

Statistical Standard for Occupied Dwelling Type

Rationale

Information on occupied dwelling type is used to monitor trends and developments in housing and institutional dwellings, to plan for the future housing and service needs of the community.

Definition

A dwelling means any building or structure, or part thereof, that is used (or intended to be used) for the purpose of human habitation. It can be of a permanent or temporary nature and includes structures such as houses, motels, hotels, prisons, motor homes, huts, and tents. There can be more than one dwelling within a building, such as an apartment building in which each apartment or unit is considered to be a separate dwelling.

Dwellings are defined as either private or non-private if they are occupied.

A private dwelling accommodates a person or a group of people. It is not generally available for public use. The main purpose of a private dwelling is as a place of habitation, and it is usually built (or converted) to function as a self-contained housing unit.

A non-private dwelling provides short or long-term communal or transitory type accommodation. Non-private dwellings are generally available to the public for reasons of employment, study, special need, legal requirement or recreation.

Operational issues

The description of a dwelling as being self-contained is to counter rented rooms, in houses and apartments that share kitchen and/or bathroom facilities, being classified as separate dwellings.

Explanatory notes

Housing and accommodation has been a dynamic sector over the decade to 2009. The increasing transformation of the traditional Kiwi bach into a more substantial home, the development of high-rise and serviced apartment blocks, and the proliferation of small-scale bed and breakfasts are among the trends that have posed challenges for the collection of relevant occupied dwelling type data.

Statistical collections, including census, have responded with the development of new operational definitions and collection practices. As a result, the 1999 statistical standard for dwelling type has become outdated, and no longer adequately guides and standardises current practice within Statistics NZ collections.

The 2009 standard for occupied dwelling type documents current practice in the use of classifications within Statistics NZ. Definitions, guidelines, and enumeration practice were developed for the classifications currently used, and standardises them across census, household surveys, and the census post-enumeration survey. The census classification was reviewed for use in the 2001 and 2006 Censuses, using the concepts of structure and function of dwellings. The 2006 classification was endorsed by the Standards Governance Board for use by census and this classification has now become the standard. The 2006 classification is also being reviewed for the 2011 Census and may have additional categories to better capture occupied dwelling type information. The updated classification will be included in this standard.

The classifications from the 1999 standard are now obsolete as they did not meet the needs of surveys or other collections.

The Census of Population and Dwellings requires a classification of all private and non-private occupied dwellings and does not use residual classification categories.

Occupied dwelling type has also been known as 'type of dwelling' and 'dwelling type'.

Classification criteria

The criteria for the occupied dwelling type classification are defined by the structure and the function of the dwelling. Private and non-private dwellings must be occupied to be included. The criteria required for private dwellings are whether they are a separate dwelling or joined to another, and how many storeys there are in the dwelling. The criteria used to classify non-private dwellings are the function of the dwelling and whether it is an institution.

Classification

The occupied dwelling type classification is derived from the following input variables:

- dwelling description
- dwelling record type classification (private or non-private)
- number of storeys

Statistical Standard for Occupied Dwelling Type

Occupied dwelling type is a hierarchical classification with three levels. Excluding residual categories:

- Level 1 has two categories and classifies dwellings as either private or non-private.
- Level 2 has seven categories. These provide more detail on the type of private dwelling (with four categories from the dwelling description classification), and types of non-private dwelling (with three categories - one for institutions).
- Level 3 has 31 categories and provides more information on the type of dwelling - whether private or non-private. Here private dwelling categories contain more details on the type of structure as well as the number of storeys; non-private dwelling categories provide details on the type of institution; other non-private dwelling categories contain categories such as hotels, training camps, and marae.

Classification	Occupied dwelling type - standard classification 2009
Abbreviation	OCCDWELTYPE
Version	V1.0
Effective date	May 2009

OCCDWELTYPE V1.0

1 Occupied private dwelling

- 10 Occupied private dwelling not further defined
 - 1000 Occupied private dwelling not further defined
- 11 Separate house
 - 1111 Separate house no storey information
 - 1112 Separate house with one storey
 - 1113 Separate house with two or more storeys
- 12 Two or more flats/units/townhouses/apartments/houses joined together
 - 1211 Two or more flats/units/townhouses/apartments/houses joined together no storey Information
 - 1212 Two or more flats/units/townhouses/apartments/houses joined together in a one-storey building
 - 1213 Two or more flats/units/townhouses/apartments/houses joined together in a two or three-storey building
 - 1214 Two or more flats/units/townhouses/apartments/houses joined together in a four or more storey building
- 13 Other occupied private dwellings
 - 1311 Dwelling in a motor camp
 - 1312 Mobile dwelling not in a motor camp
 - 1313 Improvised dwelling or Shelter
 - 1314 Roofless or rough sleeper
 - 1319 Other occupied private dwelling not elsewhere classified

2 Occupied non-private dwelling

- 20 Occupied non-private dwelling not further defined
 - 2000 Occupied non-private dwelling not further defined
- 21 Institution
 - 2111 Residential care for older people
 - 2112 Public hospital
 - 2113 Private hospital
 - 2114 Residential and community care facilities
 - 2115 Welfare institution
 - 2116 Educational institution
 - 2117 Religious institution
 - 2118 Prison or penal institution
 - 2119 Defence establishment
 - 2120 Night shelter
 - 2129 institution not elsewhere classified
- 22 Other Occupied non-private dwellings
 - 2211 Hotel, motel or guest accommodation
 - 2212 Boarding house
 - 2213 Motor camp/camping ground
 - 2214 Work, construction or training camp
 - 2215 Youth, school or scout/guide camp
 - 2216 Communal staff quarters
 - 2217 Commercial vessel
 - 2218 Marae complex
 - 2219 Other occupied non private dwelling not elsewhere classified

9 Residual categories

- 99 Residual categories
 - 9944 Don't know
 - 9955 Refused to answer
 - 9977 Response unidentifiable
 - 9988 Response outside of scope
 - 9999 Not stated

Coding process

Guidance to support best practice in the collection and output of occupied dwelling type.

1. A private dwelling may take several forms, including:
 - **Houses, flats, units, townhouses, or apartments**
These may be stand alone or joined together. Generally they will be fully self-contained but there may be exceptions, for instance where several flats share a toilet, laundry, or kitchen.
 - **Dwellings in a motor camp**
Any caravan, campervan, house bus, cabin, unit, tent, or improvised dwelling in a motor camp that has permanent residents and is therefore not generally available for public use.
 - **Mobile dwellings**
Any mobile dwelling, on water or land, that is not in a motor camp, such as houseboats, campervans, mobile homes, house buses, house trucks, caravans, and tents. They are intended to be transportable and movable but may be fixed in one location.
 - **Improvised dwellings**
Dwellings or shelters not necessarily erected for human habitation but which are occupied. The structure will support a roof of some kind, no matter how roughly fashioned or makeshift, and will lack some or all of the usual household amenities such as electric lighting, piped water, bathroom, toilet, and kitchen/cooking facilities. For example, shacks, garages, and private vehicles other than those designed as, or converted into, dwellings.
 - **Places of habitation with no dwelling**
Public or outdoor areas, not intended for human habitation but which are occupied, including public parks, bus shelters, under bridges, on beaches, in caves, train stations, doorways, and private property such as car parks, and farm land are included in the roofless or rough sleeper category.
2. In terms of housing provision, dwellings in a motor camp, mobile dwellings, improvised dwellings and places of habitation with no dwelling are not considered part of the housing stock. However, for collection purposes:
 - survey field staff must establish whether any dwellings in a motor camp have permanent residents, and these are treated as private dwellings
 - mobile dwellings, improvised dwellings and places of habitation with no dwelling are counted as private dwellings if they are occupied by a person or a group of people.
3. Mobile dwellings are included in the scope of longitudinal surveys regardless of their location.
4. Self-contained living quarters should be counted as separate private dwellings. These include:
 - self contained granny flats and sleep outs which, if occupied, are occupied by a separate household that does not live and eat with the occupants of the main dwelling
 - self-contained living accommodation attached to or above a business or shop
 - apartments and flats in large complexes, including managers' quarters of non-private establishments (hotels, motels, backpackers, rest homes), and self-contained dwellings in New Zealand military camps
 - self-contained units in retirement villages.
5. Privately owned or leased accommodation within a non-private establishment is counted as a private dwelling; for example, a self-contained suite in a hotel that is not available for public use, self-contained nurses' accommodation in a hospital complex, or self-contained staff accommodation for live-in staff in an educational institution.
6. An occupied caravan on a residential property with another dwelling is counted as a separate private dwelling unless the occupants of the caravan live and eat with the occupants of the main dwelling.
7. Emergency and family homes run by a range of social support agencies are enumerated as private dwellings. This ensures the occupants are included in the household and family statistics collected from private dwellings and avoids the need for enumerators to separately identify such dwellings, which, from visual inspection, can be indistinguishable from any other private dwelling. Safety is also a consideration in relation to women's refuges and Child, Youth and Family (CYF) family homes. Statistics NZ has entered into a formal agreement to enumerate women's refuges as private dwellings in the census so their locations cannot be identified. Household surveys generally will not interview at these addresses if the nature of the residence becomes apparent during the course of interviewer contact, even though they may be on enumeration lists. Note the distinction between CYF family homes and CYF 'residences'. The residences typically have a secure unit and are classified as non-private welfare institutions.

8. Where people offer board or lodging to paying guests in their own homes (such as bed and breakfast, farm stay, home stay, or families hosting foreign students or boarders), these are counted as private dwellings unless the main intent is for the dwelling to be used as a facility for boarders or paying guests (see the non-private dwelling guidelines). If there is doubt about the private or non-private status of the dwelling then the following characteristics may be taken as indicative of a non-private dwelling:
- the establishment is open to guests at the time of the data collection, or enumeration date for household surveys, (some may operate only in certain seasons rather than on a year-round basis), and has the capacity to accommodate 5 or more boarders or guests
 - it is known as a bed and breakfast hotel
 - it is purpose-built to provide guest accommodation.
- Note: If the establishment is run by a manager who does not live in the dwelling then it is counted as a non-private dwelling.
9. Where people live in a supported housing situation within the community (such as housing for those with disabilities) these are counted as private dwellings unless the main intent is for the dwelling to be used as a residential care facility (see the non-private dwelling guidelines). If there is doubt about the private or non-private status of the dwelling then the following characteristic may be taken as indicative of a non-private dwelling:
- the establishment has the capacity to provide care for five or more people with disabilities or other supported residents.
10. Serviced apartments are counted as private dwellings if they are being used by the owner or leased out, that is, are not commercial accommodation at the time of the census or at the enumeration date for household surveys. If it is not possible to determine if an apartment is a commercially serviced apartment, the apartment is treated as a private dwelling unless the whole building is a non-private dwelling.
11. People found in places of habitation with no dwelling are classified as 'roofless or rough sleepers'. This includes people found camping out in the open (i.e. not under cover) in a reserve, or on a beach. Those in tents are counted in the mobile dwellings category.

The terms 'roofless' and 'sleeping rough' are sometimes used interchangeably, and as synonyms for homelessness. Rough sleeping is also known as sleeping on the street and has been associated with street kids. Sleeping rough will not necessarily reflect the wider circumstances of individuals that may be relevant to the measurement of homelessness, such as whether rough sleeping is an ongoing situation or an exception.

When producing census output tables, restricting the occupied dwelling type data to households will ensure that it reflects people's usual living circumstances by eliminating those who don't usually live in these 'places of habitation with no dwelling'.

Note: The United Nations' *Principles and Recommendations for Population and Housing Censuses* (Revision 2, 2008) includes caves under "informal dwellings". However, in New Zealand, natural shelters are not included in the meaning of a dwelling under the Statistics Act 1975.

12. Non-private dwellings include:
- **Residential care for older people**
Accommodation/care for older people with the provision of meals/laundry as a minimum requirement. This includes facilities providing medical or nursing care to older people. Includes rest homes, continuing care hospitals, dementia units, and rest home serviced apartments. Excludes independent self-care flats or houses within a retirement village or complex.
 - **Public hospitals**
Includes long-stay facilities such as public psychiatric hospitals, public maternity hospitals, public health camps and public hospices.
 - **Private hospitals**
Includes private maternity hospitals and private hospices.
 - **Residential and community care homes**
Provide supported housing for people in the community. Includes houses providing care for people with disabilities; group homes (such as IHC group homes); staffed residential accommodation; or halfway houses. Includes only those establishments where the main intent is for the dwelling to be used as a residential care facility. If there is doubt about the private or non-private status of the dwelling then the following characteristic may be taken as indicative of a non-private dwelling: the establishment has the capacity to provide care for five or more people with disabilities, or other supported residents:
 - the establishment has the capacity to provide care for five or more people with disabilities, or other supported residents.
 - **Educational institutions**
An institution that offers educational instruction and accommodation, including school hostels, seminaries, theological colleges, and university halls of residence.
 - **Welfare institutions**
Institutions providing residential care for disadvantaged groups in society. Includes church hostels, CYF residences, and drug recovery centres.

- **Religious institutions**
Includes convents, monasteries, and church retreats.
- **Prison, penal institutions**
Includes police cells, remand centres, courthouse cells, and corrective institutions for youth.
- **Defence establishments**
Includes armed forces camps, navy bases, and navy vessels. Excludes residential areas containing private dwellings with self-contained private facilities.
- **Night shelters**
Establishments that provide low-cost or free emergency accommodation for people who do not have a usual residence. Accommodation is short term and on a night-by-night basis.
- **Hotels, motels, backpackers, guest accommodation, and youth hostels**
Includes time-share units and holiday homes operated by organisations, backpackers, bed and breakfast hotels, and youth hostels such as YHA, YMCA, and YWCA, which operate commercial guest accommodation.

Bed and breakfasts, farm stays and home stays are counted as non-private guest accommodation if run by a manager who does not live in the dwelling, where people offer board or lodging to paying guests in their own homes or, if the main intent is for the dwelling to be used as a facility for paying guests. Seasonal establishments, i.e. those that do not operate on a year-round basis, must be open to guests at the time of the data collection, or enumeration date for household surveys, to be counted as non-private guest accommodation.

If there is doubt about the private or non-private status of the dwelling then the following characteristics may be taken as indicative of a non-private dwelling:

- the establishment is open to guests at the time of the data collection or enumeration date for household collections surveys, and has the capacity to accommodate five or more boarders or guests
- it is known as a bed and breakfast hotel
- it is purpose-built to provide guest accommodation.

Note: Here, the terms 'home stay' and 'farm stay' are intended to denote travellers' accommodation rather than home-based longer-term accommodation for foreign students.

- **Boarding houses, including establishments hosting foreign students**
Boarding establishments are counted as non-private dwellings if run by a manager who does not live in the dwelling; where people offer board or lodging to paying guests in their own homes; and if the main intent is for the dwelling to be used as a facility for boarders. If there is doubt about the private or non-private status of the dwelling then the following characteristics may be taken as indicative of a non-private dwelling:
 - The establishment is open to boarders at the time of data collection, or enumeration date for household surveys, and has the capacity to accommodate five or more boarders or guests
 - It is purpose-built to provide accommodation for boarders.
- **Motor camps**
Excludes any mobile or fixed dwelling in a motor camp that is the usual residence of a person(s), and the manager's residence.
- **Work camp, construction camp, training camp**
Excludes armed forces camps, which are classified as defence establishments.
- **Youth camp, school camp, scout/guide camp**
Includes immigration hostels, trampers' huts, Outward Bound school.
- **Staff quarters**
Includes group accommodation, such as a hostel type structure with common living and eating facilities provided by an employer for employees, inclusive of seasonal group quarters (such as shearers' or fruit pickers' quarters), medical staff hostel within a hospital complex, fire and ambulance stations. Excludes manager's residences and private dwellings supplied to farm workers.
- **Commercial vessel**
Includes cruise ships.
- **Marae complex**
Excludes private dwellings attached to a marae.
- **Other non-private dwellings**
Includes communes.

Questionnaire module

Requirements

A questionnaire module should:

- be suitable for self-completion, or telephone or personal interview
- in household surveys, elicit a single response on the type of dwelling occupied by the reference person at the time of the survey.

Note: Dwelling occupancy status is a separate standard. For examples of questionnaire modules, access this standard (see "related standards" for link).

Example

The questionnaire modules below are examples that meet the requirements documented in this statistical standard. Other questionnaire modules may vary in format but should conform to the requirements contained in this statistical standard.

Dwelling description question:

4 Mark the space that best describes this dwelling.

house or townhouse (NOT joined to any other)

house, townhouse, unit or apartment joined to one or more other houses, townhouses, units or apartments

moveable dwelling, for example CARAVAN, BOAT, TENT, etc

or other. Print what it is:

Office use box:

OFFICE USE

private dwelling in a motor camp

hotel, motel, guest accommodation

residential care for older people

other non-private dwelling. Print what it is:

Number of storeys question:

5 Is this building as a whole:

DON'T count as a separate storey

- mezzanine floors
- split levels
- levels below ground

one storey

two or three storeys

four or more storeys

or none of these

Mark your answer like this:

Standard output

The standard output classification is the same classification as the input classification. Alternatively, only part of the occupied dwelling type classification may be output (e.g. private dwellings only, non-private only dwellings, or dwelling descriptions).

Related classifications and standards

New Zealand

Any changes to this standard and classification may affect the collection of household and family statistics, housing statistics, and the statistical standard for dwelling occupancy status:

http://www.stats.govt.nz/methods_and_services/surveys-and-methods/classifications-and-standards/classifications-and-related-statistical-standards/dwelling-occupancy-status.aspx

The occupied dwelling type classification, standard, and output, are used widely by external organisations such as the Ministry of Social Development, Building Research Advisory Council of New Zealand, Department of Building and Housing, and Housing New Zealand Corporation.

International

The dwelling type classification follows the basic guidelines as set out in the United Nations' publication *Principles and Recommendations for Population and Housing Censuses*, Revision 2 (2008).

Glossary

Dwelling under construction

All houses, apartments, flats, groups or blocks of flats being built are defined as 'under construction'. An existing dwelling that is being altered, repaired, or extended and is unoccupied is coded as an 'empty dwelling'. A new dwelling that is under construction and is occupied is coded as 'occupied'.

Household

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, a living area).

Occupied dwelling

A dwelling is defined for the Census of Population and Dwellings 'Census' use, as occupied if it is:

- occupied at midnight on census night, or the night of the data collection; or
- occupied at any time during the 12 hours following midnight on census night, or the night of the data collection, unless the occupant(s) completed a questionnaire at another dwelling during this period.

Note: This includes occupied dilapidated dwellings and occupied dwellings under construction.

Unoccupied dwelling

A dwelling is defined for the Census of Population and Dwellings use as unoccupied if it is unoccupied at midnight and at all times during the 12 hours following midnight on the night of data collection. Unoccupied dwellings may be classified as 'empty' or 'residents away'. An unoccupied dwelling is classified as 'empty' if it clearly has no current occupants and new occupants are not expected to move in on or before census night. Unoccupied dwellings that are being repaired or renovated are defined as empty dwellings. Unoccupied baches or holiday homes are also defined as empty dwellings. A dwelling is classified as having 'residents away', where occupants of a dwelling are known to be temporarily away and are not expected to return on or before census night.

Note: A dilapidated dwelling is not included as a dwelling if it is unoccupied when the collection is undertaken.

Usual residence

Usual residence is the address of the dwelling where a person considers himself or herself to usually reside, except in the specific cases listed in the guidelines (see the 'usual residence' standard -

http://www.stats.govt.nz/methods_and_services/surveys-and-methods/classifications-and-standards/classifications-and-related-statistical-standards/usual-residence.aspx).

Residual categories

Don't know

Use of this category is discretionary. The use of a category capturing don't know responses is most applicable to household surveys where don't know may be a legitimate response to certain questions.

Refused to answer

This category is only used when it is known that the respondent has purposefully chosen not to respond to the question. Use of this residual category in processing is optional. Its use is most applicable in face-to-face or telephone interviews, but may be used in self-completed questionnaires if the respondent has clearly indicated they refuse or object to answering the question.

Repeated value

Use of this category is discretionary. It is only used for questions that allow multiple responses. It is used when a respondent has given two responses that have the same code. This may be two written responses, or one tick box response and one written response. For example, someone may tick the English language tick box response option and also write 'English' in the blank space.

Response unidentifiable

This category is used when there is a response given, but:

- the response is illegible, or
- it is unclear what the meaning or intent of the response is – this most commonly occurs when the response being classified contains insufficient detail, is ambiguous or is vague, or
- the response is contradictory, for example, both the yes and no tick boxes have been ticked, or
- the response is clear and seemingly within the scope of the classification, but can not be coded because no suitable option (particularly other residual category options such as 'not elsewhere classified' or 'not further defined') exists in the classification or codefile.

Response outside scope

This category is used for responses that are positively identified (that is, the meaning and the intent are clear) but which clearly fall outside the scope of the classification/topic as defined in the standard.

Not stated

This category is **only** used where a respondent has not given any response to the question asked, that is, it is solely for non-response.

References

Australian Bureau of Statistics (2006) Census dictionary, 2006 available from www.abs.gov.au

Barnado. *Family Homes*. Retrieved 8 April ,2008, from www.barnardo.org.nz/SupportServices/FamilyHomes.asp.

Child, Youth and Family. *Family Homes*. Retrieved 8 April, 2008, from www.cyf.govt.nz/text/2233.htm.

Kremarik, F, & Williams, C (2001). Mobile Homes in Canada. *Canadian Social Trends*, Fall 2001 (62) Catalogue no 11-008. Available from www.statcan.gc.ca .

Office for National Statistics Census 2001 definitions. Available from www.statistics.gov.uk

Statistics Canada (2006) *2006 Census Dictionary*. Available from www.statcan.gc.ca

United Nations (2008). *Principles and Recommendations for Population and Housing Censuses*, (Revision 2,) Brussels.