The state of housing in Aotearoa New Zealand

Undertaken by the Building Research Association (BRANZ) in 2018-19, a national housing assessment, this assessment is a tool to help understand the state of housing in New Zealand. It provides insights into the housing market, tenure security, and affordability, and how these factors impact the health and wellbeing of New Zealanders.

Habitable housing provides a safe and healthy living environment. A habitable home is one where people are not disadvantaged by the physical characteristics of their home, and receive good support and services from the government, community, and private sector.

Housing affordability is about people’s capacity to pay housing costs. In New Zealand, housing around 4.3 million people. Housing is important, not only for the basic need for shelter, but to provide a foundation for social and economic wellbeing.

Renters have more to live with wages but cost a high proportion of income in some areas. Rents have risen in line with wages but cost a high proportion of income in some areas. Homeowners are more likely to find their housing affordable but it’s becoming less affordable as house prices have increased.

Homelessness statistics measure three types of severe housing deprivation. 1 percent of the population was estimated to be severely housing deprived on Census night 2018. People were asked to rate their housing (eg rough sleepers, night shelter, motel).

When you have no place to call home

Statistics are from the Commonwealth Housing and Homelessness Survey 2018-19. Note: annual average household income (not after tax) in 2015 was $73,800.

Tenure security

Tenure security is about the degree to which households can manage their housing situation. It includes issues such as affordability, stability, and control over their housing situation. Knowing that they have a long-term home can provide renters and homeowners with independence, stability, and control over their housing situation.

Affordability

Affordability is about the degree to which households can meet their housing costs. It includes issues such as the proportion of income spent on housing costs, access to mortgage or rental payments, insurance, rates, and other housing costs.

Habitability

Habitability is about the physical characteristics of homes and the support and services that help people maintain their homes in good condition. It includes issues such as heating, ventilation, and insulation.

Suitability

Suitability is about the physical suitability of homes. It includes issues such as overcrowding, and the number of bedrooms available.

The following statistics were calculated using New Zealand’s purchasing power parity (PPP).