



ANNUAL  
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REPORT

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**THE CHRANZ MISSION** The mission of the Centre for Housing Research, Aotearoa New Zealand – Kāinga Tipu (CHRANZ) is to: “Invest in rigorous, independent and relevant housing research to support policies and practices that meet New Zealand’s changing and diverse housing needs through sustainable, affordable, good quality and responsive housing opportunities.”

The CHRANZ approach to housing research takes in a holistic view, embodied in its Māori name Kāinga Tipu. In this sense, the word “housing” embodies both dwellings and wider living environments.

#### STRATEGIC GOALS

CHRANZ is the leader in setting priorities in housing research and is an effective investor in rigorous, independent and relevant housing research.

1

CHRANZ will encourage investment in housing research.

2

CHRANZ will grow housing research capacity.

3

CHRANZ will promote the use of housing research findings by public, private and third sector stakeholders in the housing sector.

4

CHRANZ will develop a sustainable organisational model.

5

ACHIEVEMENTS IN 2007/08	
	<ul style="list-style-type: none"> <li>■ Delivery of high quality housing research which is directly relevant to policy makers, current housing sector issues and public debate</li> </ul>
	<ul style="list-style-type: none"> <li>■ The leveraging of its investment in housing research through expanding its co-funding and partnerships with government agencies</li> </ul>
	<ul style="list-style-type: none"> <li>■ Identification of the following issues: <ul style="list-style-type: none"> <li>– The <b>falling rate of home ownership in New Zealand</b> (from a high of 73.7 percent in 1986 to 66.9 percent in 2006) may be part of a <b>structural shift in the housing market</b> and not just a result of new generations postponing home ownership. This decline has resulted in a marked redistribution of housing equity across age groups, income groups and household type to the relative disadvantage of the young, single parents and low income households.</li> <li>– <b>The home ownership rate is projected to further fall to 61.9 percent in 2016.</b> This fall will vary across regional housing markets (e.g. from a 58.3 percent home ownership rate in the Auckland region in 2016 to a 70 percent home ownership rate in the Marlborough region).</li> <li>– <b>Household status (single/couple) and not birthplace (migrant/New Zealand-born) is the major determinant of housing behaviour</b> i.e. immigrant couples act more like other couple households than single households from their own country of birth. While the capacity of the building industry to supply appears adequate to meet the absolute level of demand for housing (for New Zealand generally and Auckland in particular), the changing composition of housing demand (household status, tenure and dwelling types) and not the numbers of households per se is critical.</li> <li>– Most at risk and vulnerable young people receiving services (63.3 percent) are adequately housed. However, a <b>significant group of at risk and vulnerable young people aged 17 and 24, approximately 12,000 (30.4 percent), are in unsafe or insecure housing.</b> They may live in dwellings where they are exposed to criminality, sexual or physical abuse, gangs, or drug-making; their housing may be unaffordable, overcrowded or dilapidated; or they may live on the streets. Most service providers report that inadequate housing compounds the problems of these young people and compromises the efficacy of the services they provide.</li> <li>– <b>Rapid recent growth of the intermediate housing market (IHM)</b> in New Zealand of working households unable to purchase a dwelling at the lower quartile house price under standard bank lending criteria (up from 72,000 households in 2001 to 187,300 households in 2006) may signal a long-term shift away from home ownership as a mass-market, with significant economic and social implications. Under the most likely scenario of “low nominal house price growth”, the IHM is projected to grow to 219,051 households in 2016.</li> <li>– Housing sector stakeholders see <b>lack of access to housing research and associated information and data</b> as a major issue that needs to be addressed. Digital technology and institutional (common) repositories could provide the means to facilitate wide access to diverse and multi-sourced housing research and data and the institutional framework for a wide range of organisations to collaborate.</li> </ul> </li> </ul>



**CHAIRMAN'S REPORT** Since its establishment in 2003, CHRANZ has addressed critical housing research issues in order to support the development of effective housing policy and practices in New Zealand. In meeting this role, the CHRANZ Board appreciates the ongoing support of the Housing New Zealand Corporation (HNZC) Board and contributions made by many agencies and individuals across the New Zealand housing sector and beyond.

The emphasis of the CHRANZ Board has remained on prudent governance, a strategic focus and the sustained delivery of a high quality, relevant, housing research programme.

In 2007/08, its fifth year of operation, CHRANZ delivered a number of key achievements. In particular, it delivered high quality housing research that is directly relevant to policy makers, current and future housing sector issues and public debate. It also leveraged its investment in housing research through expanding its co-funding and partnerships with government agencies. These achievements have increased further CHRANZ's credibility with government agencies and other housing sector stakeholders.

CHRANZ continues to demonstrate its unique capacity to scope the research agenda, broker and co-ordinate research priorities across agencies, facilitate the nexus between researchers and policy makers, disseminate research findings and commission research designed to inform housing policy debate and development.

Housing is a core component of social infrastructure and has a major influence on the social and economic well-being of New Zealanders. The recent marked increase in the value of housing as an asset class has confirmed the housing market as a key factor in business and economic cycles as well as in wealth accumulation and re-distribution. At the same time, the housing sector is becoming increasingly complex, affected by ongoing and arising demographic, social, economic, financial and other changes.

The fundamental importance of the housing sector and its increasing complexity reinforce the importance of CHRANZ's role to conduct and promote a body of independent, robust, "public good" housing research over the long term.

In conclusion, I wish to acknowledge the commitment and efforts of CHRANZ Board members, staff and housing research providers.



**MANAGER'S REPORT** CHRANZ has maintained momentum, with expenditure in the 2007/08 financial year of \$772,244 (GST inclusive). CHRANZ's focus has centred on housing research investment, housing research promotion, building housing research capacity and building on its relationships across the housing sector.

#### HOUSING RESEARCH INVESTMENT

Over the twelve months to 30 June 2008, CHRANZ managed seven housing research investments, to the value of \$479,923 (GST inclusive). CHRANZ contributed \$308,735 towards research costs and project-based funding partners contributed a further \$171,188. CHRANZ also published the results of nine housing research projects begun in the 2006/07 financial year. (Please see page 9 Research Promotion.)

CHRANZ's 2007/08 housing research projects included:

- On the Falling Rate of Home Ownership in New Zealand
- The Economic Impact of Immigration on Housing in New Zealand 1991–2016
- The Intermediate Housing Market in New Zealand
- Access to Safe and Secure Housing for Vulnerable and At Risk Young People
- Register of Housing Research
- New Zealand Monetary Policy and the Residential Housing Market – A Scoping Study
- Sub-regional Housing Demand in the Northland Region.

#### HOUSING RESEARCH PROMOTION

CHRANZ continues to make progress on promoting CHRANZ, publishing and disseminating research results and building interest in housing research more generally. However, more effective dissemination of research results is achievable, subject to resource constraints. CHRANZ's goal to promote housing research is supported by:

- the publication and dissemination of research reports across the housing sector and providing free copies on the CHRANZ website ([www.chranz.co.nz](http://www.chranz.co.nz))
- adding to CHRANZ's research bulletin series
- the updating of CHRANZ's housing research database
- the provision of quarterly Chairman's letters to housing sector stakeholders
- the launch of CHRANZ's Annual Report and research programme.

#### HOUSING RESEARCH CAPACITY

CHRANZ has contributed towards building housing research capacity in New Zealand. Housing research capacity has grown as a result of CHRANZ's research programmes and the promotion of multi-disciplinary research teams and partnerships across research organisations and researchers (private and tertiary sector), including between Australia and New Zealand. Many of these research providers now provide continuing housing research support to a number of central and local government agencies. CHRANZ's New Researcher Development Grants (NRDG) and Community-Based Research Pool (CBRP) programmes have also allowed for some growth.

#### RELATIONSHIPS AND PARTNERSHIPS

CHRANZ continues to develop and leverage its working relationships across the housing sector and beyond. CHRANZ has grown its very strong relationships established with HNZC and other government agencies. CHRANZ's relationships across the housing sector (researchers, community sector, local government and private sector) range from very strong to fair with room for further development. The challenge for CHRANZ, given its limited resources and capacity, is to continue to take a targeted approach towards maintaining and improving its sector-wide relationships.

TERRENCE ASCHOFF

MANAGER

CHRANZ

**RESEARCH INVESTMENTS** CHRANZ's key objectives were to:

- set housing research priorities
- invest in rigorous, independent and relevant housing research
- invest in the development of housing research skills among new researchers and organisations and individuals active in the community-based housing sector.

## RESEARCH PRIORITIES

The CHRANZ Board's 2007/08 housing research priorities were:

### ■ The New Zealand Housing System

This includes the future of home ownership, affordable housing and housing stock suitability.

### ■ Linking Housing and Cultural, Social, Economic and Environmental Outcomes

This includes investigating connections between housing, labour markets, education, and the development of sustainable settlements.

## INVESTMENT IN HOUSING RESEARCH

CHRANZ managed seven research projects in 2007/08 (\$308,735 – GST inclusive) and published the results of nine research projects begun in the 2006/07 financial year. CHRANZ leveraged its research investments through the establishment of project-based co-funding partnerships to the value of \$171,187.50 (GST inclusive).

## RESEARCH PROJECTS

PROJECT AND DESCRIPTION	RESEARCH PROVIDER	2007/08 INVESTMENT*
<b>On the Falling Rate of Home Ownership in New Zealand</b> This research examines the decline in home ownership across age groups by household type, income, and access to dwelling type and location.	Philip S. Morrison Published February 2008	\$20,000 <sup>1</sup>
<b>The Economic Impact of Immigration on Housing in New Zealand 1991–2016</b> This research examines the impact of immigration between 1991 and 2006 and projects likely population changes for the decade 2006–2016. It projects the impact on housing choices for various tenures, dwelling types and different household composition for New Zealand, and especially Auckland.	Business and Economic Research Limited Published March 2008	\$5,300 <sup>2</sup>
<b>The Intermediate Housing Market in New Zealand</b> This research identifies the demographics and spatial distribution of the intermediate housing market across New Zealand and investigates the market, social and policy implications of the trends identified. The research also forecasts the growth of the intermediate housing market against a number of scenarios to 2016.	DTZ New Zealand To be published 2008	\$41,400
<b>Access to Safe and Secure Housing for Vulnerable and At Risk Young People</b> This research investigates the alignment between the housing sector and the housing needs of vulnerable and at risk young people.	CRESA To be published 2008	\$100,750 <sup>3</sup>

\* GST inclusive

## NOTES

1 Plus \$10,000 from CHRANZ's 2006/07 budget.

2 The Department of Labour provided co-funding of \$75,000 across the 2006/07 (\$45,000) and 2007/08 (\$30,000) financial years.

3 The Ministry of Youth Development provided co-funding of \$19,688.

## RESEARCH PROJECTS, CONTINUED

PROJECT AND DESCRIPTION	RESEARCH PROVIDER	2007/08 INVESTMENT*
<p><b>Register of Housing Research</b> This initial scoping study was undertaken to determine the value and feasibility of establishing a comprehensive digital register of housing research.</p>	<p>Norman Smith To be published 2008</p>	<p>\$16,285</p>
<p><b>New Zealand Monetary Policy and the Residential Housing Market – A Scoping Study</b> This scoping research examines the relationship between New Zealand's monetary policy and the residential housing market.</p>	<p>PricewaterhouseCoopers Due 2008</p>	<p>\$50,000</p>
<p><b>Sub-regional Housing Demand in the Northland Region</b> This research will look at local housing demand within three housing sub-markets: (i) Kaikohe/Moerewa/Kawakawa and the hinterland (ii) Taipa to Mangonui including the hinterland (iii) the Hokianga area to provide a deeper understanding of contemporary and future housing pressures in the region.</p>	<p>DTZ New Zealand Due May 2009</p>	<p>\$75,000<sup>4</sup></p>

## NOTES

- 4 Te Puni Kōkiri provided co-funding of \$62,500 and the Department of Labour provided co-funding of \$14,000. CHRANZ has funded a further \$25,500 from its 2008/09 housing research budget.

## NEW RESEARCHER DEVELOPMENT GRANTS

To encourage the development of new housing researchers, CHRANZ awards New Researcher Development Grants to support post-graduate research into housing-related issues. The following research is in progress or completed:

PROJECT	RESEARCHER	2007/08 INVESTMENT*
Supported Independent Accommodation for Older New Zealanders: A Review of Current Policy and Innovative Practice Completed.	Max Reid Victoria University	\$2,500**
The Sustainability Imperative and Urban New Zealand: Promise and Paradox Completed.	Suzanne Vallance Lincoln University	\$2,500**
Participatory Processes of Designing and Building Our Home Environment In progress.	Andrea Ricketts Victoria University	\$5,000**
Constructing and Maintaining a Central Element of New Zealand Culture and Economy: DIY (Do-It-Yourself) Home Renovation, Maintenance and Repair In progress.	Michael Mackay Lincoln University	\$2,400**
Residential Intensification in Dunedin: Impacts and Acceptability In progress.	Kirsty van Reenen University of Otago	\$1,300**
Affordable Housing for Mental Health Service Users In progress.	Andy Colwell Massey University	\$1,000**
An Exploration of the Unexpected Barriers to and Solutions for Secure Home Tenure for People in Unstable Rental Accommodation In progress.	Lesley Hickey Unitec	\$5,000**
The Experiences of Housing Quality Amongst Homeowners and Analysis in the Auckland Region In progress.	Corina Buckenberger University of Auckland	\$4,617

\* GST inclusive \*\* Funding from 2004/05, 2005/06 and/or 2006/07 financial years

**COMMUNITY-BASED RESEARCH POOL**

In an effort to increase its contribution towards building housing research capacity, the CHRANZ Board has established a Community-Based Research Pool. The research funding is to support organisations and individuals involved in community-based housing to develop their research skills and interests in housing.

The following research is in progress or completed:

<b>PROJECT</b>	<b>ORGANISATION</b>	<b>2007/08 INVESTMENT*</b>
The Impact of Neighbourhood Characteristics and Support on Well-Being, Housing Satisfaction, and Residential Stability for People with a Mental Illness In progress.	ComCare Christchurch	\$5,000**
Support Needs of Homeless Households in Nelson Completed.	Jane Worthington Nelson Housing Trust	\$1,400**

\* GST inclusive \*\* Funding from 2006/07 financial year

No grants from the Community-Based Research Pool were made in CHRANZ's 2007/08 financial year.



**RESEARCH PROMOTION** CHRANZ's key objective was to promote the use of housing research findings by housing sector stakeholders.

#### OUTCOMES

- 1 The CHRANZ website ([www.chranz.co.nz](http://www.chranz.co.nz)) remains a key communication platform. The following information was provided:
  - The results of 27 CHRANZ-commissioned housing research reports, 11 post-graduate research reports and two community housing research reports
  - Details of housing research work in progress
  - Copies of CHRANZ Research Bulletins 1 – 14
  - A link to the CHRANZ housing research database
  - CHRANZ's 2006/07 Annual Report and quarterly Chairman's letters to housing sector stakeholders.
- 2 CHRANZ launched its 2006/07 Annual Report and 2007/08 research programme to housing sector stakeholders in October 2007.
- 3 CHRANZ published the results of nine housing research projects begun in the 2006/07 financial year:
  - The Economic Impact of Immigration on Housing in New Zealand 1991–2016 – Business and Economic Research Limited (May 2008)
  - On the Falling Rate of Home Ownership in New Zealand – Scott Phillips Ltd (February 2008)
  - Affordable Housing: The Community Housing Sector in New Zealand – Capital Strategy and SGS Economics and Planning (September 2007)
  - Local Government and Affordable Housing – Centre for Research Evaluation and Social Assessment/Public Policy & Research (August 2007)
  - Affordable Housing in the Bay of Plenty Region – A Solutions Study – Capital Strategy and SGS Economics and Planning (August 2007)
  - Census 2006 and Housing in New Zealand – DTZ New Zealand (August 2007)
  - Pacific Island Housing Experiences: Emerging Trends and Issues – Koloto & Associates Ltd, New Zealand Institute of Economic Research, and Gray Matter Research Ltd (August 2007)
  - Children's and Young People's Housing Experiences: Issues and Scoping Paper – Public Policy & Research (August 2007)
  - Housing, Employment and Regional Development. An Issues and Scoping Paper Applied to the Northland and Canterbury Regions – Scott Phillips Ltd (August 2007).
- 4 CHRANZ added to its series of research bulletins:
  - CHRANZ Research Bulletin 12, October 2007, Affordable Housing: The Community Housing Sector in New Zealand
  - CHRANZ Research Bulletin 13, February 2008, On the Falling Rate of Home Ownership in New Zealand
  - CHRANZ Research Bulletin 14, March 2008, The Economic Impact of Immigration on Housing in New Zealand 1991–2016.
- 5 CHRANZ distributed 1,000 CDs of CHRANZ Research Bulletins (1 – 12) and the Census 2006 and Housing in New Zealand research report.
- 6 CHRANZ held the seminar Shaping Successful, Sustainable City-Regions: The Role of the Housing System (Ideas for the Auckland Region) presented by Professor Duncan Maclennan in Auckland in November 2007, and published two arising papers in April 2008: Focusing on the Housing System and Modernising Housing Policies; and Housing, Economic Change and the Governance of Metropolitan Areas.

Free copies of CHRANZ-commissioned research, research bulletins and details on work in progress are available on the CHRANZ website ([www.chranz.co.nz](http://www.chranz.co.nz)).



**THE CHRANZ BOARD** The CHRANZ Board was first appointed in August 2003, with reappointments and new appointments being made between 2005 and 2007.

CHRANZ is a semi-autonomous body with the HNZC Board ultimately accountable for its activities. However, the CHRANZ Board is responsible for CHRANZ's governance, strategic direction and investment decisions. The CHRANZ Board is accountable to the HNZC Board. The CHRANZ Manager is employed by HNZC and is accountable to the CHRANZ Board.

CHRANZ receives core funding directly from HNZC and seeks to secure further funding from an amount included in the Corporation's NDOC Appropriation Housing Policy Advice and from other agencies. A Memorandum of Understanding between the HNZC and CHRANZ Boards defines mutual roles and responsibilities, and the level of HNZC support (research and organisational funding, plus access to administrative and support services).

The CHRANZ Board members are:

		<b>Term</b>	<b>Term Ends</b>
Prof Nigel Haworth, Chairman	University of Auckland	Three years	25 August 2009
Mr Brian Donnelly	New Zealand Housing Foundation	Two years	February 2009
Prof Jenny Dixon	University of Auckland	Three years	1 December 2010
Major Campbell Roberts	The Salvation Army, Auckland	Two years	February 2009
Ms Sandra Lee	HNZC Board	One year	27 October 2009
Mr Philip Bell-Booth	Capping Corporation Limited	Three years	1 December 2010
Prof David Thorns	Canterbury University	Three years	25 August 2009
Ms Raewyn Stone	Manukau City Council	One year	February 2009
Mr Rau Hoskins	Design Tribe and Unitec, Auckland	Three years	February 2009

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.01 PROF NIGEL HAWORTH

.02 MR BRIAN DONNELLY

.03 PROF JENNY DIXON

.04 MAJOR CAMPBELL ROBERTS

.05 MS SANDRA LEE

.06 MR PHILIP BELL-BOOTH

.07 PROF DAVID THORNS

.08 MS RAEWYN STONE

.09 MR RAU HOSKINS

<b>FUNDING AND FINANCIAL INFORMATION</b>					
	2007/08	2006/07	2005/06	2004/05	2003/04
	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)
<b>FUNDING</b>					
Appropriation		274.0	159.0		152.0
HNZC	772.3	613.2	510.0	548.0	331.0
<b>EXPENDITURE</b>					
Output Class One – Research Investment	416.8	599.6	367.0	254.0	272.3
Output Class Two – Research Promotion	70.2	57.6	30.0	22.0	5.0
Output Class Three – Organisation Services	285.3	277.7	302.0	272.0	205.7
<b>TOTAL EXPENDITURE</b>	<b>772.3</b>	<b>935.0</b>	<b>699.0</b>	<b>548.0</b>	<b>483.0</b>

**NOTES**

- 1 This financial information does not constitute a financial statement. The financial processes and results of CHRANZ have been audited as part of the audit of the Housing New Zealand Corporation Group financial statements audit. This financial information has not been audited in its own right.
- 2 All amounts are GST inclusive.
- 3 The 2003/04 appropriation of \$152,000 for research investigating Accommodation Options for Older People in Aotearoa/New Zealand is from the Cross Departmental Research Pool.
- 4 This financial information does not include co-funding from third parties paid to CHRANZ as income or paid directly to research providers. For example \$171,142.50 of project co-funding from Te Puni Kōkiri, the Department of Labour and the Ministry of Youth Development in 2007/08 is not included.
- 5 Research investment includes CHRANZ NRDG and CBRP grants and external project management support costs.

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