it is not a major problem in New Zealand by international standards. While the initial objective of the housing strategy, with regard to homelessness, is to obtain data on the transitional and episodic homeless (see '*Transitional and Episodic Homelessness*' above), a secondary objective is to monitor and understand the magnitude and dynamics of chronic homelessness in New Zealand. Within the context of poverty and the lack of affordable housing, the investigation of this issue may aid the discovery of factors which push people into chronic homelessness, and may also help establish a set of best practices that can deal with chronic homelessness where it exists, and help prevent its proliferation in New Zealand.

Chronic homelessness is extremely difficult to measure, however one method of ensuring that the chronically homeless are included in any calculation is to attempt to count all the people who are literally homeless on a given day or during a given week (point-in-time counts). It is unlikely however, that this methodology could be applied within the context of a survey of housing. This is because the target population in a survey of housing would typically be *private dwellings*, and any homeless count would, on the whole, overlook those who are chronically homeless. It is therefore more appropriate to investigate chronic homelessness via a distinct approach which may include a combination of administrative data and a separate, possibly one-off, survey.

While regional housing issues, such as those listed above, do reflect national concerns, housing problems are geographical in nature, occur in a localised manner and may not be generalised on a national scale. The main gap in current housing statistics occurs at the local level, subsequently the central objective of the Housing Statistics Strategy is to fill these gaps at the regional level, and to build an accurate depiction of the local housing situation from which a national picture may be derived. Understanding housing issues in local communities where housing need exists is crucial to facilitate housing policy and reduce inequalities at both a regional and national level.

## 7. Housing Statistics Framework – Filling the Information Gaps

The housing statistics framework encompasses a number of major areas; a review of administrative data; the development and maintenance of a set of housing indicators; the maintenance of the Directory of Housing Statistics; the Census of Population and Dwellings; the possible implementation of a Survey of Housing; and ongoing consultation with the Housing Statistics User Group.

To some extent, current gaps in housing information may be met through sample surveys, existing data sources and administrative data. Dwelling numbers, location and construction materials integrated with building consents data and numbers employed in the construction industry will enable regional policy analysts to measure the supply of housing stock and the performance of the construction industry within regional communities. The better utilisation of Census of Population and Dwellings data will provide a measure of regional housing demand and when integrated with administrative data related to health, income and other social issues, will enable regional social policy analysis of homelessness, housing quality and the interaction with health and accommodation issues.

The extent to which administrative data sources can provide required housing information will be investigated early on in the Housing Statistics Programme. Once the review of administrative data is complete, an assessment and recommendation report will be made of how best to satisfy user housing needs, whether that be via a survey of housing, via the enhancement of administrative data series' or via options not yet manifest.

Housing data sources (both existing and potential) and individual housing projects, either underway or planned for the initial phases of the Housing Statistics programme, are outlined below.

### ***Census of Population and Dwellings***

At present, the Census of Population and Dwellings is the major source of both regional and national housing statistics. The Regional and Environmental Statistics section is required to contribute to the appraisal of 2001 Census data via the Census Macro-evaluation Project. The section will subsequently utilise Census data via the post-Census production of the Housing Tabular Report and a series of housing analytical reports on the primary housing issues: crowding and affordability.

### ***Administrative Data***

The Housing Statistics Strategy is committed to bringing effect to the Government's housing policies. To do this effectively SNZ must work in partnership with many different community groups, government agencies\*\* and other social service providers to ensure sufficient use is made of administrative data. Existing administrative data sources should be better exploited and new sources of data investigated to develop the potential for housing data that these sources may offer.

The Administrative Data Project will utilise the Administrative Data Evaluation Framework developed by SNZ's Social Policy Unit and will establish relevant links to Social Policy's Administrative Data Evaluation Project, which is assessing the quality of administrative data for statistical purposes. The Administrative Data Project will also establish milestones which correspond to the schedule for the Social Equity Committee (SEC) report on administrative data. Additionally the project will seek support from SNZ's Analytical Support Unit.

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\* The Housing New Zealand Corporation commenced operations as an integrated agency on 1 July 2001. Housing New Zealand Limited, the Housing Corporation of New Zealand and Community Housing Limited were brought together into one group to form the new integrated organisation. Additionally, the housing policy function currently carried out by the Ministry of Social Policy became the responsibility of the new entity.

Information about some of the main groups and agencies that may potentially benefit the housing statistics programme, their principal functions and the administrative data sources they maintain, is outlined below. As part of the Housing Statistics Strategy, the suitability of information collected by some or all of these agencies, to supplement and enhance official housing statistics, may be investigated and assessed.

The Ministry of Housing administers the Residential Tenancies Act 1986. Its principal functions are to receive and invest bond monies from residential tenancies, and to refund them when lawfully due; to provide information, advice and a disputes resolution services to tenants and landlords, and to advise Ministers on governance and the performance of Housing New Zealand Corporation. The Ministry collects market rent information from bonds lodged at the Bond Centre.

- Housing New Zealand Corporation (HNZC), Housing Services Group, provides accommodation to low income New Zealanders requiring assistance with their housing needs, and owns and manages the Crown's residential rental properties. HNZC collects weekly rent for residential tenancies. The Housing Services Group also provides the suitable homes service, facilitating access for people with long-term physical disabilities to appropriately modified housing. In addition HNZC's Housing Services Group offers a Housing Assistance Line that assists people with their housing problems, providing independent advice on, and facilitating access to, appropriate housing and benefit entitlements, and reporting to government agencies on the outcomes. The Housing Assistance Line is currently focussed on service delivery in the wider Auckland area.
- Housing New Zealand Corporation, Home Ownership Services Group, provides housing finance for households who cannot obtain finance from the private sector, providing they meet HNZC's prudential lending standards. HNZC loans are charged at market interest rates, with Government assistance provided to eligible mortgagors through the Accommodation Supplement. The Home Ownership Services Group is particularly active in rural areas of Northland, and from Wairoa to Opotiki, where it offers a home-ownership education programme combined with practical help and low deposit finance.
- Housing New Zealand Corporation, Community Group Housing, supplies rental accommodation to community groups. Housing is particularly focussed on assisting Community Groups providing services for people with mental health issues, welfare services, and women's refuges.
- Housing New Zealand Corporation, Strategic Services, conducts research on housing and provides housing policy advice to Government.
- The Ministry of Social Policy is responsible for funding housing assistance via two agencies. The Social Policy Agency advises on social assistance policies (income support and community housing). The Children, Young Persons and Their Families Agency contracts for community based services. The Ministry of Social Policy has access to data regarding bond paid and rent paid. This data currently has strict release restrictions and is held for the Core Economic Unit (not for the household) so there are presently limitations on its use. However this avenue should be pursued further.
- The Department of Child, Youth and Family Services contracts for community based services following the integration of the Community Funding Agency and Child Youth and Family Services (formerly Children, Young Persons and Their Families Agency). The Department of Child, Youth and Family Services works with children, young people and their families at risk to improve life outcomes of these individuals and groups through early help by providing early intervention and prevention services.
- The Department of Work and Income administers the Accommodation Supplement, which provides assistance with housing costs to low income households.

- The Women's Refuge offers: (a) accommodation and safety for women and children experiencing domestic violence, (b) educational programmes for women and children on the effects of family violence, and (c) community awareness on the effects of domestic violence. The Refuge aims to break the inter-generational transmission of family violence.

To enhance the range and relevance of housing statistics it is of strategic importance that existing relationships with external agencies are maintained and that new relationships are sought to ensure the full complement of relevant and available administrative data is utilised.

A thorough investigation into the potential to provide housing information via administrative data sources will be conducted promptly. Once the review of administrative data is complete, an assessment and recommendation report will be compiled outlining how best to satisfy user housing needs. This may involve the enhancement of some administrative data series', the implementation of a survey of housing, or the development of a method not yet apparent.

### ***Development of a Set of Housing Indicators***

The aim of the Housing Indicators Project is to identify key regional and national housing issues and produce indicators that quantify them. An example of a housing indicator is the proportion of income spent on rent, which is an indicator of housing affordability. This project will make extensive use of data from the Census of Population and Dwellings, which is currently our main source of housing information. However, a substantial amount of housing information is also collected as a by-product of other statistics, such as Building Consents and the Household Economic Survey.

The indicator project will be ongoing and take place in two stages. Stage I will integrate information available from Statistics New Zealand and stage II will assemble external information, some of which may not be easily obtainable. Stage I indicators have been classified into primary and secondary indicators. Primary indicators are designed to give an overall picture of the housing situation in New Zealand, while secondary indicators are more specifically related to particular housing issues. Stage II Indicators are indicators that housing statistics users would like developed, but for which Statistics New Zealand currently does not have data.

### ***Survey of Housing***

A survey of housing may be undertaken as part of the Housing Statistics Programme. The need for a survey will be investigated and assessed as part of the Administrative Data Project outlined above. A survey of housing has the potential to fill critical housing information gaps and obtain local level data obtained in the depth required, and could operate as a major source of detailed, timely information about high-risk, localised areas of housing.

It has been proposed, via initial investigation into survey options, that the target population for the survey be identified through the analysis of existing data, principally the New Zealand Deprivation Index, with an overlay of additional criteria such as complex household composition and low income, as determined from Census of Population and Dwellings data. It is considered that the examination of housing difficulties, perceptions and possible improvements is most productively pursued through the surveying of high-risk areas throughout New Zealand.

The broad objectives of a survey of housing may incorporate:

- understanding local housing markets in localities identified as "high risk"

- determining the prevalence and nature of accommodation related difficulties in the designated localities
- understanding the processes that are generating housing stress in the designated localities.

A survey of housing could assist knowledge of the major housing problems with which those living in New Zealand are confronted, and could help to provide information on the flow into and out of poor housing situations for particular household and family types. The survey could also facilitate the investigation of links between housing conditions and health, education outcomes, and demographics such as age, ethnicity, income, and labour force status.

A decision regarding the viability of a survey of housing in New Zealand will be made after (a) a comprehensive investigation of available and potential administrative data sources, and (b) a thorough assessment of all methods which have the potential to meet housing information requirements.

### ***Ongoing Maintenance of the Directory of Housing Statistics***

The Directory of Housing Statistics is a collection of information about statistical outputs relating to housing available from Statistics New Zealand and from external sources. The directory currently contains references to over 400 different outputs on such issues as rent, tenure of dwelling, crowding, and household income. The initial development of the directory is complete, however, ongoing maintenance is required to ensure the most comprehensive list of local and national housing collections and databases is available.

### ***The Housing Statistics User Group***

The Regional and Environmental Statistics section has established an inter-departmental working group (known as the Housing Statistics User Group), consisting of representatives from assorted housing agencies, to discuss various housing issues. Discussions with the Housing Statistics User Group have revealed that the most critical information gap, with regard to housing statistics, is the absence of detailed, timely information about high-risk, localised areas of housing which would enable the Government to respond more readily to *specific* housing problems. While national data is of interest, the Housing Statistics User Group believes that collection of national level data, outside that collected in the Census of Population and Dwellings, would yield little useful information beyond what is already known; that is, that housing problems are geographical in nature and occur in a localised manner rather than on a national scale. The Housing Statistics User Group has also highlighted the need for housing statistics that enable the statistically significant analysis of Māori as a population subgroup.

The above components of the framework are intended to provide crucial information, in a social, economic and environmental context, on the major local and national housing issues confronting New Zealand both now and in the future. Information obtained via the Housing Statistics Strategy has the potential to:

- supply a measure of the size of private dwellings and supply data on occupancy rates to provide an indication of crowding and space utilisation in private dwellings at a local and national level
- deliver information to assist the planning of services directed at the special needs of ethnic and minority groups in the area of housing at both a local and national level
- provide information that will help reduce inequalities and tackle the poverty which has reappeared in New Zealand in the last decade

- provide a measurement and assessment of the economic and social well-being of various groups (eg Māori and Pacific people, other ethnic and minority groups) in relation to housing
- supply information which facilitates adequate building and residential design and assists the development and implementation of appropriate housing programmes at both the community and national level
- monitor trends and developments in housing, in order to both assess current needs, and plan for the future housing and service needs of the community
- provide information on migration for evaluating urban infrastructure requirements and for assessing regional demands in housing
- identify changes in the characteristics of New Zealand's population over time so housing policy can be developed accordingly.

### ***International Frameworks and Research***

International frameworks and research will be utilised to ensure comparable housing statistics and the adoption of international standards, classifications and definitions where appropriate. Ongoing investigation into various housing issues such as physical adequacy, housing structure, and affordability has been undertaken by international organisations such as the Australian Bureau of Statistics (ABS), the Organisation for Economic Co-operation and Development (OECD), Eurostat, National Statistics - United Kingdom, Statistics Canada, the United Nations Statistical Commission, the United Nations Statistics Division, the United States Census Bureau and the United States Department of Health and Human Services. It is the intention of the Housing Statistics Strategy to investigate the data available from such organisations, utilise the information they provide and apply it in a New Zealand context via the housing statistics programme.

The ABS plays a significant role in terms of international research from which the Statistics New Zealand (SNZ) housing statistics programme can benefit. The ABS has established a Framework for Housing Statistics that addresses the interaction between social and economic housing elements and that views housing in a framework encompassing finance (affordability, costs and investment), construction (building activity) and elements of housing adequacy (such as demand and supply, suitability, preferences and intentions).

As part of its Housing Statistics Framework, the ABS conducts a number of surveys that help measure and understand housing adequacy. Through its five-yearly population census, its extensive programme of household and industry-based surveys and other data collections, the ABS aims to ensure that statistics are available at regular intervals to inform decisions on current and future housing trends. Of particular relevance to the SNZ housing statistics programme is the Australian Housing Survey (AHS). The AHS is a national survey conducted by the ABS on an irregular but ongoing basis. The AHS aims to monitor trends and effectiveness of policy initiatives, assess the impact of costs on the quality of Australian houses, establish a measure of acceptable standards of housing in Australia, identify and analyse the needs of those in "housing stress", identify target populations for housing assistance programmes and determine appropriate rent assistance payments.<sup>(11)</sup>

The essence and focus of the ABS housing framework is consistent with the direction proposed in the SNZ Housing Statistics Strategy. The housing programmes of both statistical agencies are focused on measuring components of housing adequacy such as affordability and suitability, and on conducting

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(11) Australian Bureau of Statistics (1998), *Trends in Data Collection - A Framework for Housing Statistics*, presented in Perth, passim.

surveys that will permit objective policy development, monitoring of housing trends, and assessment of the effectiveness of policy initiatives.

It is the goal of the Housing Statistics Strategy to make use of the information, resources and experience of the ABS, and other international agencies, to help compile a regular and extensive range of housing statistics to support the collective housing policy needs of central and regional government and the community.

## 8. Key Deliverables

- The 2001 Census of Population and Dwellings Macro-evaluation Housing Output Report.
- Stakeholder sign-off of the Statistical Standard for Dwelling Type.
- The Administrative Data Project
- Assessment and Recommendation Report on Housing Data Requirements
- The Housing Indicators Project
- A Survey of Housing
- The Directory of Housing Statistics Update
- The 2001 Census of Population and Dwellings Housing Tabular Report.
- Housing Analytical Reports on Affordability and Crowding.

## 9. Funding

### Capital (one-off)

New Zealand Government	\$380,000
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### Ongoing Operational

New Zealand Government	\$460,000
Statistics New Zealand	\$ 27,000

<b>Total Ongoing</b>	<b>\$487,000</b>
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## **10. Implementation**

### **29 June 2001**

Complete the Housing Statistics Strategy for approval by the Executive Management Committee (EMC).

### **15 September 2001**

Evaluation of two potential key administrative housing data sources for the Social Equity Committee (SEC).

### **30 November 2001**

Complete 2001 Census of Population and Dwellings Macro-evaluation.

### **29 March 2002**

Release Stage I Indicators, via the Housing Indicators Project, on the SNZ website.

### **28 February 2002**

Complete the Administrative Data Project.

### **29 March 2002**

Grant R&E stakeholder approval for the Statistical Standard for Dwelling Type conducted by SNZ's Classifications and Standards section.

### **29 March 2002**

Compile Data Assessment and Recommendation Report.

### **31 July 2002**

Complete Development Stage Plan for the Survey of Housing (if required).

### **30 August 2002**

Release Stage II Indicators, via the Housing Indicators Project, on the SNZ website.

### **20 December 2002**

Update the Directory of Housing Statistics on the SNZ website.

### **30 June 2003**

Complete the 2001 Census of Population and Dwellings Housing Tabular Report.

### **30 June 2003**

Complete series of housing analytical reports on affordability and crowding.

### **Four per annum**

Conduct meetings with the Housing Statistics User Group

# Appendix One

## Housing Adequacy Model

