



Changes in the Structure of the New Zealand Housing Market Volume 2

PREPARED BY

DTZ New Zealand

FOR THE

**Centre for Housing Research,
Aotearoa New Zealand**

MAY 2004

ACKNOWLEDGEMENTS

This housing research report was produced for the Centre for Housing Research, Aotearoa New Zealand (CHRANZ). The CHRANZ Board gratefully acknowledges the financial and other support provided by Housing New Zealand Corporation.

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RESEARCH REPORT

Changes in the Structure of the New Zealand Housing Market

Volume 2
Appendices

May 2004

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Appendix 5

Residential Land Capacity

Residential land Capacity

Potential Capacity								
Territorial Authority	Total Private Dwellings (As at March 2001)	Current No. of Dwellings zoned residential	Brownfield		Greenfield		Rural	Growth Strategy/Comments
			Infill	Commercial/ Industrial rezoned for Residential	Already Zoned Residential	Not Yet Zoned Residential	Forecast Growth in No of Rural Dwellings	
Hastings District Council	24,207 dwellings	-	400 dwellings, inc Hastings and Havelock North up to 2,021	-	Arataki - 800 dwellings Goddard Lane - 90 " Williams St - 250 "	Lyndhurst - 650 dwellings	850-1050 dwellings between 1999-2021	Hastings Urban Development Strategy completed July 1999. <ul style="list-style-type: none"> . Further greenfield development still relevant in most areas up to 2021 as long as it's sustainable . Infill development has exceeded projected growth - is likely to exceed potential capacity - review of District Plan aim of projected 15% growth accommodated through infill development. . No of Dwellings exceeded projected growth - not enough data for ascertain nature of growth and development - study needs to be done.
Napier City Council	20,169 dwellings (as at 1996)	As at 1996 - average annual rate of 240 dwellings to 2001 Highest projection per annum until 2016 is 180 new dwellings	Between 1996-2001, capacity for 144 new dwellings per year, with 90 per year up to 2,016 (Up to 2021)	-	Approximately 1800 new dwellings between 1996 & 2,016	Playing Fields, approx 500 new dwellings could be accomm. Lagoon Farm- between 20-50 hectares depending on if Playing Fields is relocated here.	Mainly in Bayview, Poraiti & Taradale areas, capacity for 150 dwellings based on min size of 1.5 has.	Napier Urban Growth Strategy 1999 <ul style="list-style-type: none"> . Continue to maintain and improve infrastructure & service provisions against hazards and physical limitations. . service provision coordinated with potential growth.
Opotiki District Council	3,234 dwellings		100 dwellings	Option available due to land zoned commercial is more than required.	Woodlands/Hikutaia = 350 dwellings. Paerata= 60 dwellings. Waioatahi= 200 dwellings	-	Allow for some development in coastal zones	Growth Strategy done in the early 90s <ul style="list-style-type: none"> . Provide a choice in living environment subject to sustainability . Provide rural-residential development as an alternative to urban living. . Promote economic activity & range of activities to meet the needs of the community.
Porirua City Council	14,925 dwellings	14,925 dwellings	Some likely to occur in parts of Titahi Bay, Plimmerton & Paremata. Not expected to be significant due to readily available greenfields sites	-	Silverwoods = 200 lots Whitby = 400 lots Aoea Block = 1400 lots (up to 2021)	Hospital site (400 lots) Pauatahanui Village Areas north of Mana & east of Plimmerton	Low level activity anticipated in areas such as Judgeford, Paekakariki Hill Rd	-
Palmerston North City Council	26,241 dwellings	Same as total	From a 2001 base - if the projection is "high" (based on 133 lots pa)= 2,660 lots to 2023. "Medium" projection (based on 100 lots pa) = 2,000 lots to 2023. "Low" (based on 78 lots pa) = 1,560 lots to 2,023	-	Total 2290 lots Aokautere = 1235 lots Kelvin Grove = 944 lots Milson = 105 lots Highbury = 35 lots	1400-1600 lots (Gillespies Line & Te Matai Road)	-	Urban Residential Growth Proposed Strategy 2003-2004. <ul style="list-style-type: none"> . Identifying the options . Prioritising Options and making further investigations. . Developing urban growth strategy & endorsement of urban growth path . Implementing the above in the next district plan.
Manawatu District Council	10,065 dwellings	-	-	-	460 lots (1995) + 4.6 ha rezoned from rural Rate of growth since the early 90s = potential supply of 20 years	70 hectares	-	<ul style="list-style-type: none"> . Possible development beyond present western boundary . Develop "vision for the future" for long term direction . Promotion of satellite suburbs

Residential Land Capacity

Potential Capacity								
Territorial Authority	Total Private Dwellings (As at March 2001)	Current No. of Dwellings zoned residential	Brownfield		Greenfield		Rural	Growth Strategy/Comments
			Infill	Commercial/ Industrial rezoned for Residential	Already Zoned Residential	Not Yet Zoned Residential	Forecast Growth in No of Rural Dwellings	
Wellington City Council	62,733 dwellings	-	Some development in Berhampore at present. (Dominion Post 28/2/04) - Also development of inner city apartments	-	Northern Suburbs Jville, Tawa, Grenada Nth Woodridge & Churton Pk 9,000 lots over a 20 yr period from 2001 (med)	-		Northern Growth Management Framework 2003 - Promotes 5 themes . Liveability - development & infrastructure . Sustainability - Ecological/Landscape protection & infrastructure . Accessibility - Recreational/community opportunities . Connectivity - Transport Improvements . Prosperity - Commercial centre in Grenada North, Tawa Town Centre Development
Masterton District Council	8,724 dwellings	-	-	-	-	-	-	-
Queenstown District Council	17,043 dwellings	-	24,125 dwellings	-	-	-	-	-
Franklin District Council	17,730 dwellings	-	-	-	4,600 dwellings (towns) 500 dwellings (settlements) (by 2031)	4,500 dwellings (general rural & coastal areas)	5,000 dwellings by 2031 (Large bit of land called "Pukekohe North East")	Franklin District Growth Management Approach 2000-2031/Rural Plan Change 014 . Protect, restore & enhance the natural/cultural resources . Provide countryside living opportunities with environmental benefits . Provide for extension of existing & planned rural & coastal villages which supports nodal growth . Provide for lifestyle choice in manner that reduces rural land development pressure & supports existing & planned villages . Highly valued land & soil resources to be managed to ensure ongoing versatility, accessibility & life supporting capacity
Matamata-Piako District Cncl.	10,812 dwellings	-	-	-	10,245 lots (inc. Matamata Te Aroha & Morrinsville) to 2016.			Urban Development Strategy Study towards 2016 . Two key factors of urban development: Demand & residential preferences, Supply & development constraints. . To promote & guide development to satisfy social & economic objectives whilst physical & economical impacts aren't adverse
Whakatane District Council	11,535 dwellings	-	1,551 lots over a 20 year period up to 2021 (based on growth rate of 30%)	-	94 lots from existing zoned residential land - for low cost housing (out of a total of 970 lots)	20-30 hectares from new areas, for low cost housing (Piripai West & Pohutakawa Ave East)		Whakatane & Ohope Residential Growth Strategy September 2000 . The need to identify land for future residential expansion . Further residential development in Piripai requires significant expenditure to upgrade basic infrastructure. . Vision: Continued growth & development as the primary urban settlement for District & Eastern Bay of Plenty by 2007
Tararua District Council	6,702 dwellings	-	No stats have been done		No stats but greenfield subdivisions are still going strong (according to Mike Brown at TDC)	-	-	-
Selwyn District Council	9,396 dwellings	-	-	-	227 hectares up to 2011 (based on high population projections)	-	658 hectares up to 2011 (based on high population projections)	. Residential Growth Estimates (Barber 1998) Projected growth rate to 2021 - 12900 dwellings

Residential Land Capacity

				Potential Capacity					
Territorial Authority	Total Private Dwellings (As at March 2001)	Current No. of Dwellings zoned residential	Brownfield	Commercial/ Industrial rezoned for Residential	Already Zoned Residential	Greenfield	Not Yet Zoned Residential	Rural	Growth Strategy/Comments
South Taranaki District Cncl.	10,188 dwellings	-	Opunake: 4 hectares	-	-	Opunake: 5 hectares north west of town	-	Forecast Growth in No of Rural Dwellings	-
			Eltham: 34 hectares (part in existing commercial zone - no figure)						
						Normanby: approx 24 hectares east & south of town. - rural			
						Ohawe: Approx 26 hectares west of town: zoned rural			
						Hawera: approx 23 hectares on fringes			
Clutha District Council	6,684 dwellings	-	Balclutha, approx 76 lots in existing area	Approx 60 lots in old hospital site (Balclutha)	-	Balclutha - end of Michie St currently zoned rural	-	Balclutha-Milton Residential Land Bank July 2002 . Sustainability - site area must be 4000sqm at least or have reticulates services existing in the potential area	
			Milton, in excess of 30 lots	-	-	Milton, blocks north of former forestry nursery & east of Melville/Keinan Ave cnr. Currently zoned rural	-		
Ruapehu District Council	5,139 dwellings	-	Taumarunui (see map)	-	Taumarunui (see map)	-	-		
			National Park (see map)		National Park (see map)				
			Ohakune (see maps)		Ohakune (see maps)				
			Rangataua (see map)						
Marlborough District Council	15,510 dwellings	-	-	-	-	-	-		Households projected to increase to 21800 based on high projections to 2016.
Hauraki District Council	6,321 dwellings	-							Information received dates back to 1992 so is out of date - no up to date info (potential capacity to 2001)
New Plymouth District Council	25,629 dwellings	-	1,600 lots (New Plymouth City)	-	530 lots (Mangorei)		41 lots (Carrington)	Strategic Resource Management Paper II- covers a 20 year period from 1996 (Capacity based on 10 dwellings per hectare	
			60 lots (Bell Block)		620 lots (Carrington)		73 lots (Veale)		
			200 lots (Waitara West)		1,410 lots (Frankley)		246 lots (Henwood)		
			90 lots (Waitara East)		250 lots (Barrett)		5 hectares (Urenui)		
			300 lots (Inglewood)		1,900 lots (Smart Rd.)		5 hectares (Okato)		
					65 hectares (Bell Block Fringe East & West)				
					61 ha (Waitara Fringe East)				
					1,180 lots (Omata)				
					22 hectares (Oakura)				
Kapiti Coast District Council	17,446 dwellings	-	1,365 dwellings (includes both infill & greenfield capacity) to the year 2021 (based on 1999 study)	12 hectares (Para- paraumu Central)		40 hectares (North of Otaki) 300 hectares (Te Horo) 49 hectares (Peka Peka) 271 hectares (Waikanae North) 13 hectares (Waikanae East) 70 hectares (Paraparaumu Nth) 30 hectares (Valley Road Nth) 89 hectares (Valley Road Sth) (ALL ZONED RURAL)		Urban Growth Study done 1999. . Urban areas developed to use resources efficiently & demand for the use of finite resources is moderated. . Avoid adverse environmental effects . Urban area quality is maintained & enhanced.	
Wanganui District Council	16,791 dwellings	-	215 dwellings	-	830 dwellings	113 dwellings	660 dwellings (Urban capacity)	Regional Growth Study done in 1998 . Determine a demand-led which is financially & environmentally sustainable for a 20 year period . Determine likely future trends in population & household information . Determine & quantify the major cultural and natural influences in the region . Determine the current growth trends for greenfield & infill residential development to project further development & capacity consequences	

Residential Land Capacity

Territorial Authority	Total Private Dwellings (As at March 2001)	Current No. of Dwellings zoned residential	Potential Capacity				Rural Forecast Growth in No of Rural Dwellings	Growth Strategy/Comments
			Infill	Brownfield	Greenfield	Not Yet Zoned Residential		
				Commercial/ Industrial rezoned for Residential	Already Zoned Residential			
Gisborne District Council	15,516 dwellings	-	-	-	-	-	Gisborne population & future population growth scenarios static. No formalised growth plan.	
Kawerau District Council	2,346 dwellings	-	-	-	-	-	No study done on infill/greenfield housing - lack of pressure	
Westland District Council	3,246 dwellings	-	-	-	-	-	No information recorded as no study done.	
Carterton District Council	2,643 dwellings	-	-	-	-	-	No information recorded as no study has been done	
Central Otago District Council	6,000 dwellings	-	-	-	-	-	No study done	
Lower Hutt City Council	34,659 dwellings	-	-	-	-	-	Received building consent information & subdivisions registered with LINZ between July 1998 - end of Sep 2003, but no info on potential capacity	
Rotorua District Council	22,767 dwellings	-	-	-	-	-	No study done	
Tasman District Council	15,954 dwellings	-	-	-	-	-	Richmond Development Study done in 2003 but statistical projections seen as inadequate. The drivers for aggregate growth & demand have not been analysed thoroughly	
Central Hawke's Bay DC	4,782 dwellings	-	-	-	-	-	No records held as Council leaves up to private sector to assess themselves	
Nelson City Council	16,290 dwellings	-	-	-	-	-	No information held but is recognised as a gap in data. Envisaged in 2004 data gathering will commence to use for Nelson Urban Growth Strategy.	
Buller District Council	4,056 dwellings	-	-	-	-	-	No study done	
Rangitikei District Council	5,691 dwellings	-	-	-	-	-	No information held	
Grey District Council	5,040 dwellings	-	-	-	-	-	No study done	
South Wairarapa District Cncl.	3,510 dwellings	-	-	-	-	-	Currently looking at these issues for a combined District Plan (along with Masterton & Carterton Districts), assessing capacity of existing services, ease of expansion, etc & then assessing whether current urban & rural boundaries are appropriate. Generally policy is to encourage infill development.	
Stratford District Council	3,336 dwellings	-	-	-	-	-	Stratford doesn't suffer from pressure with regard to subdivision - no detailed assessment done. Future Trends with residential property development known with most of the development being done by a small number of local investors. Infill development is virtually non-existent.	
Far North District Council	19,806 dwellings	-	-	-	-	-	No information of this type	
Otorohonga District Council	2,997 dwellings	-	-	-	-	-	No residential capacity, but sale of saleyards is possible (zoned urban) but not confirmed may allow for 30-40 lots (Planning Department)	
South Waikato District Council	8,121 dwellings	-	-	-	-	-	No Study done - in fact population is declining	
Wairoa District Council	3,174 dwellings	-	-	-	-	-	advised that population is on decline - study will be undertaken in the near future	
Waitomo District Council	3,417 dwellings	-	-	-	-	-	No information held	
Hamilton City Council	41,487 dwellings	-	-	-	-	-	No information held	

Appendix 6.1

Sale Price and Volume Trends by Region

Source: Quotable Value New Zealand

Northland

Year	No of Sales	Sale Price			
		Lower Quartile	Median	Upper Quartile	Average
1981	2,053	\$29,000	\$38,000	\$51,700	\$42,522
1982	1,280	\$35,000	\$48,450	\$63,000	\$50,719
1983	1,131	\$40,000	\$56,000	\$70,000	\$58,283
1984	1,340	\$48,000	\$61,500	\$78,000	\$66,162
1985	1,506	\$49,000	\$63,000	\$80,000	\$68,807
1986	1,674	\$52,000	\$65,000	\$85,000	\$71,987
1987	1,882	\$57,317	\$70,000	\$90,000	\$79,943
1988	2,042	\$59,000	\$72,000	\$95,000	\$82,698
1989	2,065	\$65,000	\$80,500	\$110,000	\$92,519
1990	1,662	\$68,000	\$87,000	\$120,000	\$99,058
1991	1,402	\$68,000	\$85,000	\$112,000	\$94,404
1992	1,477	\$70,000	\$88,000	\$122,500	\$100,525
1993	1,880	\$75,000	\$94,000	\$126,500	\$106,722
1994	2,409	\$78,000	\$100,000	\$138,000	\$113,947
1995	2,335	\$82,000	\$107,500	\$145,000	\$122,323
1996	3,073	\$88,000	\$119,000	\$157,000	\$130,957
1997	2,991	\$100,000	\$135,000	\$175,000	\$146,080
1998	2,135	\$110,000	\$142,500	\$185,000	\$157,578
1999	2,268	\$110,000	\$145,000	\$195,300	\$164,858
2000	1,695	\$112,000	\$150,000	\$200,000	\$172,714
2001	1,978	\$118,000	\$155,000	\$210,000	\$177,416
2002	2,590	\$120,000	\$165,000	\$237,000	\$196,675
2003	3,189	\$126,000	\$169,000	\$240,000	\$200,203
<i>Total</i>	<i>46,057</i>	<i>334.5%</i>	<i>344.7%</i>	<i>364.2%</i>	<i>370.8%</i>
<i>Annual % Change</i>		<i>6.9%</i>	<i>7.0%</i>	<i>7.2%</i>	<i>7.3%</i>

Auckland

Year	No of Sales	Sale Price			
		Lower Quartile	Median	Upper Quartile	Average
1981	14,774	\$33,000	\$45,000	\$60,000	\$50,144
1982	8,512	\$43,000	\$55,000	\$70,000	\$60,827
1983	11,224	\$50,000	\$61,178	\$80,000	\$69,562
1984	11,546	\$55,750	\$69,255	\$92,000	\$80,366
1985	11,594	\$65,000	\$79,248	\$105,500	\$91,404
1986	14,342	\$73,000	\$90,000	\$125,000	\$107,617
1987	14,483	\$87,000	\$116,000	\$153,000	\$132,498
1988	14,141	\$96,000	\$124,000	\$160,000	\$141,165
1989	15,969	\$105,000	\$133,000	\$178,000	\$153,961
1990	13,389	\$105,000	\$132,000	\$175,000	\$152,819
1991	10,048	\$105,000	\$132,500	\$180,000	\$153,488
1992	10,806	\$105,000	\$135,000	\$180,000	\$156,460
1993	14,865	\$109,000	\$141,500	\$190,000	\$163,452
1994	21,454	\$124,000	\$165,000	\$230,000	\$191,420
1995	21,381	\$140,000	\$185,000	\$255,000	\$212,789
1996	21,917	\$173,000	\$225,000	\$290,000	\$246,510
1997	20,627	\$185,000	\$235,000	\$300,000	\$260,483
1998	16,634	\$183,000	\$229,600	\$295,000	\$257,049
1999	20,315	\$190,000	\$240,000	\$314,000	\$274,595
2000	18,165	\$190,000	\$248,000	\$327,000	\$296,242
2001	23,296	\$195,000	\$258,000	\$345,000	\$307,669
2002	30,941	\$212,000	\$280,000	\$382,500	\$338,506
2003	29,122	\$230,000	\$305,000	\$418,000	\$360,231
<i>Total</i>	<i>389,545</i>	<i>597.0%</i>	<i>577.8%</i>	<i>596.7%</i>	<i>618.4%</i>
<i>Annual % Change</i>		<i>9.2%</i>	<i>9.1%</i>	<i>9.2%</i>	<i>9.4%</i>

Waikato

Year	No of Sales	Sale Price			
		Lower Quartile	Median	Upper Quartile	Average
1981	6,578	\$26,000	\$36,000	\$49,500	\$40,345
1982	4,100	\$29,500	\$43,500	\$58,850	\$46,886
1983	4,366	\$35,000	\$49,000	\$65,000	\$52,412
1984	4,916	\$42,000	\$55,000	\$71,000	\$60,120
1985	5,131	\$47,000	\$62,000	\$80,000	\$67,706
1986	5,338	\$53,000	\$69,000	\$89,000	\$76,716
1987	5,384	\$57,500	\$75,000	\$97,000	\$84,702
1988	5,912	\$60,000	\$79,000	\$105,000	\$88,405
1989	6,688	\$66,000	\$86,000	\$120,000	\$97,548
1990	5,664	\$70,000	\$95,000	\$128,000	\$106,173
1991	4,557	\$73,000	\$98,000	\$128,500	\$106,903
1992	4,910	\$80,000	\$103,000	\$135,000	\$112,752
1993	5,989	\$82,000	\$107,000	\$137,000	\$115,436
1994	7,352	\$86,000	\$118,000	\$150,000	\$125,962
1995	7,381	\$90,000	\$125,000	\$160,000	\$133,648
1996	8,356	\$101,000	\$136,000	\$173,000	\$144,483
1997	8,428	\$113,500	\$147,975	\$185,000	\$156,092
1998	6,314	\$117,500	\$151,000	\$194,000	\$162,316
1999	7,175	\$122,000	\$158,000	\$200,000	\$168,816
2000	5,275	\$125,000	\$161,000	\$210,000	\$173,819
2001	5,920	\$129,000	\$165,000	\$218,000	\$186,556
2002	8,716	\$134,000	\$173,000	\$228,000	\$198,335
2003	9,889	\$133,000	\$178,500	\$245,000	\$202,161
<i>Total</i>	<i>144,339</i>	<i>411.5%</i>	<i>395.8%</i>	<i>394.9%</i>	<i>401.1%</i>
<i>Annual % Change</i>		<i>7.7%</i>	<i>7.5%</i>	<i>7.5%</i>	<i>7.6%</i>

Bay of Plenty

Year	No of Sales	Sale Price			
		Lower Quartile	Median	Upper Quartile	Average
1981	3,819	\$32,000	\$44,000	\$60,000	\$48,319
1982	2,269	\$39,000	\$53,000	\$71,250	\$57,514
1983	2,400	\$43,500	\$56,000	\$75,000	\$62,151
1984	3,145	\$49,000	\$64,000	\$84,000	\$70,587
1985	3,725	\$53,000	\$66,500	\$87,000	\$74,770
1986	3,944	\$57,500	\$74,250	\$100,000	\$84,047
1987	4,409	\$62,000	\$79,000	\$111,000	\$92,086
1988	4,134	\$64,000	\$83,000	\$119,000	\$97,211
1989	4,626	\$69,500	\$93,000	\$128,000	\$105,665
1990	4,513	\$71,500	\$94,000	\$132,000	\$108,602
1991	3,429	\$74,000	\$100,000	\$139,000	\$114,047
1992	4,057	\$78,000	\$105,000	\$141,000	\$117,460
1993	5,209	\$82,000	\$110,000	\$147,000	\$122,143
1994	6,068	\$88,000	\$120,000	\$157,000	\$131,731
1995	5,650	\$95,000	\$130,000	\$171,500	\$144,835
1996	7,077	\$110,000	\$143,000	\$185,000	\$156,954
1997	7,406	\$125,000	\$163,000	\$208,000	\$174,555
1998	4,742	\$125,000	\$166,200	\$220,000	\$180,602
1999	5,404	\$135,000	\$175,000	\$225,000	\$191,506
2000	4,292	\$135,000	\$176,000	\$230,000	\$193,720
2001	4,632	\$139,500	\$180,100	\$240,000	\$206,762
2002	6,617	\$143,000	\$188,000	\$248,500	\$213,824
2003	6,250	\$139,500	\$193,000	\$266,000	\$221,600
<i>Total</i>	<i>107,817</i>	<i>335.9%</i>	<i>338.6%</i>	<i>343.3%</i>	<i>358.6%</i>
<i>Annual % Change</i>		<i>6.9%</i>	<i>7.0%</i>	<i>7.0%</i>	<i>7.2%</i>

Gisborne

Year	No of Sales	Sale Price			
		Lower Quartile	Median	Upper Quartile	Average
1981	710	\$26,000	\$34,000	\$48,000	\$38,994
1982	454	\$34,000	\$44,000	\$58,000	\$47,545
1983	494	\$36,000	\$46,250	\$62,000	\$50,747
1984	539	\$40,000	\$51,000	\$65,000	\$55,535
1985	533	\$45,000	\$55,000	\$70,000	\$60,443
1986	496	\$48,000	\$60,000	\$76,000	\$64,737
1987	522	\$50,000	\$58,000	\$75,000	\$65,107
1988	595	\$50,000	\$59,700	\$76,000	\$65,360
1989	824	\$52,000	\$63,000	\$84,500	\$71,608
1990	705	\$54,000	\$68,500	\$91,000	\$78,246
1991	613	\$59,000	\$74,000	\$97,000	\$83,313
1992	705	\$64,500	\$77,000	\$108,000	\$88,532
1993	812	\$69,000	\$84,000	\$115,000	\$94,624
1994	716	\$79,500	\$100,000	\$135,000	\$110,260
1995	710	\$80,000	\$104,500	\$135,000	\$113,422
1996	621	\$83,000	\$110,000	\$142,500	\$116,643
1997	632	\$84,000	\$108,000	\$141,000	\$117,529
1998	540	\$75,000	\$100,000	\$140,000	\$111,616
1999	625	\$80,000	\$108,200	\$145,000	\$120,335
2000	561	\$80,000	\$108,000	\$145,000	\$121,998
2001	518	\$75,000	\$105,000	\$150,000	\$122,666
2002	709	\$75,000	\$107,000	\$148,000	\$127,191
2003	823	\$78,000	\$110,000	\$147,000	\$129,135
<i>Total</i>	<i>14,457</i>	<i>200.0%</i>	<i>223.5%</i>	<i>206.3%</i>	<i>231.2%</i>
<i>Annual % Change</i>		<i>5.1%</i>	<i>5.5%</i>	<i>5.2%</i>	<i>5.6%</i>

Hawkes Bay

Year	No of Sales	Sale Price			
		Lower Quartile	Median	Upper Quartile	Average
1981	2,656	\$28,000	\$37,825	\$50,000	\$42,030
1982	1,473	\$35,000	\$45,000	\$61,000	\$50,056
1983	1,809	\$41,000	\$51,000	\$64,000	\$54,906
1984	1,899	\$45,000	\$56,500	\$73,500	\$62,217
1985	1,940	\$50,000	\$62,000	\$77,500	\$66,336
1986	2,063	\$52,000	\$65,000	\$83,500	\$71,981
1987	1,952	\$54,000	\$66,000	\$88,000	\$75,988
1988	2,302	\$56,000	\$69,500	\$90,000	\$77,838
1989	2,567	\$60,000	\$75,000	\$102,000	\$85,458
1990	2,494	\$64,000	\$81,000	\$110,000	\$91,568
1991	2,091	\$67,000	\$85,500	\$115,000	\$95,607
1992	2,430	\$75,000	\$93,000	\$126,000	\$105,950
1993	2,771	\$83,000	\$106,000	\$135,000	\$114,799
1994	2,651	\$92,000	\$120,000	\$150,000	\$127,498
1995	2,240	\$94,000	\$120,000	\$155,000	\$132,260
1996	2,314	\$99,000	\$125,000	\$160,000	\$136,547
1997	2,413	\$105,000	\$130,000	\$165,000	\$141,232
1998	2,099	\$101,000	\$129,000	\$165,000	\$140,564
1999	2,462	\$107,000	\$137,375	\$178,500	\$149,339
2000	2,112	\$108,000	\$137,000	\$183,500	\$153,526
2001	2,247	\$115,000	\$145,000	\$196,000	\$162,448
2002	2,904	\$120,000	\$154,750	\$216,500	\$175,913
2003	3,255	\$126,000	\$173,000	\$247,500	\$197,116
<i>Total</i>	<i>53,144</i>	<i>350.0%</i>	<i>357.4%</i>	<i>395.0%</i>	<i>369.0%</i>
<i>Annual % Change</i>		<i>7.1%</i>	<i>7.2%</i>	<i>7.5%</i>	<i>7.3%</i>

Taranaki

Year	No of Sales	Sale Price			
		Lower Quartile	Median	Upper Quartile	Average
1981	2,138	\$24,500	\$33,000	\$46,000	\$36,723
1982	1,409	\$30,000	\$44,000	\$57,000	\$46,530
1983	1,581	\$36,000	\$50,000	\$67,000	\$53,340
1984	1,421	\$44,500	\$58,000	\$75,000	\$61,815
1985	1,595	\$43,000	\$57,000	\$75,000	\$61,969
1986	1,662	\$43,000	\$54,000	\$72,000	\$60,174
1987	1,706	\$44,000	\$57,000	\$78,500	\$65,240
1988	2,035	\$47,000	\$60,000	\$80,000	\$66,141
1989	2,282	\$50,000	\$65,000	\$88,500	\$73,326
1990	2,128	\$50,000	\$70,000	\$95,000	\$78,343
1991	1,988	\$56,250	\$75,000	\$105,000	\$84,849
1992	2,171	\$64,000	\$83,500	\$115,000	\$93,471
1993	2,104	\$69,000	\$88,000	\$122,000	\$99,901
1994	2,264	\$75,000	\$94,000	\$127,000	\$105,901
1995	1,985	\$75,000	\$95,000	\$129,000	\$107,441
1996	1,931	\$73,000	\$98,100	\$135,000	\$109,510
1997	1,918	\$75,000	\$98,000	\$132,500	\$110,236
1998	1,634	\$75,000	\$98,500	\$137,000	\$111,407
1999	1,817	\$77,000	\$104,500	\$142,000	\$116,046
2000	1,485	\$75,000	\$105,000	\$146,500	\$119,054
2001	1,711	\$75,000	\$105,000	\$146,500	\$120,243
2002	2,366	\$80,000	\$112,500	\$155,100	\$130,182
2003	2,668	\$82,500	\$125,000	\$170,000	\$140,201
<i>Total</i>	<i>43,999</i>	<i>236.7%</i>	<i>278.8%</i>	<i>269.6%</i>	<i>281.8%</i>
<i>Annual % Change</i>		<i>5.7%</i>	<i>6.2%</i>	<i>6.1%</i>	<i>6.3%</i>

Manawatu - Wanganui

Year	No of Sales	Sale Price			
		Lower Quartile	Median	Upper Quartile	Average
1981	4,817	\$22,400	\$30,500	\$42,500	\$34,714
1982	3,419	\$24,000	\$36,000	\$50,000	\$39,709
1983	3,567	\$30,000	\$43,000	\$58,000	\$46,758
1984	3,527	\$35,000	\$48,500	\$66,000	\$53,047
1985	3,689	\$40,000	\$53,000	\$69,000	\$58,050
1986	4,029	\$43,000	\$56,750	\$75,000	\$62,539
1987	4,097	\$47,000	\$62,000	\$80,000	\$68,717
1988	4,516	\$48,500	\$65,000	\$85,000	\$71,101
1989	5,095	\$53,000	\$75,000	\$101,000	\$82,392
1990	4,177	\$57,000	\$80,000	\$110,000	\$88,332
1991	3,537	\$63,000	\$85,000	\$115,000	\$94,832
1992	3,460	\$67,000	\$90,000	\$120,000	\$100,428
1993	3,983	\$69,000	\$92,000	\$125,000	\$102,595
1994	4,139	\$74,000	\$100,000	\$131,000	\$108,894
1995	3,826	\$72,000	\$98,000	\$131,000	\$109,094
1996	3,832	\$73,000	\$100,000	\$132,500	\$110,517
1997	3,698	\$70,000	\$97,000	\$133,000	\$109,377
1998	3,558	\$65,000	\$95,000	\$130,000	\$105,379
1999	4,169	\$68,000	\$98,500	\$138,000	\$110,882
2000	3,398	\$72,000	\$105,000	\$145,000	\$118,039
2001	3,761	\$73,000	\$107,500	\$148,000	\$119,059
2002	4,527	\$73,000	\$108,000	\$152,000	\$121,393
2003	5,668	\$70,000	\$107,000	\$149,200	\$119,566
<i>Total</i>	92,489	212.5%	250.8%	251.1%	244.4%
<i>Annual % Change</i>		5.3%	5.9%	5.9%	5.8%

Wellington

Year	No of Sales	Sale Price			
		Lower Quartile	Median	Upper Quartile	Average
1981	8,382	\$27,000	\$37,000	\$53,000	\$43,537
1982	5,790	\$35,000	\$48,000	\$66,000	\$53,394
1983	6,865	\$44,000	\$58,000	\$76,500	\$64,474
1984	6,703	\$50,000	\$67,000	\$87,000	\$75,029
1985	6,719	\$60,000	\$76,000	\$98,500	\$85,821
1986	8,633	\$68,000	\$85,000	\$118,000	\$99,850
1987	8,246	\$80,000	\$105,000	\$140,000	\$120,606
1988	8,379	\$90,000	\$120,000	\$155,000	\$132,112
1989	8,614	\$98,000	\$126,000	\$164,000	\$142,579
1990	6,975	\$102,000	\$130,000	\$172,500	\$149,249
1991	5,917	\$100,000	\$130,000	\$170,000	\$146,344
1992	6,179	\$100,000	\$130,200	\$173,000	\$148,222
1993	6,472	\$100,500	\$132,000	\$180,000	\$151,945
1994	7,886	\$105,000	\$137,500	\$185,000	\$157,489
1995	7,316	\$106,000	\$140,000	\$195,000	\$162,801
1996	8,313	\$110,000	\$150,000	\$210,000	\$172,700
1997	9,506	\$112,000	\$157,500	\$223,000	\$179,886
1998	8,826	\$117,500	\$169,000	\$235,000	\$189,562
1999	10,072	\$127,000	\$182,500	\$254,000	\$207,857
2000	8,662	\$139,666	\$198,000	\$270,000	\$221,951
2001	8,933	\$141,500	\$201,500	\$276,000	\$225,848
2002	10,033	\$150,000	\$212,000	\$290,000	\$239,226
2003	9,672	\$162,000	\$231,500	\$320,000	\$260,885
<i>Total</i>	<i>183,093</i>	<i>500.0%</i>	<i>525.7%</i>	<i>503.8%</i>	<i>499.2%</i>
<i>Annual % Change</i>		<i>8.5%</i>	<i>8.7%</i>	<i>8.5%</i>	<i>8.5%</i>

Tasman Nelson Marlborough

Year	No of Sales	Sale Price			
		Lower Quartile	Median	Upper Quartile	Average
1981	2,123	\$29,000	\$38,500	\$52,000	\$42,247
1982	1,384	\$37,500	\$50,000	\$65,000	\$53,320
1983	1,564	\$45,000	\$56,000	\$70,000	\$58,809
1984	1,753	\$49,000	\$63,000	\$78,500	\$66,049
1985	1,751	\$55,000	\$68,000	\$85,000	\$73,985
1986	1,926	\$60,000	\$74,000	\$93,000	\$80,122
1987	2,022	\$67,000	\$82,500	\$109,000	\$91,367
1988	1,986	\$69,000	\$84,500	\$111,000	\$93,448
1989	2,461	\$75,000	\$91,000	\$121,000	\$101,455
1990	2,446	\$80,000	\$97,000	\$130,000	\$108,929
1991	2,407	\$84,500	\$103,000	\$135,000	\$112,627
1992	2,872	\$89,000	\$112,000	\$140,000	\$121,242
1993	3,276	\$98,000	\$122,000	\$150,500	\$129,859
1994	3,221	\$105,000	\$129,000	\$161,000	\$140,302
1995	2,845	\$111,000	\$135,000	\$168,000	\$146,517
1996	2,904	\$114,000	\$139,000	\$171,000	\$149,583
1997	2,662	\$115,000	\$142,000	\$180,000	\$155,532
1998	2,390	\$117,000	\$145,000	\$185,000	\$159,860
1999	2,723	\$120,000	\$148,000	\$185,500	\$163,229
2000	2,398	\$122,000	\$151,260	\$198,000	\$170,170
2001	3,074	\$125,000	\$156,500	\$205,000	\$176,244
2002	4,125	\$132,000	\$169,000	\$227,500	\$194,112
2003	3,582	\$175,000	\$230,000	\$305,000	\$257,698
<i>Total</i>	<i>57,895</i>	<i>503.4%</i>	<i>497.4%</i>	<i>486.5%</i>	<i>510.0%</i>
<i>Annual % Change</i>		<i>8.5%</i>	<i>8.5%</i>	<i>8.4%</i>	<i>8.6%</i>

West Coast

Year	No of Sales	Sale Price			
		Lower Quartile	Median	Upper Quartile	Average
1981	570	\$10,000	\$18,000	\$30,000	\$21,299
1982	610	\$12,000	\$20,000	\$31,500	\$24,054
1983	514	\$14,500	\$23,000	\$35,000	\$27,059
1984	595	\$15,000	\$25,000	\$37,000	\$28,346
1985	578	\$19,000	\$29,500	\$45,000	\$34,524
1986	488	\$23,000	\$36,000	\$55,000	\$40,859
1987	487	\$29,000	\$40,000	\$63,500	\$47,537
1988	554	\$29,000	\$44,000	\$64,000	\$48,707
1989	605	\$32,000	\$50,000	\$71,000	\$55,128
1990	584	\$30,000	\$45,900	\$65,000	\$51,816
1991	583	\$31,500	\$47,000	\$66,500	\$51,672
1992	593	\$32,500	\$50,000	\$75,000	\$58,225
1993	752	\$39,000	\$58,000	\$85,000	\$63,782
1994	794	\$40,000	\$62,500	\$89,000	\$69,663
1995	739	\$42,000	\$65,000	\$95,000	\$72,707
1996	678	\$45,000	\$68,250	\$95,000	\$75,669
1997	537	\$47,000	\$70,000	\$104,000	\$80,494
1998	384	\$41,000	\$65,000	\$105,000	\$74,161
1999	432	\$40,000	\$64,246	\$103,500	\$74,957
2000	357	\$43,000	\$68,000	\$104,500	\$89,091
2001	371	\$40,000	\$71,000	\$118,000	\$86,860
2002	583	\$48,000	\$74,000	\$117,500	\$86,791
2003	1,223	\$55,000	\$76,000	\$110,000	\$90,676
<i>Total</i>	<i>13,611</i>	<i>450.0%</i>	<i>322.2%</i>	<i>266.7%</i>	<i>325.7%</i>
<i>Annual % Change</i>		<i>8.1%</i>	<i>6.8%</i>	<i>6.1%</i>	<i>6.8%</i>

Canterbury

Year	No of Sales	Sale Price			
		Lower Quartile	Median	Upper Quartile	Average
1981	9,548	\$22,200	\$32,000	\$46,500	\$37,513
1982	6,752	\$29,000	\$41,000	\$56,000	\$45,652
1983	8,216	\$35,500	\$47,000	\$63,000	\$52,404
1984	8,568	\$40,000	\$53,000	\$70,000	\$59,073
1985	8,260	\$47,000	\$60,500	\$79,000	\$68,123
1986	9,110	\$50,000	\$65,000	\$86,000	\$74,921
1987	8,981	\$57,000	\$73,000	\$96,000	\$84,816
1988	9,584	\$61,000	\$78,000	\$105,000	\$89,679
1989	10,616	\$66,000	\$84,000	\$117,000	\$97,801
1990	10,724	\$73,000	\$93,500	\$129,500	\$109,339
1991	9,275	\$78,000	\$100,000	\$133,000	\$114,162
1992	9,421	\$82,000	\$107,000	\$139,900	\$118,480
1993	10,840	\$86,500	\$113,000	\$146,500	\$125,236
1994	12,414	\$94,000	\$123,500	\$163,000	\$138,000
1995	11,954	\$98,500	\$129,000	\$170,000	\$146,126
1996	12,675	\$108,000	\$137,000	\$180,000	\$154,820
1997	12,055	\$116,000	\$145,000	\$189,000	\$162,609
1998	9,479	\$118,000	\$147,000	\$190,000	\$163,837
1999	10,258	\$121,000	\$153,000	\$200,000	\$170,976
2000	8,022	\$117,500	\$152,000	\$202,000	\$170,689
2001	8,967	\$115,500	\$152,500	\$205,000	\$173,408
2002	6,112	\$105,000	\$145,000	\$195,000	\$162,715
2003	4,386	\$88,000	\$135,000	\$188,000	\$148,812
<i>Total</i>	<i>216,217</i>	<i>296.4%</i>	<i>321.9%</i>	<i>304.3%</i>	<i>296.7%</i>
<i>Annual % Change</i>		<i>6.5%</i>	<i>6.8%</i>	<i>6.6%</i>	<i>6.5%</i>

Otago

Year	No of Sales	Sale Price			
		Lower Quartile	Median	Upper Quartile	Average
1981	4,073	\$19,700	\$29,000	\$41,500	\$33,244
1982	3,137	\$21,000	\$31,500	\$46,500	\$36,153
1983	3,533	\$24,000	\$36,000	\$54,000	\$41,852
1984	3,422	\$28,000	\$42,500	\$62,000	\$48,778
1985	3,133	\$32,000	\$48,000	\$69,000	\$54,938
1986	3,163	\$35,000	\$50,000	\$74,500	\$61,709
1987	3,242	\$41,000	\$55,000	\$80,000	\$66,015
1988	3,580	\$43,000	\$58,000	\$79,000	\$66,695
1989	4,077	\$46,000	\$63,000	\$87,000	\$72,525
1990	4,277	\$50,000	\$68,500	\$93,000	\$78,668
1991	3,751	\$57,000	\$76,000	\$105,000	\$86,584
1992	3,818	\$63,000	\$80,500	\$114,000	\$92,881
1993	4,163	\$66,000	\$87,000	\$125,000	\$101,817
1994	4,729	\$73,000	\$95,000	\$135,000	\$113,727
1995	3,953	\$70,000	\$95,500	\$137,000	\$115,973
1996	4,143	\$75,000	\$103,000	\$142,000	\$118,649
1997	3,256	\$75,000	\$103,000	\$148,000	\$120,776
1998	3,013	\$70,000	\$97,000	\$145,000	\$116,026
1999	3,600	\$71,000	\$100,000	\$154,000	\$121,986
2000	3,332	\$72,000	\$105,000	\$162,000	\$128,709
2001	4,113	\$73,500	\$108,000	\$168,500	\$134,571
2002	5,858	\$72,000	\$110,000	\$175,000	\$145,240
2003	6,130	\$85,000	\$129,000	\$195,000	\$169,042
<i>Total</i>	<i>89,496</i>	<i>331.5%</i>	<i>344.8%</i>	<i>369.9%</i>	<i>408.5%</i>
<i>Annual % Change</i>		<i>6.9%</i>	<i>7.0%</i>	<i>7.3%</i>	<i>7.7%</i>

Southland

Year	No of Sales	Sale Price			
		Lower Quartile	Median	Upper Quartile	Average
1981	2,243	\$22,000	\$31,500	\$42,000	\$34,033
1982	1,533	\$25,000	\$37,800	\$50,000	\$40,112
1983	1,667	\$30,000	\$41,000	\$53,000	\$43,794
1984	1,569	\$32,500	\$43,000	\$55,000	\$45,752
1985	1,643	\$35,000	\$45,000	\$56,000	\$47,787
1986	1,700	\$36,000	\$45,000	\$60,000	\$50,499
1987	1,588	\$39,000	\$47,238	\$62,000	\$52,398
1988	1,748	\$39,000	\$48,000	\$64,250	\$53,489
1989	2,631	\$39,500	\$51,000	\$68,000	\$57,513
1990	2,726	\$42,000	\$55,875	\$75,000	\$62,791
1991	2,221	\$42,000	\$58,000	\$80,000	\$65,362
1992	2,328	\$45,000	\$63,000	\$85,000	\$70,317
1993	2,490	\$46,000	\$63,000	\$86,000	\$71,710
1994	2,783	\$50,000	\$69,000	\$95,000	\$79,122
1995	2,290	\$51,500	\$72,000	\$106,000	\$84,450
1996	2,007	\$52,000	\$72,000	\$100,000	\$83,606
1997	1,603	\$51,500	\$71,500	\$97,000	\$80,936
1998	1,315	\$44,500	\$65,000	\$94,000	\$75,390
1999	1,363	\$40,300	\$65,000	\$96,000	\$74,999
2000	1,303	\$43,000	\$65,000	\$95,000	\$76,125
2001	1,870	\$42,000	\$65,000	\$102,500	\$80,596
2002	2,979	\$49,500	\$70,000	\$105,000	\$84,342
2003	1,286	\$50,000	\$76,000	\$123,000	\$92,383
<i>Total</i>	<i>44,886</i>	<i>127.3%</i>	<i>141.3%</i>	<i>192.9%</i>	<i>171.4%</i>
<i>Annual % Change</i>		<i>3.8%</i>	<i>4.1%</i>	<i>5.0%</i>	<i>4.6%</i>

Appendix 6.2

Residential Bond Series By Region For Dwellings

Source: Tenancy Services Division Ministry of Housing

Northland

Year	One Bedroom		Two Bedroom		Three Bedroom		Four Bedroom		All House Sizes		Proportion Of Total Bonds			
	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm
1988	308	\$89	690	\$115	721	\$126	124	\$145	1,858	\$116	17%	37%	39%	7%
1989	352	\$90	699	\$124	751	\$134	125	\$156	1,939	\$123	18%	36%	39%	6%
1990	374	\$94	808	\$126	840	\$138	125	\$154	2,167	\$126	17%	37%	39%	6%
1991	371	\$93	850	\$126	1,111	\$142	151	\$155	2,514	\$130	15%	34%	44%	6%
1992	322	\$92	1,049	\$123	1,157	\$137	187	\$163	2,749	\$127	12%	38%	42%	7%
1993	418	\$95	1,184	\$123	1,384	\$144	222	\$159	3,243	\$130	13%	37%	43%	7%
1994	442	\$99	1,240	\$128	1,580	\$151	251	\$167	3,542	\$137	12%	35%	45%	7%
1995	505	\$101	1,347	\$136	1,588	\$158	276	\$173	3,752	\$143	13%	36%	42%	7%
1996	485	\$111	1,332	\$147	1,829	\$174	326	\$198	4,025	\$159	12%	33%	45%	8%
1997	497	\$117	1,548	\$158	2,229	\$189	383	\$210	4,723	\$172	11%	33%	47%	8%
1998	496	\$115	1,661	\$155	2,607	\$190	414	\$217	5,266	\$174	9%	32%	50%	8%
1999	563	\$113	1,825	\$154	2,817	\$184	498	\$212	5,784	\$170	10%	32%	49%	9%
2000	546	\$115	1,898	\$151	2,852	\$183	523	\$206	5,910	\$168	9%	32%	48%	9%
2001	562	\$117	1,864	\$152	2,919	\$187	540	\$216	5,973	\$172	9%	31%	49%	9%
2002	602	\$119	1,809	\$156	2,899	\$191	508	\$222	5,905	\$176	10%	31%	49%	9%
2003	548	\$126	1,680	\$164	2,836	\$201	514	\$237	5,654	\$186	10%	30%	50%	9%

Auckland

Year	One Bedroom		Two Bedroom		Three Bedroom		Four Bedroom		All House Sizes		Proportion Of Total Bonds			
	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm
1988	3,235	\$142	8,368	\$184	5,908	\$241	929	\$292	18,657	\$201	17%	45%	32%	5%
1989	4,189	\$143	10,054	\$187	7,296	\$242	1,360	\$294	23,179	\$202	18%	43%	31%	6%
1990	3,859	\$146	9,173	\$189	7,359	\$248	1,441	\$301	22,104	\$210	17%	41%	33%	7%
1991	3,885	\$145	9,882	\$181	8,457	\$233	1,784	\$296	24,346	\$203	16%	41%	35%	7%
1992	3,732	\$137	9,632	\$173	9,055	\$222	1,956	\$278	24,732	\$195	15%	39%	37%	8%
1993	4,059	\$136	10,446	\$175	10,179	\$227	1,990	\$294	27,044	\$199	15%	39%	38%	7%
1994	4,711	\$152	11,332	\$192	11,503	\$246	2,129	\$323	30,027	\$217	16%	38%	38%	7%
1995	4,870	\$175	11,509	\$219	11,896	\$282	2,239	\$357	30,925	\$248	16%	37%	38%	7%
1996	5,200	\$195	12,857	\$244	14,699	\$302	2,665	\$407	35,943	\$274	14%	36%	41%	7%
1997	5,580	\$201	13,821	\$250	16,847	\$304	3,237	\$374	40,064	\$277	14%	34%	42%	8%
1998	6,286	\$195	15,104	\$239	18,935	\$292	3,710	\$365	44,769	\$267	14%	34%	42%	8%
1999	7,080	\$198	15,746	\$234	19,026	\$286	3,834	\$358	46,424	\$261	15%	34%	41%	8%
2000	7,258	\$203	15,921	\$236	18,632	\$288	3,996	\$365	46,600	\$265	16%	34%	40%	9%
2001	7,617	\$211	16,562	\$244	19,380	\$296	4,272	\$383	48,685	\$274	16%	34%	40%	9%
2002	7,451	\$236	15,159	\$269	18,099	\$320	4,244	\$409	45,930	\$299	16%	33%	39%	9%
2003	7,556	\$256	14,512	\$293	18,017	\$343	4,515	\$433	45,635	\$323	17%	32%	39%	10%

Waikato

Year	One Bedroom		Two Bedroom		Three Bedroom		Four Bedroom		All House Sizes		Proportion Of Total Bonds			
	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm
1988	1,249	\$87	2,795	\$110	2,257	\$131	301	\$151	6,659	\$114	19%	42%	34%	5%
1989	1,237	\$89	2,872	\$115	2,511	\$138	319	\$166	7,002	\$120	18%	41%	36%	5%
1990	1,154	\$93	2,898	\$120	2,847	\$146	399	\$170	7,376	\$127	16%	39%	39%	5%
1991	1,113	\$94	3,035	\$119	3,061	\$146	517	\$171	7,806	\$129	14%	39%	39%	7%
1992	1,195	\$91	3,149	\$119	3,512	\$147	589	\$170	8,555	\$130	14%	37%	41%	7%
1993	1,225	\$93	3,692	\$123	3,909	\$149	669	\$176	9,646	\$133	13%	38%	41%	7%
1994	1,288	\$94	3,806	\$124	4,632	\$154	754	\$185	10,634	\$138	12%	36%	44%	7%
1995	1,267	\$101	3,756	\$131	4,811	\$165	884	\$203	10,911	\$150	12%	34%	44%	8%
1996	1,307	\$108	4,246	\$141	5,549	\$178	1,066	\$215	12,435	\$162	11%	34%	45%	9%
1997	1,359	\$114	4,318	\$147	6,132	\$185	1,135	\$225	13,209	\$169	10%	33%	46%	9%
1998	1,347	\$119	4,421	\$149	6,625	\$184	1,288	\$224	13,987	\$171	10%	32%	47%	9%
1999	1,335	\$116	4,615	\$149	6,931	\$185	1,491	\$221	14,644	\$172	9%	32%	47%	10%
2000	1,401	\$115	4,504	\$148	7,141	\$183	1,480	\$223	14,809	\$170	9%	30%	48%	10%
2001	1,492	\$117	4,679	\$148	7,353	\$185	1,458	\$227	15,279	\$171	10%	31%	48%	10%
2002	1,449	\$122	4,611	\$154	6,909	\$191	1,478	\$235	14,763	\$178	10%	31%	47%	10%
2003	1,340	\$129	4,195	\$164	6,799	\$205	1,436	\$262	14,151	\$192	9%	30%	48%	10%

Bay Of Plenty

Year	One Bedroom		Two Bedroom		Three Bedroom		Four Bedroom		All House Sizes		Proportion Of Total Bonds			
	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm
1988	514	\$95	1,662	\$117	1,336	\$138	154	\$150	3,686	\$122	14%	45%	36%	4%
1989	685	\$104	1,820	\$122	1,499	\$141	197	\$146	4,230	\$126	16%	43%	35%	5%
1990	589	\$97	1,890	\$125	1,550	\$148	212	\$166	4,277	\$131	14%	44%	36%	5%
1991	588	\$96	2,027	\$127	1,861	\$150	232	\$167	4,760	\$134	12%	43%	39%	5%
1992	606	\$95	2,145	\$125	2,098	\$149	279	\$163	5,179	\$133	12%	41%	41%	5%
1993	676	\$94	2,371	\$130	2,572	\$157	310	\$175	5,990	\$139	11%	40%	43%	5%
1994	688	\$99	2,620	\$135	3,022	\$163	360	\$186	6,741	\$146	10%	39%	45%	5%
1995	716	\$108	2,728	\$142	3,326	\$171	328	\$195	7,148	\$154	10%	38%	47%	5%
1996	762	\$113	3,031	\$153	3,990	\$184	454	\$206	8,294	\$167	9%	37%	48%	5%
1997	751	\$119	3,074	\$158	4,560	\$193	532	\$214	8,992	\$175	8%	34%	51%	6%
1998	844	\$118	3,304	\$158	5,061	\$190	591	\$219	9,902	\$175	9%	33%	51%	6%
1999	793	\$118	3,227	\$155	5,346	\$194	683	\$213	10,155	\$176	8%	32%	53%	7%
2000	824	\$118	3,201	\$155	5,230	\$190	789	\$222	10,155	\$175	8%	32%	52%	8%
2001	850	\$119	3,466	\$158	5,468	\$190	787	\$224	10,692	\$176	8%	32%	51%	7%
2002	891	\$125	3,310	\$164	5,145	\$197	793	\$236	10,246	\$183	9%	32%	50%	8%
2003	842	\$133	3,241	\$176	5,296	\$216	868	\$263	10,376	\$200	8%	31%	51%	8%

Gisborne

Year	One Bedroom		Two Bedroom		Three Bedroom		Four Bedroom		All House Sizes		Proportion Of Total Bonds			
	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm
1988	92	\$76	237	\$96	278	\$108	37	\$121	645	\$99	14%	37%	43%	6%
1989	113	\$84	244	\$101	255	\$115	44	\$116	660	\$104	17%	37%	39%	7%
1990	102	\$91	214	\$108	221	\$117	46	\$132	585	\$109	17%	37%	38%	8%
1991	125	\$92	280	\$111	233	\$126	61	\$138	703	\$114	18%	40%	33%	9%
1992	126	\$96	309	\$115	304	\$126	51	\$141	797	\$117	16%	39%	38%	6%
1993	125	\$97	339	\$120	353	\$138	70	\$150	900	\$125	14%	38%	39%	8%
1994	116	\$102	354	\$129	420	\$142	68	\$153	971	\$132	12%	36%	43%	7%
1995	126	\$108	359	\$132	474	\$150	69	\$163	1,041	\$139	12%	34%	46%	7%
1996	108	\$108	380	\$137	522	\$162	94	\$168	1,114	\$148	10%	34%	47%	8%
1997	147	\$107	451	\$133	617	\$154	109	\$183	1,335	\$143	11%	34%	46%	8%
1998	143	\$101	442	\$132	622	\$154	114	\$171	1,335	\$142	11%	33%	47%	9%
1999	124	\$104	392	\$132	617	\$155	143	\$173	1,291	\$144	10%	30%	48%	11%
2000	111	\$105	395	\$134	632	\$159	131	\$182	1,281	\$148	9%	31%	49%	10%
2001	129	\$110	451	\$132	616	\$159	128	\$185	1,337	\$147	10%	34%	46%	10%
2002	167	\$108	406	\$138	586	\$159	135	\$181	1,301	\$147	13%	31%	45%	10%
2003	146	\$108	380	\$148	533	\$169	136	\$194	1,213	\$158	12%	31%	44%	11%

Hawkes Bay

Year	One Bedroom		Two Bedroom		Three Bedroom		Four Bedroom		All House Sizes		Proportion Of Total Bonds			
	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	1 Bdrm	2 Bdr m	3 Bdrm	4 Bdrm
1988	316	\$87	1,087	\$107	799	\$121	131	\$137	2,358	\$110	13%	46%	34%	6%
1989	323	\$92	1,115	\$112	833	\$126	103	\$143	2,391	\$114	14%	47%	35%	4%
1990	337	\$96	1,070	\$119	828	\$134	98	\$157	2,348	\$122	14%	46%	35%	4%
1991	329	\$102	1,286	\$123	858	\$137	119	\$155	2,612	\$125	13%	49%	33%	5%
1992	345	\$99	1,349	\$129	965	\$145	127	\$164	2,802	\$132	12%	48%	34%	5%
1993	360	\$103	1,394	\$134	1,216	\$155	177	\$161	3,157	\$140	11%	44%	39%	6%
1994	385	\$104	1,541	\$136	1,355	\$161	191	\$174	3,500	\$143	11%	44%	39%	5%
1995	434	\$109	1,727	\$140	1,581	\$169	218	\$179	3,983	\$150	11%	43%	40%	5%
1996	431	\$111	1,853	\$143	1,863	\$175	274	\$193	4,445	\$156	10%	42%	42%	6%
1997	398	\$113	1,811	\$144	1,965	\$178	242	\$195	4,458	\$159	9%	41%	44%	5%
1998	394	\$110	1,751	\$150	2,130	\$179	295	\$196	4,613	\$162	9%	38%	46%	6%
1999	395	\$115	1,912	\$146	2,185	\$177	293	\$197	4,817	\$160	8%	40%	45%	6%
2000	395	\$111	1,876	\$147	2,273	\$180	315	\$202	4,880	\$162	8%	38%	47%	6%
2001	382	\$113	1,890	\$149	2,083	\$182	316	\$203	4,703	\$164	8%	40%	44%	7%
2002	369	\$116	1,678	\$153	2,072	\$191	299	\$218	4,452	\$171	8%	38%	47%	7%
2003	371	\$128	1,747	\$166	2,112	\$201	293	\$238	4,564	\$184	8%	38%	46%	6%

Taranaki

Year	One Bedroom		Two Bedroom		Three Bedroom		Four Bedroom		All House Sizes		Proportion Of Total Bonds			
	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm
1988	177	\$91	934	\$98	903	\$113	130	\$151	2,157	\$106	8%	43%	42%	6%
1989	256	\$91	1,019	\$107	1,013	\$129	118	\$155	2,425	\$116	11%	42%	42%	5%
1990	246	\$93	1,097	\$112	1,081	\$138	174	\$180	2,624	\$124	9%	42%	41%	7%
1991	297	\$95	1,141	\$116	1,141	\$142	171	\$164	2,774	\$127	11%	41%	41%	6%
1992	294	\$91	1,297	\$113	1,170	\$140	207	\$167	2,994	\$124	10%	43%	39%	7%
1993	306	\$96	1,184	\$119	1,386	\$142	215	\$170	3,117	\$130	10%	38%	44%	7%
1994	303	\$96	1,291	\$122	1,549	\$149	273	\$172	3,450	\$135	9%	37%	45%	8%
1995	316	\$95	1,361	\$128	1,614	\$155	251	\$174	3,582	\$139	9%	38%	45%	7%
1996	309	\$102	1,431	\$131	1,887	\$159	339	\$187	4,016	\$146	8%	36%	47%	8%
1997	316	\$100	1,458	\$132	1,998	\$160	412	\$182	4,232	\$148	7%	34%	47%	10%
1998	312	\$102	1,526	\$131	1,956	\$162	415	\$192	4,251	\$149	7%	36%	46%	10%
1999	333	\$99	1,496	\$129	2,018	\$160	358	\$185	4,251	\$146	8%	35%	47%	8%
2000	313	\$97	1,392	\$130	1,940	\$164	397	\$189	4,092	\$149	8%	34%	47%	10%
2001	313	\$99	1,442	\$131	2,046	\$167	390	\$200	4,245	\$152	7%	34%	48%	9%
2002	321	\$108	1,349	\$145	1,956	\$180	334	\$231	4,009	\$166	8%	34%	49%	8%
2003	281	\$119	1,352	\$166	1,984	\$213	378	\$274	4,050	\$196	7%	33%	49%	9%

Manawatu -Wanganui

Year	One Bedroom		Two Bedroom		Three Bedroom		Four Bedroom		All House Sizes		Proportion Of Total Bonds			
	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm
1988	517	\$82	1,687	\$109	1,362	\$121	351	\$148	4,084	\$114	13%	41%	33%	9%
1989	546	\$88	1,729	\$116	1,376	\$135	436	\$156	4,278	\$125	13%	40%	32%	10%
1990	542	\$96	1,803	\$135	1,579	\$145	574	\$182	4,875	\$144	11%	37%	32%	12%
1991	549	\$101	1,884	\$126	1,824	\$148	662	\$186	5,274	\$146	10%	36%	35%	13%
1992	563	\$96	1,930	\$124	1,988	\$148	628	\$182	5,522	\$144	10%	35%	36%	11%
1993	625	\$93	2,084	\$123	2,328	\$146	703	\$177	6,105	\$140	10%	34%	38%	12%
1994	562	\$95	2,266	\$125	2,525	\$150	831	\$174	6,555	\$143	9%	35%	39%	13%
1995	614	\$97	2,265	\$128	2,810	\$152	706	\$190	6,785	\$147	9%	33%	41%	10%
1996	628	\$99	2,443	\$131	3,014	\$154	817	\$192	7,245	\$149	9%	34%	42%	11%
1997	659	\$97	2,375	\$132	3,065	\$157	849	\$191	7,322	\$149	9%	32%	42%	12%
1998	573	\$97	2,411	\$131	3,132	\$158	892	\$185	7,348	\$150	8%	33%	43%	12%
1999	610	\$100	2,603	\$132	3,277	\$159	936	\$190	7,818	\$152	8%	33%	42%	12%
2000	601	\$100	2,575	\$133	3,243	\$161	903	\$190	7,686	\$152	8%	34%	42%	12%
2001	631	\$102	2,530	\$134	3,273	\$165	913	\$193	7,720	\$155	8%	33%	42%	12%
2002	603	\$104	2,472	\$140	3,250	\$169	826	\$198	7,514	\$160	8%	33%	43%	11%
2003	648	\$108	2,444	\$146	3,205	\$175	837	\$208	7,490	\$166	9%	33%	43%	11%

Wellington

Year	One Bedroom		Two Bedroom		Three Bedroom		Four Bedroom		All House Sizes		Proportion Of Total Bonds			
	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm
1988	1,511	\$136	3,359	\$171	2,586	\$206	596	\$272	8,203	\$184	18%	41%	32%	7%
1989	1,629	\$140	3,606	\$174	2,822	\$208	620	\$270	8,813	\$186	18%	41%	32%	7%
1990	1,616	\$140	3,960	\$179	2,989	\$203	577	\$261	9,278	\$185	17%	43%	32%	6%
1991	1,610	\$133	3,876	\$170	3,365	\$204	746	\$268	9,738	\$184	17%	40%	35%	8%
1992	1,654	\$134	4,046	\$165	3,511	\$199	829	\$257	10,172	\$180	16%	40%	35%	8%
1993	1,741	\$129	4,377	\$161	3,850	\$194	914	\$253	11,064	\$177	16%	40%	35%	8%
1994	1,833	\$131	4,716	\$170	4,190	\$199	955	\$266	11,894	\$184	15%	40%	35%	8%
1995	1,919	\$142	4,795	\$179	4,240	\$210	942	\$278	12,085	\$193	16%	40%	35%	8%
1996	2,085	\$160	5,171	\$194	4,799	\$227	1,076	\$294	13,384	\$210	16%	39%	36%	8%
1997	2,296	\$167	5,660	\$207	5,082	\$235	1,166	\$311	14,478	\$220	16%	39%	35%	8%
1998	2,545	\$174	6,232	\$213	5,712	\$244	1,295	\$319	16,117	\$228	16%	39%	35%	8%
1999	2,778	\$178	6,706	\$215	6,304	\$250	1,438	\$324	17,588	\$233	16%	38%	36%	8%
2000	2,971	\$183	6,933	\$220	6,502	\$253	1,468	\$330	18,412	\$236	16%	38%	35%	8%
2001	3,079	\$183	7,151	\$220	6,745	\$258	1,647	\$334	19,147	\$239	16%	37%	35%	9%
2002	3,124	\$188	7,048	\$230	6,758	\$264	1,517	\$335	18,913	\$246	17%	37%	36%	8%
2003	3,027	\$193	6,885	\$238	6,782	\$274	1,532	\$360	18,872	\$255	16%	36%	36%	8%

Nelson

Year	One Bedroom		Two Bedroom		Three Bedroom		Four Bedroom		All House Sizes		Proportion Of Total Bonds			
	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm
1988	161	\$97	342	\$117	226	\$144	41	\$174	771	\$123	21%	44%	29%	5%
1989	164	\$102	391	\$123	255	\$150	52	\$169	862	\$129	19%	45%	30%	6%
1990	214	\$105	520	\$161	298	\$154	59	\$169	1,099	\$148	19%	47%	27%	5%
1991	220	\$113	574	\$137	306	\$162	97	\$183	1,207	\$142	18%	48%	25%	8%
1992	223	\$114	615	\$139	331	\$169	109	\$152	1,290	\$143	17%	48%	26%	8%
1993	250	\$115	730	\$143	558	\$173	97	\$184	1,653	\$151	15%	44%	34%	6%
1994	207	\$112	779	\$145	586	\$177	103	\$189	1,695	\$155	12%	46%	35%	6%
1995	259	\$113	816	\$147	653	\$187	134	\$203	1,895	\$160	14%	43%	34%	7%
1996	261	\$119	873	\$153	731	\$191	130	\$199	2,021	\$165	13%	43%	36%	6%
1997	269	\$120	823	\$159	747	\$199	122	\$221	1,980	\$173	14%	42%	38%	6%
1998	246	\$124	840	\$159	824	\$198	171	\$225	2,112	\$176	12%	40%	39%	8%
1999	225	\$119	939	\$158	809	\$198	143	\$223	2,140	\$173	11%	44%	38%	7%
2000	215	\$124	911	\$159	807	\$201	140	\$235	2,102	\$177	10%	43%	38%	7%
2001	214	\$129	814	\$167	815	\$209	139	\$234	2,002	\$185	11%	41%	41%	7%
2002	198	\$137	746	\$181	799	\$231	152	\$260	1,910	\$204	10%	39%	42%	8%
2003	225	\$155	719	\$198	823	\$259	157	\$296	1,953	\$227	12%	37%	42%	8%

Marlborough

Year	One Bedroom		Two Bedroom		Three Bedroom		Four Bedroom		All House Sizes		Proportion Of Total Bonds			
	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm
1988	57	\$83	260	\$107	181	\$123	19	\$126	520	\$110	11%	50%	35%	4%
1989	69	\$89	289	\$113	181	\$123	32	\$134	574	\$114	12%	50%	32%	6%
1990	67	\$95	296	\$119	196	\$130	23	\$150	582	\$120	12%	51%	34%	4%
1991	57	\$103	341	\$123	229	\$131	57	\$148	687	\$126	8%	50%	33%	8%
1992	74	\$99	355	\$123	215	\$138	54	\$139	700	\$125	11%	51%	31%	8%
1993	74	\$102	389	\$125	270	\$143	49	\$157	786	\$130	9%	49%	34%	6%
1994	84	\$99	440	\$128	322	\$148	50	\$156	902	\$133	9%	49%	36%	6%
1995	80	\$118	408	\$133	311	\$155	56	\$168	863	\$142	9%	47%	36%	6%
1996	90	\$106	447	\$138	432	\$168	84	\$178	1,081	\$154	8%	41%	40%	8%
1997	106	\$103	462	\$137	472	\$161	79	\$188	1,133	\$148	9%	41%	42%	7%
1998	92	\$99	528	\$136	529	\$167	108	\$181	1,265	\$149	7%	42%	42%	9%
1999	111	\$101	536	\$135	542	\$169	97	\$190	1,298	\$149	9%	41%	42%	7%
2000	112	\$102	533	\$135	616	\$170	102	\$185	1,372	\$151	8%	39%	45%	7%
2001	120	\$106	504	\$139	550	\$176	93	\$200	1,274	\$156	9%	40%	43%	7%
2002	118	\$110	502	\$146	592	\$187	109	\$209	1,348	\$166	9%	37%	44%	8%
2003	89	\$123	418	\$161	554	\$206	95	\$252	1,174	\$186	8%	36%	47%	8%

West Coast

Year	One Bedroom		Two Bedroom		Three Bedroom		Four Bedroom		All House Sizes		Proportion Of Total Bonds			
	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm
1988	63	\$68	106	\$88	142	\$103	12	\$113	328	\$91	19%	32%	43%	4%
1989	78	\$80	118	\$97	175	\$110	26	\$116	398	\$100	20%	30%	44%	7%
1990	61	\$79	122	\$98	155	\$111	16	\$121	364	\$101	17%	34%	43%	4%
1991	64	\$76	111	\$93	159	\$107	23	\$115	363	\$97	18%	31%	44%	6%
1992	40	\$74	141	\$100	189	\$111	28	\$118	408	\$103	10%	35%	46%	7%
1993	43	\$73	154	\$104	192	\$119	31	\$140	429	\$110	10%	36%	45%	7%
1994	34	\$79	171	\$106	223	\$123	49	\$130	478	\$114	7%	36%	47%	10%
1995	46	\$90	167	\$115	230	\$123	49	\$142	501	\$118	9%	33%	46%	10%
1996	52	\$89	191	\$113	297	\$131	52	\$145	596	\$121	9%	32%	50%	9%
1997	39	\$87	221	\$116	318	\$134	85	\$143	677	\$126	6%	33%	47%	13%
1998	45	\$84	225	\$113	318	\$135	60	\$162	658	\$126	7%	34%	48%	9%
1999	39	\$85	196	\$109	315	\$128	66	\$129	627	\$119	6%	31%	50%	11%
2000	43	\$77	210	\$105	300	\$126	82	\$142	645	\$118	7%	33%	47%	13%
2001	36	\$72	184	\$110	270	\$127	94	\$148	593	\$121	6%	31%	46%	16%
2002	53	\$89	210	\$111	306	\$138	85	\$142	661	\$125	8%	32%	46%	13%
2003	51	\$103	223	\$123	357	\$142	75	\$161	715	\$135	7%	31%	50%	10%

Canterbury

Year	One Bedroom		Two Bedroom		Three Bedroom		Four Bedroom		All House Sizes		Proportion Of Total Bonds			
	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm
1988	1,384	\$87	3,678	\$117	2,321	\$142	459	\$167	7,953	\$122	17%	46%	29%	6%
1989	1,351	\$91	3,769	\$125	2,608	\$151	527	\$185	8,388	\$131	16%	45%	31%	6%
1990	1,324	\$99	4,017	\$132	2,579	\$162	609	\$198	8,685	\$141	15%	46%	30%	7%
1991	1,327	\$101	4,151	\$135	2,959	\$168	723	\$198	9,357	\$146	14%	44%	32%	8%
1992	1,259	\$100	4,317	\$136	3,253	\$166	789	\$202	9,831	\$147	13%	44%	33%	8%
1993	1,380	\$97	4,858	\$135	4,056	\$167	896	\$203	11,446	\$148	12%	42%	35%	8%
1994	1,587	\$100	5,399	\$140	4,797	\$174	994	\$204	13,090	\$153	12%	41%	37%	8%
1995	1,634	\$105	5,424	\$147	4,993	\$184	1,145	\$220	13,551	\$164	12%	40%	37%	8%
1996	1,694	\$113	6,002	\$156	5,551	\$193	1,309	\$226	14,934	\$173	11%	40%	37%	9%
1997	1,656	\$114	6,399	\$161	6,329	\$202	1,475	\$234	16,271	\$181	10%	39%	39%	9%
1998	1,793	\$119	6,560	\$159	6,735	\$198	1,573	\$230	17,117	\$178	10%	38%	39%	9%
1999	1,924	\$120	6,729	\$157	6,901	\$194	1,699	\$226	17,730	\$175	11%	38%	39%	10%
2000	1,947	\$123	6,791	\$157	7,147	\$196	1,749	\$232	18,114	\$178	11%	37%	39%	10%
2001	1,942	\$126	7,160	\$161	7,068	\$200	1,845	\$236	18,546	\$180	10%	39%	38%	10%
2002	1,925	\$135	6,888	\$173	6,952	\$213	1,875	\$254	18,193	\$194	11%	38%	38%	10%
2003	1,780	\$148	6,710	\$191	7,359	\$232	1,905	\$286	18,441	\$215	10%	36%	40%	10%

Otago

Year	One Bedroom		Two Bedroom		Three Bedroom		Four Bedroom		All House Sizes		Proportion Of Total Bonds			
	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm
1988	613	\$88	1,257	\$115	1,235	\$125	372	\$156	3,786	\$125	16%	33%	33%	10%
1989	622	\$91	1,407	\$119	1,482	\$126	504	\$163	4,524	\$135	14%	31%	33%	11%
1990	744	\$93	1,467	\$126	1,435	\$132	480	\$175	4,574	\$139	16%	32%	31%	10%
1991	682	\$101	1,583	\$126	1,566	\$141	553	\$191	4,936	\$150	14%	32%	32%	11%
1992	609	\$103	1,510	\$131	1,610	\$146	524	\$180	4,788	\$152	13%	32%	34%	11%
1993	661	\$102	1,686	\$130	1,880	\$151	701	\$178	5,568	\$153	12%	30%	34%	13%
1994	707	\$105	1,780	\$135	2,017	\$160	722	\$191	5,934	\$159	12%	30%	34%	12%
1995	670	\$113	1,788	\$143	2,295	\$169	768	\$196	6,226	\$167	11%	29%	37%	12%
1996	731	\$116	1,941	\$143	2,502	\$165	869	\$187	6,879	\$167	11%	28%	36%	13%
1997	714	\$118	1,884	\$141	2,469	\$160	927	\$186	6,870	\$163	10%	27%	36%	13%
1998	720	\$106	1,895	\$136	2,432	\$159	903	\$189	6,832	\$161	11%	28%	36%	13%
1999	747	\$111	2,032	\$141	2,511	\$175	977	\$207	7,261	\$175	10%	28%	35%	13%
2000	709	\$113	1,926	\$145	2,498	\$174	868	\$205	6,997	\$175	10%	28%	36%	12%
2001	760	\$120	1,978	\$149	2,495	\$183	928	\$215	7,134	\$184	11%	28%	35%	13%
2002	781	\$131	2,005	\$165	2,696	\$199	948	\$229	7,542	\$199	10%	27%	36%	13%
2003	865	\$143	2,076	\$180	2,798	\$216	997	\$257	7,858	\$217	11%	26%	36%	13%

Southland

Year	One Bedroom		Two Bedroom		Three Bedroom		Four Bedroom		All House Sizes		Proportion Of Total Bonds			
	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm
1988	175	\$65	533	\$83	476	\$93	53	\$121	1,247	\$85	14%	43%	38%	4%
1989	221	\$69	637	\$86	615	\$114	66	\$98	1,547	\$95	14%	41%	40%	4%
1990	185	\$68	575	\$91	575	\$103	79	\$115	1,423	\$93	13%	40%	40%	6%
1991	176	\$69	553	\$90	638	\$106	63	\$116	1,448	\$95	12%	38%	44%	4%
1992	166	\$71	565	\$90	643	\$104	95	\$113	1,485	\$95	11%	38%	43%	6%
1993	123	\$71	626	\$94	735	\$111	84	\$126	1,586	\$102	8%	39%	46%	5%
1994	155	\$74	612	\$99	801	\$122	115	\$126	1,689	\$109	9%	36%	47%	7%
1995	138	\$79	652	\$104	907	\$127	99	\$138	1,810	\$115	8%	36%	50%	5%
1996	146	\$80	758	\$103	975	\$131	127	\$151	2,022	\$117	7%	37%	48%	6%
1997	161	\$80	708	\$108	1,061	\$132	160	\$153	2,122	\$121	8%	33%	50%	8%
1998	129	\$77	663	\$101	1,003	\$121	175	\$137	1,992	\$113	6%	33%	50%	9%
1999	124	\$80	642	\$95	1,008	\$119	152	\$139	1,949	\$110	6%	33%	52%	8%
2000	136	\$72	644	\$97	1,053	\$117	150	\$133	1,999	\$108	7%	32%	53%	8%
2001	182	\$73	751	\$101	1,074	\$125	156	\$140	2,182	\$112	8%	34%	49%	7%
2002	248	\$85	691	\$116	1,202	\$144	139	\$152	2,288	\$129	11%	30%	53%	6%
2003	216	\$99	735	\$134	1,304	\$164	171	\$188	2,454	\$150	9%	30%	53%	7%

New Zealand

Year	One Bedroom		Two Bedroom		Three Bedroom		Four Bedroom		All House Sizes		Proportion Of Total Bonds			
	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	Number	Ave Rent	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm
1988	10,386	\$111	27,003	\$141	20,731	\$170	3,739	\$206	62,912	\$150	17%	43%	33%	6%
1989	11,858	\$116	29,769	\$147	23,673	\$177	4,545	\$215	71,211	\$157	17%	42%	33%	6%
1990	11,440	\$118	29,913	\$152	24,534	\$182	4,940	\$222	72,363	\$163	16%	41%	34%	7%
1991	11,410	\$119	31,574	\$148	27,771	\$180	5,991	\$224	78,528	\$163	15%	40%	35%	8%
1992	11,237	\$115	32,409	\$144	30,004	\$176	6,468	\$217	82,007	\$159	14%	40%	37%	8%
1993	12,077	\$115	35,518	\$146	34,868	\$178	7,139	\$220	91,734	\$161	13%	39%	38%	8%
1994	13,114	\$122	38,347	\$154	39,526	\$188	7,855	\$231	101,106	\$170	13%	38%	39%	8%
1995	13,608	\$135	39,102	\$166	41,729	\$204	8,178	\$250	105,058	\$185	13%	37%	40%	8%
1996	14,294	\$148	42,956	\$180	48,643	\$218	9,684	\$269	118,437	\$201	12%	36%	41%	8%
1997	14,970	\$153	45,013	\$187	53,895	\$224	10,916	\$268	127,870	\$207	12%	35%	42%	9%
1998	15,975	\$155	47,563	\$185	58,621	\$222	12,008	\$268	137,564	\$206	12%	35%	43%	9%
1999	17,191	\$159	49,596	\$183	60,608	\$221	12,812	\$266	143,778	\$205	12%	34%	42%	9%
2000	17,583	\$162	49,710	\$186	60,867	\$221	13,095	\$272	145,055	\$207	12%	34%	42%	9%
2001	18,327	\$167	51,426	\$190	62,157	\$226	13,709	\$283	149,514	\$213	12%	34%	42%	9%
2002	18,306	\$180	48,884	\$203	60,225	\$239	13,445	\$298	144,979	\$226	13%	34%	42%	9%
2003	17,993	\$194	47,317	\$219	60,760	\$256	13,911	\$325	144,601	\$244	12%	33%	42%	10%

Appendix 6.3

Building Consent Tables

Statistics New Zealand

Auckland

Year	New Apartments (Multi-unit dwellings)									New House – not Attached to others			Other New Residential			Total New Residential			% Multi Unit
	Less than 10 dwelling			10 or more dwelling			Total			Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	
	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)										
1990	484	\$40.6	107.8	0	\$0.0		484	\$40.6	107.8	5,065	\$547.4	142.4	86	\$3.2	49.5	5,635	\$591.2	138.0	9%
1991	388	\$33.0	109.8	18	\$0.6	66.7	406	\$33.5	107.8	4,777	\$522.5	144.5	71	\$2.9	64.5	5,254	\$558.9	140.6	8%
1992	210	\$17.3	114.3	14	\$0.9	36.9	224	\$18.1	109.5	4,690	\$554.5	165.1	47	\$1.6	62.3	4,961	\$574.2	161.6	5%
1993	203	\$17.9	127.1	290	\$20.2	88.7	493	\$38.1	104.5	5,260	\$666.3	176.1	73	\$2.8	75.4	5,826	\$707.2	168.8	8%
1994	248	\$22.1	132.4	758	\$62.8	100.1	1,006	\$84.9	108.0	7,005	\$985.4	185.6	89	\$5.0	111.2	8,100	\$1,075.3	175.2	12%
1995	200	\$50.8	137.0	781	\$78.5	158.1	981	\$129.3	153.8	6,671	\$985.3	190.1	56	\$2.2	63.6	7,708	\$1,116.8	184.6	13%
1996	805	\$118.9	162.7	751	\$67.3	113.8	1,556	\$186.2	139.1	7,208	\$1,103.1	188.3	76	\$3.2	67.3	8,840	\$1,292.5	178.6	18%
1997	1,326	\$168.2	142.7	1,655	\$131.7	100.4	2,981	\$299.9	119.2	6,661	\$1,037.3	182.8	70	\$3.4	67.8	9,712	\$1,340.7	162.4	31%
1998	814	\$125.2	128.0	1,668	\$132.1	95.5	2,482	\$257.2	106.2	5,242	\$815.0	177.9	46	\$2.9	95.6	7,770	\$1,075.2	154.5	32%
1999	1,202	\$172.5	146.9	2,838	\$237.8	100.2	4,040	\$410.3	114.1	7,171	\$1,097.3	179.6	52	\$3.5	88.8	11,263	\$1,511.2	155.7	36%
2000	725	\$92.3	143.8	1,711	\$160.0	106.7	2,436	\$252.4	117.7	5,330	\$874.2	190.4	45	\$2.1	66.9	7,811	\$1,128.8	167.0	31%
2001	561	\$126.4	182.9	1,947	\$150.1	91.1	2,508	\$276.5	111.7	5,573	\$956.9	195.6	36	\$1.5	61.2	8,117	\$1,234.8	169.0	31%
2002	875	\$159.7	168.1	4,312	\$330.2	81.3	5,187	\$489.9	95.9	6,944	\$1,307.1	205.1	51	\$4.2	127.1	12,182	\$1,801.2	158.3	43%
2003	1,145	\$204.1	155.0	3,064	\$296.6	92.9	4,209	\$500.7	109.8	6,934	\$1,379.2	205.9	51	\$2.9	75.1	11,194	\$1,882.8	169.1	38%
	9,186	\$1,348.9	145.6	19,807	\$1,668.7	96.8	28,993	\$3,017.7	112.2	84,531	\$12,831.6	182.6	849	\$41.6	76.7	114,373	\$15,890.9	163.9	25%

Bay of Plenty

Year	New Apartments (Multi-unit dwellings)									New House – not Attached to others			Other New Residential			Total New Residential			% Multi Unit
	Less than 10 dwelling			10 or more dwelling			Total			Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	
	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)										
1990	2	\$0.0	44.0	0	\$0.0		2	\$0.0	44.0	1,329	\$106.3	128.6	22	\$0.7	55.4	1,353	\$107.1	127.2	0%
1991	10	\$0.3	59.1	0	\$0.0		10	\$0.3	59.1	1,377	\$114.6	135.7	15	\$0.6	66.2	1,402	\$115.5	134.4	1%
1992	17	\$0.8	82.6	0	\$0.0		17	\$0.8	82.6	1,354	\$119.2	148.1	17	\$0.5	59.4	1,388	\$120.5	146.2	1%
1993	15	\$0.6	64.5	0	\$0.0		15	\$0.6	64.5	1,419	\$134.6	155.6	24	\$0.7	56.4	1,458	\$135.9	153.0	1%
1994	37	\$2.2	110.0	0	\$0.0		37	\$2.2	110.0	1,975	\$210.9	164.0	23	\$0.8	64.0	2,035	\$213.9	161.9	2%
1995	34	\$3.0	125.6	12	\$0.2	82.3	46	\$3.1	114.3	1,858	\$210.9	162.4	32	\$1.1	52.7	1,936	\$215.0	159.5	2%
1996	95	\$8.7	133.0	43	\$8.3	209.3	138	\$17.0	156.8	2,263	\$273.1	168.0	31	\$1.2	62.2	2,432	\$291.3	166.0	6%
1997	122	\$8.8	98.5	80	\$8.8	141.4	202	\$17.5	115.5	2,723	\$339.4	166.5	26	\$1.0	59.3	2,951	\$357.9	162.1	7%
1998	96	\$6.8	92.1	84	\$8.4	112.6	180	\$15.2	101.7	1,826	\$255.5	168.3	14	\$0.7	68.4	2,020	\$271.4	161.7	9%
1999	75	\$4.5	82.9	164	\$16.4	130.6	239	\$20.9	115.6	1,973	\$323.7	176.3	20	\$1.2	81.5	2,232	\$345.8	169.0	11%
2000	83	\$6.7	102.8	76	\$5.4	95.3	159	\$12.1	99.2	1,386	\$234.7	182.7	18	\$0.7	68.2	1,563	\$247.6	172.9	10%
2001	49	\$5.1	126.7	78	\$10.6	152.8	127	\$15.7	142.7	1,348	\$222.5	179.5	10	\$0.5	69.8	1,485	\$238.7	175.6	9%
2002	60	\$5.5	131.7	142	\$24.1	198.7	202	\$29.6	178.8	1,660	\$295.8	185.6	6	\$0.2	64.5	1,868	\$325.7	184.5	11%
2003	101	\$13.7	145.6	17	\$2.5	100.0	118	\$16.2	139.0	2,069	\$399.1	194.0	11	\$0.5	60.8	2,198	\$415.8	190.4	5%
	796	\$66.8	111.1	696	\$84.6	145.5	1,492	\$151.4	127.1	24,560	\$3,240.3	166.9	269	\$10.3	62.3	26,321	\$3,402.0	163.6	6%

Canterbury

Year	New Apartments (Multi-unit dwellings)									New House – not Attached to others			Other New Residential			Total New Residential			% Multi Unit
	Less than 10 dwelling			10 or more dwelling			Total			Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	
	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)										
1990	181	\$12.2	105.8	0	\$0.0		181	\$12.2	105.8	2,065	\$213.8	154.8	15	\$0.5	50.3	2,261	\$226.5	150.2	8%
1991	144	\$10.1	105.9	0	\$0.0		144	\$10.1	105.9	2,539	\$264.4	156.0	24	\$0.9	52.0	2,707	\$275.3	152.4	5%
1992	89	\$6.9	119.4	0	\$0.0		89	\$6.9	119.4	2,832	\$296.8	154.4	27	\$1.1	56.2	2,948	\$304.8	152.4	3%
1993	89	\$11.3	103.5	11	\$0.8	112.5	100	\$12.1	104.5	2,779	\$303.3	161.3	14	\$0.5	72.6	2,893	\$315.8	158.9	3%
1994	26	\$3.7	105.2	52	\$3.1	72.7	78	\$6.7	83.5	3,582	\$403.3	156.3	19	\$0.8	58.5	3,679	\$410.8	154.3	2%
1995	69	\$5.4	109.3	67	\$6.2	144.3	136	\$11.5	126.5	3,275	\$382.3	162.4	16	\$0.6	74.8	3,427	\$394.5	160.5	4%
1996	452	\$45.3	144.8	59	\$4.4	121.5	511	\$49.7	142.1	2,657	\$349.9	181.4	17	\$0.7	55.5	3,185	\$400.3	174.4	16%
1997	947	\$97.9	136.0	180	\$10.0	91.1	1,127	\$107.8	128.8	2,325	\$327.9	190.1	22	\$1.2	83.3	3,474	\$437.0	169.6	32%
1998	535	\$48.9	119.9	348	\$28.1	82.4	883	\$77.0	105.1	2,062	\$283.4	188.3	27	\$1.3	66.1	2,972	\$361.7	162.5	30%
1999	600	\$57.8	121.9	263	\$11.5	66.3	863	\$69.3	104.9	2,580	\$366.4	196.8	43	\$1.7	73.0	3,486	\$437.4	172.5	25%
2000	307	\$30.2	122.9	194	\$13.8	91.9	501	\$44.0	110.9	1,857	\$279.0	206.4	16	\$1.2	100.3	2,374	\$324.2	185.5	21%
2001	204	\$19.9	122.0	66	\$4.0	86.0	270	\$23.9	113.2	2,146	\$349.6	213.8	23	\$1.3	83.7	2,439	\$374.7	201.5	11%
2002	376	\$41.1	125.9	105	\$10.5	83.8	481	\$51.6	116.7	2,739	\$490.4	222.2	13	\$1.0	96.3	3,233	\$542.9	206.0	15%
2003	406	\$43.6	118.2	113	\$21.2	163.3	519	\$64.7	128.0	3,652	\$691.0	220.7	18	\$1.0	72.7	4,189	\$756.7	208.6	12%
	4,425	\$434.2	125.2	1,458	\$113.5	92.7	5,883	\$547.7	117.1	37,090	\$5,001.4	182.5	294	\$13.7	70.2	43,267	\$5,562.8	172.9	14%

Gisborne

Year	New Apartments (Multi-unit dwellings)									New House – not Attached to others			Other New Residential			Total New Residential			% Multi Unit
	Less than 10 dwelling			10 or more dwelling			Total			Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	
	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)										
1990	2	\$0.1	54.0	0	\$0.0		2	\$0.1	54.0	105	\$8.3	115.3	2	\$0.1	75.0	109	\$8.4	113.5	2%
1991	1	\$0.0	90.0	0	\$0.0		1	\$0.0	90.0	86	\$6.2	110.1	3	\$0.1	83.7	90	\$6.4	109.0	1%
1992	6	\$0.3	77.5	0	\$0.0		6	\$0.3	77.5	93	\$7.7	131.0	3	\$0.1	34.3	102	\$8.1	125.0	6%
1993	5	\$0.3	85.6	11	\$0.2	35.5	16	\$0.5	51.1	129	\$13.3	144.9	3	\$0.1	46.0	148	\$14.0	132.8	11%
1994	0	\$0.0		0	\$0.0		0	\$0.0		144	\$17.7	160.8	2	\$0.0	63.0	146	\$17.7	159.4	0%
1995	1	\$0.0	92.0	0	\$0.0		1	\$0.0	92.0	127	\$14.2	145.0	2	\$0.1	44.0	130	\$14.2	143.1	1%
1996	5	\$0.2	89.6	0	\$0.0		5	\$0.2	89.6	98	\$11.2	146.3	4	\$0.2	73.8	107	\$11.6	140.9	5%
1997	20	\$1.4	94.9	0	\$0.0		20	\$1.4	94.9	89	\$10.2	152.0	4	\$0.1	45.8	113	\$11.7	138.2	18%
1998	10	\$0.8	89.2	0	\$0.0		10	\$0.8	89.2	71	\$8.3	147.0	5	\$0.4	95.0	86	\$9.4	137.2	12%
1999	10	\$1.0	119.3	0	\$0.0		10	\$1.0	119.3	89	\$11.8	164.4	1	\$0.0	23.0	100	\$12.8	158.5	10%
2000	11	\$1.1	110.3	0	\$0.0		11	\$1.1	110.3	74	\$11.6	191.6	2	\$0.1	39.0	87	\$12.8	177.8	13%
2001	12	\$1.1	103.7	10	\$0.1	14.7	22	\$1.2	63.2	64	\$9.5	178.5	5	\$0.1	72.6	91	\$10.8	144.8	24%
2002	9	\$1.1	138.7	21	\$3.8	235.0	30	\$4.9	206.1	74	\$12.6	197.4	0	\$0.0		104	\$17.5	199.9	29%
2003	8	\$0.4	74.0	0	\$0.0		8	\$0.4	74.0	80	\$16.2	200.5	3	\$0.1	43.0	91	\$16.7	184.2	9%
	100	\$7.9	99.1	42	\$4.1	130.3	142	\$12.0	108.3	1,323	\$158.8	153.6	39	\$1.4	61.6	1,504	\$172.2	146.9	9%

Hawke's Bay

Year	New Apartments (Multi-unit dwellings)									New House – not Attached to others			Other New Residential			Total New Residential			% Multi Unit
	Less than 10 dwelling			10 or more dwelling			Total			Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	
	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)										
1990	22	\$1.1	84.8	0	\$0.0		22	\$1.1	84.8	351	\$32.5	135.5	9	\$0.4	62.0	382	\$34.0	130.8	6%
1991	46	\$3.0	100.5	0	\$0.0		46	\$3.0	100.5	404	\$38.4	142.8	15	\$0.7	65.1	465	\$42.2	136.1	10%
1992	37	\$2.0	90.4	0	\$0.0		37	\$2.0	90.4	519	\$52.9	155.0	14	\$0.6	72.9	570	\$55.4	148.8	6%
1993	17	\$0.8	75.2	0	\$0.0		17	\$0.8	75.2	637	\$66.6	154.9	4	\$0.2	48.8	658	\$67.5	152.2	3%
1994	75	\$6.3	126.8	0	\$0.0		75	\$6.3	126.8	574	\$71.4	171.8	12	\$0.5	68.8	661	\$78.2	164.8	11%
1995	41	\$2.9	112.0	0	\$0.0		41	\$2.9	112.0	467	\$60.8	169.6	5	\$0.4	132.2	513	\$64.1	164.6	8%
1996	77	\$6.1	94.5	50	\$1.3	75.7	127	\$7.5	87.1	417	\$53.9	166.5	5	\$0.2	68.6	549	\$61.7	147.3	23%
1997	51	\$5.5	145.3	67	\$5.5	134.4	118	\$11.0	139.1	297	\$42.1	184.7	10	\$1.1	175.6	425	\$54.2	171.8	28%
1998	36	\$2.6	110.1	0	\$0.0		36	\$2.6	110.1	279	\$42.5	188.0	7	\$0.5	97.1	322	\$45.6	177.3	11%
1999	37	\$4.2	131.1	38	\$6.5	144.3	75	\$10.7	137.8	365	\$63.5	204.5	7	\$0.4	73.7	447	\$74.6	191.2	17%
2000	29	\$2.8	108.0	10	\$1.2	145.6	39	\$4.0	117.6	399	\$66.7	190.0	4	\$0.3	91.3	442	\$70.9	182.7	9%
2001	36	\$2.8	91.8	24	\$4.0	125.1	60	\$6.8	105.1	383	\$66.7	198.8	13	\$0.9	81.0	456	\$74.5	183.1	13%
2002	16	\$1.9	130.3	24	\$2.1	116.3	40	\$4.0	121.9	485	\$95.3	212.3	9	\$0.5	72.2	534	\$99.7	203.2	7%
2003	71	\$11.1	146.5	0	\$0.0		71	\$11.1	146.5	612	\$140.3	237.0	13	\$0.9	83.5	696	\$152.2	224.9	10%
	591	\$53.1	114.4	213	\$20.6	119.8	804	\$73.8	115.9	6,189	\$893.7	179.9	127	\$7.4	84.1	7,120	\$974.8	171.0	11%

Manawatu - Wanganui

Year	New Apartments (Multi-unit dwellings)									New House – not Attached to others			Other New Residential			Total New Residential			% Multi Unit
	Less than 10 dwelling			10 or more dwelling			Total			Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	
	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)										
1990	17	\$1.0	89.4	0	\$0.0		17	\$1.0	89.4	866	\$82.3	140.4	24	\$0.9	48.8	907	\$84.2	137.0	2%
1991	14	\$0.5	65.4	0	\$0.0		14	\$0.5	65.4	920	\$90.5	144.5	23	\$0.8	51.4	957	\$91.8	141.1	1%
1992	22	\$0.8	62.8	0	\$0.0		22	\$0.8	62.8	873	\$86.8	150.9	18	\$0.6	53.9	913	\$88.3	146.8	2%
1993	8	\$0.4	79.8	0	\$0.0		8	\$0.4	79.8	790	\$80.9	155.4	14	\$0.4	58.4	812	\$81.6	153.0	1%
1994	10	\$0.5	79.6	0	\$0.0		10	\$0.5	79.6	804	\$91.9	172.8	8	\$0.2	45.5	822	\$92.6	170.5	1%
1995	13	\$1.5	121.7	24	\$2.8	80.0	37	\$4.3	94.6	592	\$72.3	180.1	7	\$0.2	51.0	636	\$76.8	173.7	6%
1996	29	\$1.9	95.1	0	\$0.0		29	\$1.9	95.1	470	\$60.5	181.4	6	\$0.1	37.2	505	\$62.6	174.7	6%
1997	40	\$2.7	97.4	25	\$1.2	71.6	65	\$3.9	87.5	362	\$47.2	182.4	9	\$0.3	58.2	436	\$51.5	165.7	15%
1998	32	\$2.2	88.2	36	\$2.7	97.9	68	\$4.9	93.4	344	\$45.9	187.1	8	\$0.3	79.9	420	\$51.1	169.9	16%
1999	46	\$3.0	92.1	84	\$6.0	114.2	130	\$8.9	106.3	531	\$73.3	187.1	5	\$0.3	71.2	666	\$82.6	170.5	20%
2000	33	\$3.8	178.3	0	\$0.0		33	\$3.8	178.3	513	\$78.6	199.4	6	\$0.2	87.5	552	\$82.6	196.9	6%
2001	22	\$1.0	65.7	28	\$1.9	100.0	50	\$2.9	84.9	554	\$85.1	197.8	5	\$0.2	72.8	609	\$88.2	187.5	8%
2002	19	\$1.1	84.4	0	\$0.0		19	\$1.1	84.4	587	\$102.5	210.2	10	\$0.3	54.5	616	\$103.9	203.8	3%
2003	35	\$2.9	104.4	34	\$2.2	115.4	69	\$5.0	109.8	705	\$129.0	216.4	2	\$0.1	99.5	776	\$134.2	206.6	9%
	340	\$23.2	97.4	231	\$16.8	101.9	571	\$40.0	99.3	8,911	\$1,126.9	174.8	145	\$5.1	56.8	9,627	\$1,172.0	168.5	6%

Marlborough

Year	New Apartments (Multi-unit dwellings)									New House – not Attached to others			Other New Residential			Total New Residential			% Multi Unit
	Less than 10 dwelling			10 or more dwelling			Total			Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	
	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)										
1990	7	\$0.3	66.7	0	\$0.0		7	\$0.3	66.7	255	\$22.0	129.3	5	\$0.2	63.8	267	\$22.5	126.5	3%
1991	13	\$0.5	63.3	0	\$0.0		13	\$0.5	63.3	272	\$24.8	142.9	3	\$0.1	46.3	288	\$25.5	138.3	5%
1992	13	\$0.6	90.3	36	\$3.1	83.9	49	\$3.7	85.6	270	\$25.1	146.3	2	\$0.0	37.0	321	\$28.9	136.4	15%
1993	3	\$0.2	95.0	0	\$0.0		3	\$0.2	95.0	347	\$32.7	133.9	2	\$0.1	35.5	352	\$33.0	133.0	1%
1994	5	\$0.4	100.4	0	\$0.0		5	\$0.4	100.4	373	\$38.6	151.1	6	\$0.3	49.3	384	\$39.3	148.8	1%
1995	2	\$0.2	150.0	0	\$0.0		2	\$0.2	150.0	394	\$39.8	143.2	3	\$0.1	74.7	399	\$40.1	142.7	1%
1996	17	\$1.1	103.5	0	\$0.0		17	\$1.1	103.5	284	\$32.6	165.4	3	\$0.1	37.7	304	\$33.8	160.7	6%
1997	39	\$2.8	108.8	19	\$2.0	174.6	58	\$4.8	130.4	281	\$34.5	169.5	3	\$0.2	96.7	342	\$39.5	162.3	17%
1998	10	\$0.7	85.7	0	\$0.0		10	\$0.7	85.7	235	\$28.6	162.5	1	\$0.0	26.0	246	\$29.3	158.8	4%
1999	11	\$1.9	191.4	0	\$0.0		11	\$1.9	191.4	270	\$34.6	177.9	0	\$0.0		281	\$36.5	178.4	4%
2000	8	\$0.4	68.5	15	\$1.7	100.0	23	\$2.1	89.0	283	\$39.7	188.0	0	\$0.0		306	\$41.8	180.5	8%
2001	18	\$1.2	89.8	0	\$0.0		18	\$1.2	89.8	239	\$35.6	198.2	0	\$0.0		257	\$36.8	190.6	7%
2002	16	\$1.2	96.9	0	\$0.0		16	\$1.2	96.9	309	\$50.9	203.1	2	\$0.2	147.0	327	\$52.4	197.6	5%
2003	11	\$0.6	61.8	0	\$0.0		11	\$0.6	61.8	406	\$73.1	206.3	2	\$0.1	81.5	419	\$73.8	201.9	3%
	173	\$12.1	97.8	70	\$6.8	112.0	243	\$18.9	101.8	4,218	\$512.6	165.6	32	\$1.4	62.8	4,493	\$532.9	161.4	5%

Nelson

Year	New Apartments (Multi-unit dwellings)									New House – not attached to others			Other New Residential			Total New Residential			% Multi Unit
	Less than 10 dwelling			10 or more dwelling			Total			Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2))	
	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)										
1990	0	\$0.0		0	\$0.0		0	\$0.0		289	\$23.2	115.0	1	\$0.0	56.0	290	\$23.2	114.8	0%
1991	7	\$0.4	94.7	15	\$0.4	86.3	22	\$0.8	89.0	352	\$27.4	119.0	0	\$0.0		374	\$28.2	117.2	6%
1992	52	\$3.4	100.3	0	\$0.0		52	\$3.4	100.3	293	\$27.3	139.0	1	\$0.0	65.0	346	\$30.8	133.0	15%
1993	140	\$10.3	96.2	0	\$0.0		140	\$10.3	96.2	311	\$33.1	147.3	7	\$0.1	59.7	458	\$43.5	130.4	31%
1994	169	\$14.0	98.2	0	\$0.0		169	\$14.0	98.2	252	\$31.0	156.0	3	\$0.0	27.0	424	\$45.0	132.0	40%
1995	59	\$4.7	92.9	0	\$0.0		59	\$4.7	92.9	177	\$22.6	161.2	4	\$0.1	55.8	240	\$27.4	142.7	25%
1996	60	\$4.5	112.9	0	\$0.0		60	\$4.5	112.9	227	\$27.1	156.4	0	\$0.0		287	\$31.7	147.3	21%
1997	25	\$2.0	89.5	10	\$0.9	73.0	35	\$2.9	84.8	199	\$26.1	166.9	2	\$0.1	51.0	236	\$29.0	153.7	15%
1998	31	\$2.1	81.5	0	\$0.0		31	\$2.1	81.5	160	\$21.3	173.8	1	\$0.0	40.0	192	\$23.4	158.2	16%
1999	15	\$1.3	118.3	0	\$0.0		15	\$1.3	118.3	149	\$20.9	182.1	1	\$0.0	26.0	165	\$22.3	175.4	9%
2000	15	\$1.1	80.4	0	\$0.0		15	\$1.1	80.4	128	\$17.9	176.3	0	\$0.0		143	\$19.1	166.3	10%
2001	8	\$0.7	104.4	0	\$0.0		8	\$0.7	104.4	185	\$28.6	183.0	0	\$0.0		193	\$29.3	179.7	4%
2002	17	\$1.0	99.5	24	\$4.8	164.5	41	\$5.8	137.6	244	\$41.6	193.6	1	\$0.0	49.0	286	\$47.5	185.1	14%
2003	15	\$7.1	139.7	65	\$6.4	129.9	80	\$13.4	131.7	302	\$57.8	199.8	1	\$0.2	143.0	383	\$71.4	185.5	21%
	613	\$52.6	98.8	114	\$12.4	126.4	727	\$65.0	103.1	3,268	\$406.0	158.3	22	\$0.6	54.7	4,017	\$471.7	147.7	18%

Northland

Year	New Apartments (Multi-unit dwellings)									New House – not attached to others			Other New Residential			Total New Residential			% Multi Unit
	Less than 10 dwelling			10 or more dwelling			Total			Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	
	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)										
1990	10	\$0.4	58.4	0	\$0.0		10	\$0.4	58.4	758	\$61.6	116.1	29	\$1.0	42.6	797	\$63.0	112.7	1%
1991	36	\$1.8	71.0	10	\$0.3	55.0	46	\$2.1	67.5	880	\$71.1	119.4	21	\$0.8	45.0	947	\$73.9	115.2	5%
1992	14	\$0.5	63.4	0	\$0.0		14	\$0.5	63.4	835	\$70.9	124.9	13	\$0.5	52.5	862	\$71.9	122.8	2%
1993	9	\$0.6	83.3	10	\$0.4	86.6	19	\$0.9	85.1	694	\$61.9	140.3	15	\$0.4	61.8	728	\$63.2	137.3	3%
1994	12	\$0.6	95.8	0	\$0.0		12	\$0.6	95.8	885	\$88.5	143.3	10	\$0.4	55.2	907	\$89.5	141.7	1%
1995	24	\$1.0	86.5	0	\$0.0		24	\$1.0	86.5	732	\$74.0	144.3	18	\$0.5	51.4	774	\$75.6	140.3	3%
1996	68	\$5.5	116.4	0	\$0.0		68	\$5.5	116.4	908	\$102.0	150.6	27	\$1.1	56.1	1,003	\$108.5	145.7	7%
1997	97	\$8.8	121.7	0	\$0.0		97	\$8.8	121.7	1,075	\$120.0	144.1	17	\$0.7	57.0	1,189	\$129.6	141.0	8%
1998	90	\$9.0	109.7	0	\$0.0		90	\$9.0	109.7	994	\$123.1	152.8	15	\$0.7	74.5	1,099	\$132.8	148.2	8%
1999	86	\$7.6	109.4	0	\$0.0		86	\$7.6	109.4	1,049	\$137.9	158.3	13	\$0.7	82.2	1,148	\$146.1	153.8	7%
2000	52	\$5.0	126.6	11	\$0.8	101.9	63	\$5.8	122.3	916	\$125.2	163.6	13	\$0.5	73.0	992	\$131.5	159.8	6%
2001	37	\$4.0	130.9	0	\$0.0		37	\$4.0	130.9	836	\$126.9	175.5	6	\$0.2	49.3	879	\$131.1	172.7	4%
2002	39	\$4.4	143.6	22	\$4.8	172.7	61	\$9.2	154.1	909	\$147.4	181.9	7	\$0.4	85.9	977	\$157.0	179.5	6%
2003	68	\$5.4	110.1	30	\$4.8	91.1	98	\$10.2	104.3	1,159	\$201.1	187.0	9	\$0.4	54.8	1,266	\$211.8	179.7	8%
	642	\$54.7	111.4	83	\$11.1	109.3	725	\$65.8	111.2	12,630	\$1,511.4	151.7	213	\$8.3	57.6	13,568	\$1,585.5	148.0	5%

Otago

Year	New Apartments (Multi-unit dwellings)									New House – not attached to others			Other New Residential			Total New Residential			% Multi Unit
	Less than 10 dwelling			10 or more dwelling			Total			Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	
	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)										
1990	68	\$4.0	97.0	10	\$0.8	137.0	78	\$4.8	102.1	465	\$45.6	149.4	14	\$0.6	53.8	557	\$51.0	140.4	14%
1991	61	\$4.0	89.6	37	\$2.2	72.3	98	\$6.2	83.0	753	\$75.6	149.2	15	\$0.6	62.2	866	\$82.4	140.2	11%
1992	80	\$5.4	97.0	11	\$0.8	43.4	91	\$6.2	90.5	906	\$96.6	151.0	16	\$0.5	50.9	1,013	\$103.3	144.0	9%
1993	31	\$2.9	103.8	0	\$0.0		31	\$2.9	103.8	1,086	\$124.1	159.1	21	\$0.5	40.2	1,138	\$127.5	155.4	3%
1994	52	\$4.9	135.4	39	\$2.7	117.1	91	\$7.7	127.5	1,159	\$136.9	163.9	14	\$0.5	67.4	1,264	\$145.1	160.2	7%
1995	101	\$9.4	120.7	0	\$0.0		101	\$9.4	120.7	1,030	\$130.7	172.1	11	\$0.4	72.7	1,142	\$140.5	166.6	9%
1996	116	\$10.9	133.2	10	\$1.4	164.0	126	\$12.3	135.7	607	\$90.1	201.3	9	\$0.3	67.1	742	\$102.7	188.5	17%
1997	123	\$12.9	134.8	141	\$3.8	57.0	264	\$16.6	93.3	415	\$59.8	195.6	3	\$0.1	54.0	682	\$76.6	155.4	39%
1998	46	\$4.4	115.9	12	\$1.2	114.7	58	\$5.6	115.7	287	\$44.8	205.4	3	\$0.1	66.3	348	\$50.6	189.3	17%
1999	137	\$13.6	137.7	43	\$3.8	107.2	180	\$17.4	130.4	503	\$77.7	202.6	6	\$0.2	45.3	689	\$95.3	182.4	26%
2000	128	\$12.7	127.2	11	\$1.1	65.0	139	\$13.8	122.3	543	\$94.8	210.1	5	\$0.2	51.4	687	\$108.8	191.2	20%
2001	181	\$20.0	135.8	94	\$10.9	141.9	275	\$30.9	137.9	694	\$131.7	227.2	3	\$0.2	100.3	972	\$162.8	201.5	28%
2002	173	\$22.1	159.3	70	\$8.7	187.3	243	\$30.9	167.4	951	\$197.0	225.2	10	\$0.4	60.3	1,204	\$228.2	212.2	20%
2003	187	\$22.7	132.3	92	\$16.6	171.1	279	\$39.3	145.1	1,177	\$259.9	222.5	9	\$0.5	80.8	1,465	\$299.7	206.9	19%
	1,484	\$150.0	129.2	570	\$53.9	118.7	2,054	\$203.9	126.3	10,576	\$1,565.4	186.3	139	\$5.0	59.1	12,769	\$1,774.3	175.3	16%

Southland

Year	New Apartments (Multi-unit dwellings)									New House – not attached to others			Other New Residential			Total New Residential			% Multi Unit
	Less than 10 dwelling			10 or more dwelling			Total			Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	
	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)										
1990	6	\$0.2	56.0	0	\$0.0		6	\$0.2	56.0	215	\$19.9	163.3	1	\$0.0	75.0	222	\$20.2	160.0	3%
1991	4	\$0.3	90.8	0	\$0.0		4	\$0.3	90.8	185	\$19.0	170.0	3	\$0.2	86.7	192	\$19.5	167.1	2%
1992	9	\$0.4	52.9	0	\$0.0		9	\$0.4	52.9	265	\$26.1	162.7	7	\$0.3	63.6	281	\$26.9	156.7	3%
1993	4	\$0.2	115.0	0	\$0.0		4	\$0.2	115.0	255	\$29.3	182.8	9	\$0.3	63.3	268	\$29.9	177.8	1%
1994	11	\$0.6	87.5	0	\$0.0		11	\$0.6	87.5	275	\$32.7	176.6	6	\$0.1	41.3	292	\$33.5	170.5	4%
1995	0	\$0.0		0	\$0.0		0	\$0.0		262	\$32.9	177.1	3	\$0.2	80.0	265	\$33.1	176.0	0%
1996	19	\$1.2	97.5	0	\$0.0		19	\$1.2	97.5	175	\$21.0	170.5	4	\$0.1	51.8	198	\$22.4	161.1	10%
1997	25	\$2.1	113.0	19	\$1.2	116.3	44	\$3.3	114.4	109	\$16.5	214.6	1	\$0.1	116.0	154	\$19.9	185.3	29%
1998	3	\$0.1	33.3	17	\$1.0	247.8	20	\$1.1	215.6	62	\$8.6	191.5	1	\$0.0	29.0	83	\$9.7	195.4	24%
1999	14	\$1.2	109.9	0	\$0.0		14	\$1.2	109.9	66	\$8.7	200.1	2	\$0.0	58.5	82	\$9.9	181.3	17%
2000	9	\$1.0	128.2	0	\$0.0		9	\$1.0	128.2	98	\$13.4	180.8	1	\$0.0	37.0	108	\$14.4	175.0	8%
2001	3	\$0.3	107.3	0	\$0.0		3	\$0.3	107.3	161	\$25.8	205.7	1	\$0.0	36.0	165	\$26.0	202.8	2%
2002	15	\$1.3	96.5	0	\$0.0		15	\$1.3	96.5	259	\$45.4	210.7	2	\$0.1	65.0	276	\$46.8	203.4	5%
2003	32	\$2.9	111.3	19	\$3.0	90.0	51	\$5.9	103.4	268	\$53.0	222.5	3	\$0.2	88.0	322	\$59.1	202.4	16%
	154	\$11.6	100.0	55	\$5.2	147.8	209	\$16.9	112.6	2,655	\$352.5	186.3	44	\$1.8	63.0	2,908	\$371.1	179.1	7%

Taranaki

Year	New Apartments (Multi-unit dwellings)									New House – not attached to others			Other New Residential			Total New Residential			% Multi Unit
	Less than 10 dwelling			10 or more dwelling			Total			Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	
	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)										
1990	6	\$0.2	61.2	0	\$0.0		6	\$0.2	61.2	297	\$26.6	144.6	15	\$0.5	45.4	318	\$27.3	138.3	2%
1991	10	\$0.6	116.1	0	\$0.0		10	\$0.6	116.1	355	\$32.7	142.7	9	\$0.3	43.0	374	\$33.5	139.6	3%
1992	1	\$0.0	80.0	0	\$0.0		1	\$0.0	80.0	444	\$44.0	161.2	15	\$0.6	62.9	460	\$44.6	157.9	0%
1993	3	\$0.3	150.0	0	\$0.0		3	\$0.3	150.0	470	\$54.6	164.3	4	\$0.1	66.3	477	\$55.0	163.4	1%
1994	6	\$0.5	151.7	0	\$0.0		6	\$0.5	151.7	365	\$40.9	161.4	3	\$0.1	35.0	374	\$41.5	160.3	2%
1995	0	\$0.0		0	\$0.0		0	\$0.0		279	\$34.3	167.2	1	\$0.1	56.0	280	\$34.4	166.8	0%
1996	25	\$2.3	136.0	0	\$0.0		25	\$2.3	136.0	220	\$26.0	161.5	4	\$0.2	63.8	249	\$28.5	157.4	10%
1997	32	\$2.5	107.7	13	\$0.5	65.5	45	\$3.0	95.5	157	\$19.6	171.8	5	\$0.2	57.6	207	\$22.8	152.5	22%
1998	12	\$1.0	86.2	0	\$0.0		12	\$1.0	86.2	146	\$21.3	199.8	4	\$0.1	52.8	162	\$22.4	187.7	7%
1999	18	\$1.5	101.7	0	\$0.0		18	\$1.5	101.7	183	\$26.4	194.1	0	\$0.0		201	\$27.9	185.9	9%
2000	13	\$1.4	124.8	0	\$0.0		13	\$1.4	124.8	166	\$25.1	200.8	1	\$0.0	22.0	180	\$26.5	194.3	7%
2001	12	\$1.0	89.9	0	\$0.0		12	\$1.0	89.9	158	\$26.6	221.6	1	\$0.0	29.0	171	\$27.7	211.2	7%
2002	13	\$1.1	92.5	22	\$0.7	42.2	35	\$1.8	60.9	249	\$47.0	238.9	4	\$0.4	158.3	288	\$49.1	216.1	12%
2003	8	\$0.8	113.6	0	\$0.0		8	\$0.8	113.6	317	\$61.7	245.2	2	\$0.1	30.0	327	\$62.5	240.6	2%
	159	\$13.3	110.0	35	\$1.2	50.8	194	\$14.5	99.3	3,806	\$486.7	178.9	68	\$2.5	57.9	4,068	\$503.6	173.0	5%

Tasman

Year	New Apartments (Multi-unit dwellings)									New House – not attached to others			Other New Residential			Total New Residential			% Multi Unit
	Less than 10 dwelling			10 or more dwelling			Total			Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	
	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)										
1990	4	\$0.3	77.8	0	\$0.0		4	\$0.3	77.8	247	\$21.2	131.5	7	\$0.2	48.9	258	\$21.7	128.4	2%
1991	3	\$0.1	98.3	0	\$0.0		3	\$0.1	98.3	283	\$24.5	132.3	11	\$0.4	55.5	297	\$25.0	129.1	1%
1992	0	\$0.0		0	\$0.0		0	\$0.0		367	\$35.7	149.4	7	\$0.2	43.7	374	\$35.9	147.4	0%
1993	6	\$0.2	94.8	0	\$0.0		6	\$0.2	94.8	330	\$34.5	149.8	9	\$0.4	77.2	345	\$35.1	147.0	2%
1994	3	\$0.6	193.3	0	\$0.0		3	\$0.6	193.3	404	\$41.7	148.7	7	\$0.3	60.9	414	\$42.5	147.6	1%
1995	0	\$0.0		0	\$0.0		0	\$0.0		334	\$37.1	151.3	3	\$0.1	55.3	337	\$37.2	150.4	0%
1996	8	\$0.4	70.0	28	\$3.8	85.7	36	\$4.2	82.2	320	\$36.9	161.6	6	\$0.3	81.2	362	\$41.5	152.4	10%
1997	7	\$0.6	98.4	0	\$0.0		7	\$0.6	98.4	331	\$39.2	159.8	1	\$0.0	55.0	339	\$39.8	158.2	2%
1998	6	\$0.3	68.3	0	\$0.0		6	\$0.3	68.3	298	\$36.2	163.7	4	\$0.1	62.5	308	\$36.7	160.5	2%
1999	6	\$0.3	69.7	0	\$0.0		6	\$0.3	69.7	343	\$46.3	182.1	3	\$0.1	53.0	352	\$46.7	179.1	2%
2000	21	\$1.3	69.3	0	\$0.0		21	\$1.3	69.3	334	\$44.9	175.1	0	\$0.0		355	\$46.3	168.9	6%
2001	9	\$0.7	73.1	0	\$0.0		9	\$0.7	73.1	366	\$53.1	179.5	0	\$0.0		375	\$53.8	176.9	2%
2002	0	\$0.0		0	\$0.0		0	\$0.0		499	\$79.5	193.1	1	\$0.0	22.0	500	\$79.5	192.8	0%
2003	14	\$0.8	81.9	0	\$0.0		14	\$0.8	81.9	552	\$97.1	193.8	1	\$0.1	136.0	567	\$98.0	190.9	2%
	87	\$5.6	81.5	28	\$3.8	85.7	115	\$9.4	82.5	5,008	\$628.0	165.4	60	\$2.4	60.9	5,183	\$639.8	162.3	2%

Waikato

Year	New Apartments (Multi-unit dwellings)									New House – not attached to others			Other New Residential			Total New Residential			% Multi Unit
	Less than 10 dwelling			10 or more dwelling			Total			Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	
	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)										
1990	32	\$2.0	92.8	0	\$0.0		32	\$2.0	92.8	1,780	\$156.1	133.1	41	\$1.8	54.4	1,853	\$159.9	130.6	2%
1991	19	\$1.1	90.9	0	\$0.0		19	\$1.1	90.9	1,775	\$159.8	138.2	19	\$0.7	53.3	1,813	\$161.6	136.8	1%
1992	8	\$0.3	91.0	0	\$0.0		8	\$0.3	91.0	1,663	\$162.2	153.4	16	\$0.6	56.9	1,687	\$163.1	152.2	0%
1993	31	\$1.9	109.8	0	\$0.0		31	\$1.9	109.8	1,566	\$169.7	158.7	23	\$0.8	54.8	1,620	\$172.4	156.3	2%
1994	16	\$1.0	94.8	22	\$1.4	72.1	38	\$2.4	81.7	1,906	\$218.3	163.7	15	\$0.5	64.9	1,959	\$221.1	161.4	2%
1995	23	\$2.5	148.3	10	\$0.9	133.3	33	\$3.4	143.8	1,850	\$219.7	168.1	26	\$1.1	74.8	1,909	\$224.2	166.4	2%
1996	127	\$12.0	133.6	16	\$1.0	87.6	143	\$13.0	128.5	2,298	\$291.4	170.8	29	\$1.3	70.0	2,470	\$305.6	167.2	6%
1997	190	\$16.6	114.1	20	\$1.8	115.3	210	\$18.4	114.2	2,513	\$333.8	171.7	30	\$1.6	79.9	2,753	\$353.8	166.4	8%
1998	204	\$18.0	109.1	10	\$0.8	90.0	214	\$18.8	108.2	2,160	\$297.2	171.1	22	\$1.0	73.9	2,396	\$317.0	164.5	9%
1999	167	\$15.9	122.0	25	\$3.0	115.4	192	\$18.9	121.1	2,550	\$359.4	176.1	29	\$1.2	62.6	2,771	\$379.5	171.1	7%
2000	187	\$15.9	105.0	56	\$4.8	105.0	243	\$20.7	105.0	1,915	\$295.0	187.4	12	\$0.5	50.5	2,170	\$316.1	177.4	11%
2001	183	\$17.6	121.2	75	\$5.5	131.7	258	\$23.0	124.3	1,823	\$297.2	190.2	21	\$1.1	63.2	2,102	\$321.4	180.9	12%
2002	174	\$18.5	133.2	92	\$8.6	115.2	266	\$27.1	127.0	2,125	\$365.7	197.2	25	\$1.4	67.4	2,416	\$394.2	188.2	11%
2003	211	\$27.0	139.0	238	\$24.2	98.0	449	\$51.2	117.3	2,824	\$515.5	199.8	24	\$1.5	73.6	3,297	\$568.1	187.7	14%
	1,572	\$150.2	120.5	564	\$51.9	106.6	2,136	\$202.0	116.8	28,748	\$3,841.0	171.9	332	\$15.0	65.0	31,216	\$4,058.0	167.0	7%

Wellington

Year	New Apartments (Multi-unit dwellings)									New House – not attached to others			Other New Residential			Total New Residential			% Multi Unit
	Less than 10 dwelling			10 or more dwelling			Total			Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	
	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)										
1990	63	\$4.8	98.6	16	\$0.8	91.9	79	\$5.6	97.3	1,355	\$142.5	132.7	16	\$0.5	40.4	1,450	\$148.6	129.7	5%
1991	56	\$3.2	75.6	17	\$0.5	22.2	73	\$3.7	63.2	1,290	\$139.6	141.4	30	\$1.1	41.9	1,393	\$144.4	135.1	5%
1992	48	\$2.8	95.7	11	\$0.8	64.5	59	\$3.5	89.9	1,293	\$144.2	153.6	42	\$0.9	41.2	1,394	\$148.6	147.5	4%
1993	27	\$1.9	133.2	51	\$2.8	183.8	78	\$4.7	166.3	1,264	\$149.5	167.5	35	\$0.9	46.5	1,377	\$155.0	164.3	6%
1994	80	\$5.4	105.8	94	\$9.1	121.4	174	\$14.5	114.2	1,263	\$167.0	180.8	20	\$0.5	44.0	1,457	\$182.0	171.0	12%
1995	42	\$2.7	109.3	60	\$7.0	246.5	102	\$9.7	190.0	1,137	\$156.2	186.9	16	\$0.4	44.1	1,255	\$166.3	185.3	8%
1996	187	\$20.7	258.1	291	\$15.3	84.8	478	\$36.0	152.6	966	\$145.2	193.9	17	\$0.5	46.6	1,461	\$181.7	178.7	33%
1997	319	\$30.4	124.4	545	\$39.3	105.0	864	\$69.7	112.2	1,110	\$170.9	187.9	17	\$0.6	66.9	1,991	\$241.2	154.0	43%
1998	446	\$52.5	126.3	656	\$33.3	61.9	1,102	\$85.8	88.0	1,130	\$185.1	186.6	22	\$0.8	58.1	2,254	\$271.7	137.1	49%
1999	407	\$40.0	115.7	543	\$40.9	94.8	950	\$80.9	103.7	1,435	\$243.8	190.9	22	\$0.7	61.2	2,407	\$325.5	155.3	39%
2000	390	\$41.2	124.0	375	\$33.8	132.4	765	\$75.0	128.1	1,441	\$258.4	204.4	22	\$0.9	58.4	2,228	\$334.2	176.8	34%
2001	363	\$38.2	111.9	491	\$51.5	125.1	854	\$89.7	119.5	1,242	\$237.4	211.0	11	\$0.3	44.9	2,107	\$327.4	173.0	41%
2002	314	\$38.2	137.7	776	\$84.2	94.6	1,090	\$122.3	107.0	1,171	\$234.1	212.7	17	\$1.1	84.1	2,278	\$357.5	161.2	48%
2003	377	\$64.9	139.9	623	\$77.8	98.2	1,000	\$142.7	113.9	1,423	\$297.1	206.6	12	\$0.7	74.8	2,435	\$440.5	167.9	41%
	3,119	\$346.8	130.8	4,549	\$397.0	100.6	7,668	\$743.8	112.9	17,520	\$2,670.8	182.3	299	\$9.9	51.9	25,487	\$3,424.5	159.9	30%

West Coast

Year	New Apartments (Multi-unit dwellings)									New House – not attached to others			Other New Residential			Total New Residential			% Multi Unit
	Less than 10 dwelling			10 or more dwelling			Total			Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	
	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)										
1990	1	\$0.0	37.0	0	\$0.0		1	\$0.0	37.0	91	\$7.5	134.8	2	\$0.1	46.0	94	\$7.6	131.9	1%
1991	4	\$0.2	74.0	0	\$0.0		4	\$0.2	74.0	92	\$7.3	135.5	1	\$0.0	53.0	97	\$7.5	132.1	4%
1992	5	\$0.2	79.6	0	\$0.0		5	\$0.2	79.6	112	\$10.1	141.4	1	\$0.0	56.0	118	\$10.3	138.0	4%
1993	16	\$0.7	71.6	0	\$0.0		16	\$0.7	71.6	154	\$14.3	140.0	3	\$0.1	65.7	173	\$15.2	132.4	9%
1994	3	\$0.1	97.3	0	\$0.0		3	\$0.1	97.3	173	\$16.7	143.6	4	\$0.1	84.0	180	\$17.0	141.5	2%
1995	8	\$0.4	86.0	0	\$0.0		8	\$0.4	86.0	147	\$15.8	158.4	6	\$0.2	74.5	161	\$16.5	151.7	5%
1996	4	\$0.4	114.3	0	\$0.0		4	\$0.4	114.3	118	\$13.1	155.9	3	\$0.1	54.0	125	\$13.6	152.1	3%
1997	13	\$0.6	72.8	0	\$0.0		13	\$0.6	72.8	104	\$9.5	134.7	2	\$0.0	106.0	119	\$10.1	127.4	11%
1998	2	\$0.0	57.0	0	\$0.0		2	\$0.0	57.0	69	\$7.3	145.6	0	\$0.0		71	\$7.3	143.1	3%
1999	3	\$0.2	86.7	0	\$0.0		3	\$0.2	86.7	76	\$7.2	129.4	5	\$0.1	29.6	84	\$7.5	122.0	4%
2000	7	\$0.4	73.0	0	\$0.0		7	\$0.4	73.0	79	\$8.7	153.7	1	\$0.0	42.0	87	\$9.2	146.0	8%
2001	8	\$0.5	75.6	0	\$0.0		8	\$0.5	75.6	108	\$11.5	138.8	2	\$0.1	55.0	118	\$12.0	133.1	7%
2002	6	\$0.5	113.5	0	\$0.0		6	\$0.5	113.5	113	\$14.6	165.0	0	\$0.0		119	\$15.1	162.4	5%
2003	7	\$0.4	61.7	0	\$0.0		7	\$0.4	61.7	161	\$23.4	174.1	5	\$0.2	79.4	173	\$23.9	166.8	4%
	87	\$4.6	78.9	0	\$0.0		87	\$4.6	78.9	1,597	\$167.0	148.0	35	\$1.2	64.3	1,719	\$172.9	142.8	5%

New Zealand

Year	New Apartments (Multi-unit dwellings)									New House – not attached to others			Other New Residential			Total New Residential			% Multi Unit
	Less than 10 dwelling			10 or more dwelling			Total			Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	
	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)	Number of Units	Value (\$m)	Ave Flr Area (m2)										
1990	905	\$67.4	102.5	26	\$1.6	109.2	931	\$69.0	102.7	15,537	\$1,516.9	138.8	289	\$10.7	50.3	16,757	\$1,596.6	135.3	6%
1991	816	\$58.9	100.1	97	\$4.0	62.9	913	\$63.0	96.1	16,342	\$1,618.6	142.7	263	\$10.2	56.4	17,518	\$1,691.7	138.9	5%
1992	611	\$41.8	102.4	72	\$5.5	65.6	683	\$47.3	98.5	16,810	\$1,760.3	154.5	246	\$8.0	55.2	17,739	\$1,815.6	150.9	4%
1993	607	\$50.5	108.2	373	\$24.3	100.8	980	\$74.8	105.4	17,497	\$1,968.9	163.1	260	\$8.4	61.2	18,737	\$2,052.1	158.7	5%
1994	753	\$62.9	116.8	965	\$79.1	100.7	1,718	\$142.0	107.8	21,140	\$2,592.8	169.8	241	\$10.1	77.3	23,099	\$2,744.9	164.2	7%
1995	617	\$84.5	120.3	954	\$95.5	159.5	1,571	\$179.9	144.1	19,334	\$2,489.1	174.0	209	\$7.9	63.6	21,114	\$2,676.9	170.7	7%
1996	2,094	\$240.2	154.2	1,248	\$102.9	108.6	3,342	\$343.1	137.2	19,240	\$2,637.5	179.1	241	\$9.6	62.3	22,823	\$2,990.2	171.7	15%
1997	3,376	\$363.8	132.5	2,774	\$206.6	100.7	6,150	\$570.4	118.2	18,752	\$2,634.1	177.1	222	\$10.6	73.5	25,124	\$3,215.1	161.8	24%
1998	2,373	\$274.7	119.5	2,831	\$207.5	87.6	5,204	\$482.3	102.2	15,365	\$2,223.8	176.5	180	\$9.0	76.2	20,749	\$2,715.2	157.0	25%
1999	2,834	\$326.3	130.5	3,998	\$326.0	99.4	6,832	\$652.3	112.3	19,336	\$2,899.4	182.0	209	\$10.2	72.9	26,377	\$3,562.0	163.1	26%
2000	2,018	\$217.3	127.9	2,459	\$222.6	109.0	4,477	\$439.9	117.5	15,462	\$2,467.9	191.3	146	\$6.8	68.5	20,085	\$2,914.7	174.0	22%
2001	1,706	\$240.5	138.9	2,813	\$238.5	101.5	4,519	\$479.0	115.7	15,883	\$2,664.9	197.2	137	\$6.4	67.2	20,539	\$3,150.3	178.4	22%
2002	2,122	\$298.7	147.7	5,610	\$482.4	89.3	7,732	\$781.1	105.3	19,318	\$3,527.0	205.4	158	\$10.2	93.4	27,208	\$4,318.3	176.3	28%
2003	2,697	\$408.3	140.1	4,295	\$455.1	98.2	6,992	\$863.5	114.4	22,643	\$4,394.8	207.7	166	\$9.4	73.9	29,801	\$5,267.7	185.0	23%
	23,529	\$2,735.7	130.7	28,515	\$2,451.7	99.5	52,044	\$5,187.4	113.6	252,659	\$35,396.0	176.7	2,967	\$127.7	66.5	307,670	\$40,711.2	165.0	17%

Appendix 6.4

Residential Section Sales Activity By Region

Source: Quotable Value New Zealand

Northland

Year Ended	No of Sales	Annual % Change	Ave Sale Price	Annual % Change	Total Sales (\$m)
Dec-82	767		\$17,700		\$13.6
Dec-83	581	-24.3%	\$16,100	-9.0%	\$9.4
Dec-84	743	27.9%	\$18,000	11.8%	\$13.3
Dec-85	813	9.4%	\$20,200	12.2%	\$16.4
Dec-86	698	-14.1%	\$21,700	7.4%	\$15.1
Dec-87	538	-22.9%	\$27,800	28.1%	\$14.9
Dec-88	464	-13.8%	\$28,100	1.1%	\$13.0
Dec-89	500	7.8%	\$30,800	9.6%	\$15.4
Dec-90	495	-1.0%	\$38,200	24.0%	\$18.9
Dec-91	334	-32.5%	\$42,800	12.0%	\$14.3
Dec-92	291	-12.9%	\$40,600	-5.1%	\$11.8
Dec-93	309	6.2%	\$39,900	-1.7%	\$12.3
Dec-94	489	58.3%	\$42,900	7.5%	\$21.0
Dec-95	552	12.9%	\$50,000	16.6%	\$27.6
Dec-96	858	55.4%	\$54,100	8.2%	\$46.4
Dec-97	814	-5.1%	\$56,200	3.9%	\$45.7
Dec-98	546	-32.9%	\$73,400	30.6%	\$40.1
Dec-99	371	-32.1%	\$70,100	-4.5%	\$26.0
Dec-00	350	-5.7%	\$78,600	12.1%	\$27.5
Dec-01	144	-58.9%	\$77,200	-1.8%	\$11.1
Dec-02	276	91.7%	\$88,100	14.1%	\$24.3

Auckland

Year Ended	No of Sales	Annual % Change	Ave Sale Price	Annual % Change	Total Sales (\$m)
Dec-82	3,694		\$17,300		\$63.9
Dec-83	3,053	-17.4%	\$20,200	16.8%	\$61.5
Dec-84	3,667	20.1%	\$23,300	15.3%	\$85.3
Dec-85	3,031	-17.3%	\$28,900	24.0%	\$87.5
Dec-86	2,278	-24.8%	\$37,600	30.1%	\$85.6
Dec-87	2,735	20.1%	\$44,900	19.4%	\$122.9
Dec-88	1,862	-31.9%	\$49,300	9.8%	\$91.9
Dec-89	1,970	5.8%	\$65,200	32.3%	\$128.5
Dec-90	2,377	20.7%	\$94,400	44.8%	\$224.4
Dec-91	1,523	-35.9%	\$70,100	-25.7%	\$106.7
Dec-92	1,382	-9.3%	\$68,200	-2.7%	\$94.2
Dec-93	1,727	25.0%	\$73,600	7.9%	\$127.1
Dec-94	3,133	81.4%	\$77,300	5.0%	\$242.1
Dec-95	3,592	14.7%	\$87,600	13.3%	\$314.5
Dec-96	3,843	7.0%	\$99,900	14.0%	\$383.9
Dec-97	3,397	-11.6%	\$125,800	25.9%	\$427.3
Dec-98	2,135	-37.2%	\$136,600	8.6%	\$291.6
Dec-99	2,762	29.4%	\$122,200	-10.5%	\$337.4
Dec-00	1,891	-31.5%	\$135,900	11.2%	\$257.0
Dec-01	1,028	-45.6%	\$136,200	0.2%	\$140.0
Dec-02	1,598	55.4%	\$133,500	-2.0%	\$213.4

Waikato

Year Ended	No of Sales	Annual % Change	Ave Sale Price	Annual % Change	Total Sales (\$m)
Dec-82	2,299		\$13,700		\$31.5
Dec-83	1,878	-18.3%	\$14,200	3.6%	\$26.7
Dec-84	2,226	18.5%	\$15,600	9.9%	\$34.8
Dec-85	1,982	-11.0%	\$19,100	22.4%	\$37.9
Dec-86	1,587	-19.9%	\$23,600	23.6%	\$37.5
Dec-87	1,675	5.5%	\$29,300	24.2%	\$49.1
Dec-88	1,297	-22.6%	\$32,300	10.2%	\$41.8
Dec-89	1,519	17.1%	\$37,100	14.9%	\$56.3
Dec-90	1,560	2.7%	\$40,200	8.4%	\$62.6
Dec-91	1,289	-17.4%	\$42,600	6.0%	\$54.9
Dec-92	976	-24.3%	\$42,600	0.0%	\$41.5
Dec-93	1,100	12.7%	\$49,900	17.1%	\$54.9
Dec-94	1,479	34.5%	\$52,100	4.4%	\$77.0
Dec-95	1,520	2.8%	\$54,600	4.8%	\$83.0
Dec-96	2,260	48.7%	\$63,900	17.0%	\$144.5
Dec-97	2,069	-8.5%	\$65,400	2.3%	\$135.3
Dec-98	1,378	-33.4%	\$69,400	6.1%	\$95.6
Dec-99	1,669	21.1%	\$74,700	7.6%	\$124.7
Dec-00	809	-51.5%	\$71,100	-4.8%	\$57.5
Dec-01	777	-4.0%	\$81,700	14.9%	\$63.5
Dec-02	1,305	68.0%	\$98,900	21.1%	\$129.0

Bay of Plenty

Year Ended	No of Sales	Annual % Change	Ave Sale Price	Annual % Change	Total Sales (\$m)
Dec-82	1,508		\$15,300		\$23.1
Dec-83	1,280	-15.1%	\$17,700	15.7%	\$22.6
Dec-84	1,075	-16.0%	\$19,000	7.3%	\$20.4
Dec-85	1,138	5.9%	\$22,800	20.0%	\$26.0
Dec-86	1,096	-3.7%	\$25,200	10.5%	\$27.7
Dec-87	1,266	15.5%	\$29,700	17.9%	\$37.6
Dec-88	1,026	-19.0%	\$31,800	7.1%	\$32.6
Dec-89	1,223	19.2%	\$33,000	3.8%	\$40.3
Dec-90	1,058	-13.5%	\$40,400	22.4%	\$42.8
Dec-91	923	-12.8%	\$39,800	-1.5%	\$36.7
Dec-92	801	-13.2%	\$48,900	22.9%	\$39.2
Dec-93	810	1.1%	\$49,900	2.0%	\$40.4
Dec-94	1,427	76.2%	\$54,200	8.6%	\$77.3
Dec-95	1,417	-0.7%	\$58,400	7.7%	\$82.7
Dec-96	1,646	16.2%	\$61,600	5.5%	\$101.3
Dec-97	2,107	28.0%	\$63,700	3.4%	\$134.2
Dec-98	1,302	-38.2%	\$75,700	18.8%	\$98.5
Dec-99	899	-31.0%	\$74,200	-2.0%	\$66.7
Dec-00	339	-62.3%	\$85,600	15.4%	\$29.0
Dec-01	454	33.9%	\$84,900	-0.8%	\$38.5
Dec-02	832	83.3%	\$84,000	-1.1%	\$69.9

Gisborne

Year Ended	No of Sales	Annual % Change	Ave Sale Price	Annual % Change	Total Sales (\$m)
Dec-82	100		\$13,200		\$1.3
Dec-83	88	-12.0%	\$13,000	-1.5%	\$1.1
Dec-84	114	29.5%	\$13,000	0.0%	\$1.5
Dec-85	128	12.3%	\$14,700	13.1%	\$1.9
Dec-86	74	-42.2%	\$16,500	12.2%	\$1.2
Dec-87	79	6.8%	\$15,900	-3.6%	\$1.3
Dec-88	28	-64.6%	\$16,100	1.3%	\$0.4
Dec-89	46	64.3%	\$19,500	21.1%	\$0.9
Dec-90	59	28.3%	\$26,300	34.9%	\$1.6
Dec-91	61	3.4%	\$25,100	-4.6%	\$1.5
Dec-92	58	-4.9%	\$25,100	0.0%	\$1.5
Dec-93	74	27.6%	\$28,500	13.5%	\$2.1
Dec-94	81	9.5%	\$35,700	25.3%	\$2.9
Dec-95	74	-8.6%	\$32,200	-9.8%	\$2.4
Dec-96	77	4.1%	\$36,300	12.7%	\$2.8
Dec-97	64	-16.9%	\$42,200	16.3%	\$2.7
Dec-98	33	-48.4%	\$34,700	-17.8%	\$1.1
Dec-99	56	69.7%	\$46,300	33.4%	\$2.6
Dec-00	39	-30.4%	\$44,600	-3.7%	\$1.7
Dec-01	41	5.1%	\$49,500	11.0%	\$2.0
Dec-02	63	53.7%	\$49,600	0.2%	\$3.1

Hawkes Bay

Year Ended	No of Sales	Annual % Change	Ave Sale Price	Annual % Change	Total Sales (\$m)
Dec-82	440		\$12,700		\$5.6
Dec-83	504	14.5%	\$14,000	10.2%	\$7.1
Dec-84	501	-0.6%	\$15,800	12.9%	\$7.9
Dec-85	399	-20.4%	\$18,600	17.7%	\$7.4
Dec-86	293	-26.6%	\$21,900	17.7%	\$6.4
Dec-87	277	-5.5%	\$24,000	9.6%	\$6.7
Dec-88	171	-38.3%	\$31,400	30.8%	\$5.4
Dec-89	141	-17.5%	\$38,000	21.0%	\$5.4
Dec-90	207	46.8%	\$35,400	-6.8%	\$7.3
Dec-91	198	-4.3%	\$36,700	3.7%	\$7.3
Dec-92	233	17.7%	\$40,600	10.6%	\$9.5
Dec-93	312	33.9%	\$45,300	11.6%	\$14.1
Dec-94	317	1.6%	\$43,700	-3.5%	\$13.8
Dec-95	242	-23.7%	\$52,100	19.2%	\$12.6
Dec-96	199	-17.8%	\$57,900	11.1%	\$11.5
Dec-97	174	-12.6%	\$56,500	-2.4%	\$9.8
Dec-98	119	-31.6%	\$62,100	9.9%	\$7.4
Dec-99	186	56.3%	\$61,700	-0.6%	\$11.5
Dec-00	110	-40.9%	\$58,000	-6.0%	\$6.4
Dec-01	173	57.3%	\$73,000	25.9%	\$12.6
Dec-02	251	45.1%	\$68,900	-5.6%	\$17.3

Taranaki

Year Ended	No of Sales	Annual % Change	Ave Sale Price	Annual % Change	Total Sales (\$m)
Dec-82	626		\$10,400		\$6.5
Dec-83	577	-7.8%	\$12,100	16.3%	\$7.0
Dec-84	489	-15.3%	\$14,100	16.5%	\$6.9
Dec-85	342	-30.1%	\$14,900	5.7%	\$5.1
Dec-86	238	-30.4%	\$15,500	4.0%	\$3.7
Dec-87	138	-42.0%	\$17,800	14.8%	\$2.5
Dec-88	133	-3.6%	\$16,400	-7.9%	\$2.2
Dec-89	173	30.1%	\$19,500	18.9%	\$3.4
Dec-90	267	54.3%	\$23,100	18.5%	\$6.2
Dec-91	262	-1.9%	\$23,800	3.0%	\$6.2
Dec-92	314	19.8%	\$27,200	14.3%	\$8.5
Dec-93	301	-4.1%	\$27,100	-0.4%	\$8.2
Dec-94	272	-9.6%	\$31,700	17.0%	\$8.6
Dec-95	190	-30.1%	\$37,300	17.7%	\$7.1
Dec-96	166	-12.6%	\$35,200	-5.6%	\$5.8
Dec-97	117	-29.5%	\$39,400	11.9%	\$4.6
Dec-98	84	-28.2%	\$35,100	-10.9%	\$2.9
Dec-99	99	17.9%	\$41,500	18.2%	\$4.1
Dec-00	64	-35.4%	\$37,900	-8.7%	\$2.4
Dec-01	86	34.4%	\$52,300	38.0%	\$4.5
Dec-02	153	77.9%	\$51,000	-2.5%	\$7.8

Manawatu - Wanganui

Year Ended	No of Sales	Annual % Change	Ave Sale Price	Annual % Change	Total Sales (\$m)
Dec-82	743		\$10,500		\$7.8
Dec-83	592	-20.3%	\$10,900	3.8%	\$6.5
Dec-84	889	50.2%	\$11,200	2.8%	\$9.9
Dec-85	810	-8.9%	\$12,000	7.1%	\$9.7
Dec-86	624	-23.0%	\$14,700	22.5%	\$9.2
Dec-87	404	-35.3%	\$16,500	12.2%	\$6.7
Dec-88	324	-19.8%	\$19,100	15.8%	\$6.2
Dec-89	531	63.9%	\$22,900	19.9%	\$12.2
Dec-90	693	30.5%	\$26,400	15.3%	\$18.3
Dec-91	466	-32.8%	\$26,300	-0.4%	\$12.3
Dec-92	452	-3.0%	\$31,400	19.4%	\$14.2
Dec-93	409	-9.5%	\$38,000	21.0%	\$15.5
Dec-94	452	10.5%	\$38,800	2.1%	\$17.6
Dec-95	405	-10.4%	\$41,200	6.2%	\$16.7
Dec-96	297	-26.7%	\$40,000	-2.9%	\$11.9
Dec-97	240	-19.2%	\$32,800	-18.0%	\$7.9
Dec-98	194	-19.2%	\$39,500	20.4%	\$7.7
Dec-99	294	51.5%	\$34,800	-11.9%	\$10.2
Dec-00	210	-28.6%	\$36,600	5.2%	\$7.7
Dec-01	258	22.9%	\$45,700	24.9%	\$11.8
Dec-02	316	22.5%	\$47,900	4.8%	\$15.1

Wellington

Year Ended	No of Sales	Annual % Change	Ave Sale Price	Annual % Change	Total Sales (\$m)
Dec-82	1,437		\$12,100		\$17.4
Dec-83	1,294	-10.0%	\$13,300	9.9%	\$17.2
Dec-84	1,456	12.5%	\$15,000	12.8%	\$21.8
Dec-85	1,625	11.6%	\$16,700	11.3%	\$27.2
Dec-86	1,371	-15.6%	\$22,000	31.7%	\$30.1
Dec-87	1,301	-5.1%	\$27,800	26.4%	\$36.2
Dec-88	1,126	-13.5%	\$33,800	21.6%	\$38.1
Dec-89	1,087	-3.5%	\$45,100	33.4%	\$49.0
Dec-90	943	-13.2%	\$45,500	0.9%	\$42.9
Dec-91	738	-21.7%	\$47,300	4.0%	\$34.9
Dec-92	680	-7.9%	\$51,000	7.8%	\$34.7
Dec-93	645	-5.1%	\$58,800	15.3%	\$37.9
Dec-94	740	14.7%	\$56,000	-4.8%	\$41.5
Dec-95	748	1.1%	\$58,200	3.9%	\$43.5
Dec-96	622	-16.8%	\$56,900	-2.2%	\$35.4
Dec-97	897	44.2%	\$59,800	5.1%	\$53.7
Dec-98	668	-25.5%	\$57,300	-4.2%	\$38.3
Dec-99	852	27.5%	\$64,100	11.9%	\$54.6
Dec-00	744	-12.7%	\$69,600	8.6%	\$51.8
Dec-01	553	-25.7%	\$77,100	10.8%	\$42.6
Dec-02	621	12.3%	\$90,100	16.9%	\$55.9

Tasman

Year Ended	No of Sales	Annual % Change	Ave Sale Price	Annual % Change	Total Sales (\$m)
Dec-82	152		\$15,800		\$2.4
Dec-83	147	-3.3%	\$17,900	13.3%	\$2.6
Dec-84	163	10.9%	\$20,000	11.7%	\$3.3
Dec-85	132	-19.0%	\$20,300	1.5%	\$2.7
Dec-86	200	51.5%	\$27,100	33.5%	\$5.4
Dec-87	138	-31.0%	\$33,300	22.9%	\$4.6
Dec-88	127	-8.0%	\$33,100	-0.6%	\$4.2
Dec-89	128	0.8%	\$34,300	3.6%	\$4.4
Dec-90	246	92.2%	\$36,300	5.8%	\$8.9
Dec-91	217	-11.8%	\$37,200	2.5%	\$8.1
Dec-92	222	2.3%	\$46,000	23.7%	\$10.2
Dec-93	259	16.7%	\$48,700	5.9%	\$12.6
Dec-94	305	17.8%	\$61,400	26.1%	\$18.7
Dec-95	292	-4.3%	\$57,200	-6.8%	\$16.7
Dec-96	220	-24.7%	\$59,800	4.5%	\$13.2
Dec-97	259	17.7%	\$68,500	14.5%	\$17.7
Dec-98	173	-33.2%	\$77,300	12.8%	\$13.4
Dec-99	193	11.6%	\$74,400	-3.8%	\$14.4
Dec-00	171	-11.4%	\$76,600	3.0%	\$13.1
Dec-01	218	27.5%	\$82,900	8.2%	\$18.1
Dec-02	476	118.3%	\$89,900	8.4%	\$42.8

Nelson

Year Ended	No of Sales	Annual % Change	Ave Sale Price	Annual % Change	Total Sales (\$m)
Dec-82	128		\$18,000		\$2.3
Dec-83	78	-39.1%	\$21,500	19.4%	\$1.7
Dec-84	83	6.4%	\$26,000	20.9%	\$2.2
Dec-85	84	1.2%	\$31,500	21.2%	\$2.6
Dec-86	73	-13.1%	\$34,000	7.9%	\$2.5
Dec-87	78	6.8%	\$42,500	25.0%	\$3.3
Dec-88	52	-33.3%	\$43,700	2.8%	\$2.3
Dec-89	106	103.8%	\$44,600	2.1%	\$4.7
Dec-90	165	55.7%	\$46,700	4.7%	\$7.7
Dec-91	142	-13.9%	\$55,500	18.8%	\$7.9
Dec-92	159	12.0%	\$58,400	5.2%	\$9.3
Dec-93	263	65.4%	\$57,500	-1.5%	\$15.1
Dec-94	237	-9.9%	\$62,300	8.3%	\$14.8
Dec-95	125	-47.3%	\$70,900	13.8%	\$8.9
Dec-96	198	58.4%	\$73,100	3.1%	\$14.5
Dec-97	192	-3.0%	\$77,800	6.4%	\$14.9
Dec-98	112	-41.7%	\$75,600	-2.8%	\$8.5
Dec-99	114	1.8%	\$80,800	6.9%	\$9.2
Dec-00	100	-12.3%	\$88,500	9.5%	\$8.9
Dec-01	146	46.0%	\$99,500	12.4%	\$14.5
Dec-02	279	91.1%	\$100,900	1.4%	\$28.2

Marlborough

Year Ended	No of Sales	Annual % Change	Ave Sale Price	Annual % Change	Total Sales (\$m)
Dec-82	304		\$11,000		\$3.3
Dec-83	238	-21.7%	\$12,900	17.3%	\$3.1
Dec-84	242	1.7%	\$14,300	10.9%	\$3.4
Dec-85	228	-5.8%	\$16,700	16.8%	\$3.8
Dec-86	241	5.7%	\$18,400	10.2%	\$4.4
Dec-87	209	-13.3%	\$21,500	16.8%	\$4.5
Dec-88	196	-6.2%	\$24,100	12.1%	\$4.7
Dec-89	196	0.0%	\$25,500	5.8%	\$5.0
Dec-90	220	12.2%	\$36,300	42.4%	\$8.0
Dec-91	201	-8.6%	\$37,000	1.9%	\$7.4
Dec-92	177	-11.9%	\$40,000	8.1%	\$7.1
Dec-93	239	35.0%	\$42,400	6.0%	\$10.1
Dec-94	261	9.2%	\$45,900	8.3%	\$12.0
Dec-95	252	-3.4%	\$52,100	13.5%	\$13.1
Dec-96	173	-31.3%	\$51,900	-0.4%	\$9.0
Dec-97	167	-3.5%	\$60,200	16.0%	\$10.1
Dec-98	163	-2.4%	\$70,000	16.3%	\$11.4
Dec-99	133	-18.4%	\$57,700	-17.6%	\$7.7
Dec-00	148	11.3%	\$62,000	7.5%	\$9.2
Dec-01	136	-8.1%	\$75,900	22.4%	\$10.3
Dec-02	239	75.7%	\$77,600	2.2%	\$18.6

West Coast

Year Ended	No of Sales	Annual % Change	Ave Sale Price	Annual % Change	Total Sales (\$m)
Dec-82	103		\$5,900		\$0.6
Dec-83	114	10.7%	\$5,000	-15.3%	\$0.6
Dec-84	100	-12.3%	\$5,500	10.0%	\$0.6
Dec-85	122	22.0%	\$5,900	7.3%	\$0.7
Dec-86	80	-34.4%	\$7,400	25.4%	\$0.6
Dec-87	113	41.3%	\$8,000	8.1%	\$0.9
Dec-88	84	-25.7%	\$11,200	40.0%	\$0.9
Dec-89	81	-3.6%	\$9,900	-11.6%	\$0.8
Dec-90	74	-8.6%	\$11,100	12.1%	\$0.8
Dec-91	98	32.4%	\$8,500	-23.4%	\$0.8
Dec-92	110	12.2%	\$6,500	-23.5%	\$0.7
Dec-93	173	57.3%	\$9,700	49.2%	\$1.7
Dec-94	180	4.0%	\$13,100	35.1%	\$2.4
Dec-95	181	0.6%	\$13,000	-0.8%	\$2.4
Dec-96	155	-14.4%	\$19,300	48.5%	\$3.0
Dec-97	91	-41.3%	\$17,500	-9.3%	\$1.6
Dec-98	50	-45.1%	\$16,500	-5.7%	\$0.8
Dec-99	47	-6.0%	\$17,700	7.3%	\$0.8
Dec-00	74	57.4%	\$32,300	82.5%	\$2.4
Dec-01	48	-35.1%	\$19,500	-39.6%	\$0.9
Dec-02	83	72.9%	\$37,500	92.3%	\$3.1

Canterbury

Year Ended	No of Sales	Annual % Change	Ave Sale Price	Annual % Change	Total Sales (\$m)
Dec-82	1,358		\$13,300		\$18.1
Dec-83	1,387	2.1%	\$15,800	18.8%	\$21.9
Dec-84	1,674	20.7%	\$17,200	8.9%	\$28.8
Dec-85	1,595	-4.7%	\$22,300	29.7%	\$35.6
Dec-86	1,103	-30.8%	\$27,800	24.7%	\$30.7
Dec-87	1,037	-6.0%	\$32,500	16.9%	\$33.7
Dec-88	1,082	4.3%	\$35,300	8.6%	\$38.2
Dec-89	1,217	12.5%	\$37,300	5.7%	\$45.3
Dec-90	1,638	34.6%	\$43,200	15.8%	\$70.8
Dec-91	1,398	-14.7%	\$44,600	3.2%	\$62.4
Dec-92	1,455	4.1%	\$45,700	2.5%	\$66.5
Dec-93	1,758	20.8%	\$50,700	10.9%	\$89.2
Dec-94	1,848	5.1%	\$58,300	15.0%	\$107.6
Dec-95	1,666	-9.8%	\$64,500	10.6%	\$107.5
Dec-96	1,620	-2.8%	\$72,700	12.7%	\$117.7
Dec-97	1,595	-1.5%	\$82,100	12.9%	\$130.9
Dec-98	1,105	-30.7%	\$72,600	-11.6%	\$80.2
Dec-99	1,332	20.5%	\$84,800	16.8%	\$112.9
Dec-00	852	-36.0%	\$94,100	11.0%	\$80.2
Dec-01	923	8.3%	\$95,200	1.2%	\$87.9
Dec-02	1,073	16.3%	\$95,200	0.0%	\$102.1

Otago

Year Ended	No of Sales	Annual % Change	Ave Sale Price	Annual % Change	Total Sales (\$m)
Dec-82	823		\$11,600		\$9.5
Dec-83	760	-7.7%	\$13,300	14.7%	\$10.1
Dec-84	954	25.5%	\$18,300	37.6%	\$17.5
Dec-85	786	-17.6%	\$24,400	33.3%	\$19.2
Dec-86	643	-18.2%	\$28,800	18.0%	\$18.5
Dec-87	565	-12.1%	\$34,300	19.1%	\$19.4
Dec-88	446	-21.1%	\$37,700	9.9%	\$16.8
Dec-89	493	10.5%	\$34,900	-7.4%	\$17.2
Dec-90	599	21.5%	\$26,900	-22.9%	\$16.1
Dec-91	619	3.3%	\$24,200	-10.0%	\$15.0
Dec-92	810	30.9%	\$31,100	28.5%	\$25.2
Dec-93	1,020	25.9%	\$41,400	33.1%	\$42.2
Dec-94	1,217	19.3%	\$50,500	22.0%	\$61.4
Dec-95	1,020	-16.2%	\$57,000	12.9%	\$58.1
Dec-96	647	-36.6%	\$52,000	-8.8%	\$33.7
Dec-97	537	-17.0%	\$54,300	4.4%	\$29.2
Dec-98	260	-51.6%	\$59,700	9.9%	\$15.5
Dec-99	363	39.6%	\$69,000	15.6%	\$25.0
Dec-00	331	-8.8%	\$78,900	14.3%	\$26.1
Dec-01	676	104.2%	\$90,100	14.2%	\$60.9
Dec-02	1,053	55.8%	\$109,600	21.6%	\$115.4

Southland

Year Ended	No of Sales	Annual % Change	Ave Sale Price	Annual % Change	Total Sales (\$m)
Dec-82	212		\$10,300		\$2.2
Dec-83	195	-8.0%	\$11,300	9.7%	\$2.2
Dec-84	193	-1.0%	\$10,200	-9.7%	\$2.0
Dec-85	175	-9.3%	\$11,000	7.8%	\$1.9
Dec-86	106	-39.4%	\$16,100	46.4%	\$1.7
Dec-87	89	-16.0%	\$12,600	-21.7%	\$1.1
Dec-88	82	-7.9%	\$15,800	25.4%	\$1.3
Dec-89	115	40.2%	\$12,900	-18.4%	\$1.5
Dec-90	173	50.4%	\$15,700	21.7%	\$2.7
Dec-91	113	-34.7%	\$16,100	2.5%	\$1.8
Dec-92	152	34.5%	\$18,300	13.7%	\$2.8
Dec-93	153	0.7%	\$20,600	12.6%	\$3.1
Dec-94	281	83.7%	\$20,600	0.0%	\$5.8
Dec-95	191	-32.0%	\$29,900	45.1%	\$5.7
Dec-96	112	-41.4%	\$29,400	-1.7%	\$3.3
Dec-97	85	-24.1%	\$23,300	-20.7%	\$2.0
Dec-98	41	-51.8%	\$17,400	-25.3%	\$0.7
Dec-99	63	53.7%	\$20,200	16.1%	\$1.3
Dec-00	54	-14.3%	\$18,000	-10.9%	\$1.0
Dec-01	84	55.6%	\$26,500	47.2%	\$2.2
Dec-02	149	77.4%	\$25,500	-3.8%	\$3.8

New Zealand

Year Ended	No of Sales	Annual % Change	Ave Sale Price	Annual % Change	Total Sales (\$m)
Dec-82	14,694		\$14,241		209.3
Dec-83	12,766	-13.1%	\$15,765	10.7%	201.3
Dec-84	14,569	14.1%	\$17,818	13.0%	259.6
Dec-85	13,390	-8.1%	\$21,327	19.7%	285.6
Dec-86	10,705	-20.1%	\$26,188	22.8%	280.3
Dec-87	10,642	-0.6%	\$32,460	24.0%	345.4
Dec-88	8,500	-20.1%	\$35,299	8.7%	300.0
Dec-89	9,526	12.1%	\$40,964	16.0%	390.2
Dec-90	10,774	13.1%	\$50,123	22.4%	540.0
Dec-91	8,582	-20.3%	\$44,076	-12.1%	378.3
Dec-92	8,272	-3.6%	\$45,552	3.3%	376.8
Dec-93	9,552	15.5%	\$50,957	11.9%	486.7
Dec-94	12,719	33.2%	\$56,964	11.8%	724.5
Dec-95	12,467	-2.0%	\$64,371	13.0%	802.5
Dec-96	13,093	5.0%	\$71,621	11.3%	937.7
Dec-97	12,805	-2.2%	\$80,250	12.0%	1,027.6
Dec-98	8,363	-34.7%	\$85,341	6.3%	713.7
Dec-99	9,433	12.8%	\$85,789	0.5%	809.3
Dec-00	6,286	-33.4%	\$92,555	7.9%	581.8
Dec-01	5,745	-8.6%	\$90,800	-1.9%	521.6
Dec-02	8,767	52.6%	\$96,933	6.8%	849.8

Appendix 8

Home Ownership Tables

Source: Statistics New Zealand

Table 1: Tenure by Region – No. of Households, 1981 - 2001

	1981	1986	1991	1996	2001
Northland					
Owned	23,997	27,471	30,909	31,803	32,613
Rented	9,234	10,539	10,929	12,843	13,665
Auckland					
Owned	189,699	209,733	227,328	232,194	235,032
Rented	72,630	73,779	85,245	103,110	128,811
Waikato					
Owned	61,704	70,713	78,030	78,720	81,369
Rented	31,014	30,081	31,239	37,080	39,000
Bay of Plenty					
Owned	37,905	44,865	52,461	54,465	55,860
Rented	14,658	15,465	16,422	21,507	25,851
Gisborne					
Owned	8,697	9,432	9,513	9,270	9,024
Rented	4,626	4,503	4,653	4,968	5,262
Hawkes Bay					
Owned	29,691	32,889	34,980	34,449	33,528
Rented	12,477	12,090	12,483	14,355	15,909
Taranaki					
Owned	23,436	26,133	27,594	26,655	26,454
Rented	9,252	9,240	9,159	10,302	10,209
Manawatu-Wanganui					
Owned	46,188	50,994	54,792	53,481	52,494
Rented	21,567	21,021	21,579	24,366	24,813
Wellington					
Owned	85,899	94,257	99,780	99,594	99,378
Rented	39,813	36,759	38,529	42,984	49,218
Marlborough					
Owned	7,548	8,580	9,660	10,014	10,542
Rented	2,541	2,553	2,679	3,396	3,753
Nelson					
Owned	8,868	9,690	10,323	10,605	10,452
Rented	2,367	2,478	3,027	4,056	4,764

Source: Statistics New Zealand

Table 1: Tenure by Region – No. of Households, 1981 – 2001 Continued

	1981	1986	1991	1996	2001
Tasman					
Owned	7,221	8,184	9,429	10,350	10,983
Rented	2,319	2,397	2,346	3,015	3,456
West Coast					
Owned	7,500	8,067	8,460	8,439	8,061
Rented	2,754	2,799	2,637	3,009	3,042
Canterbury					
Owned	104,223	114,261	120,186	124,752	126,570
Rented	37,158	34,635	36,753	44,241	50,649
Otago					
Owned	42,351	45,051	47,010	47,313	46,248
Rented	15,162	15,201	15,894	18,450	20,226
Southland					
Owned	25,167	26,532	27,471	26,529	25,137
Rented	7,221	6,939	6,735	7,605	8,130
New Zealand					
Owned	710,202	786,978	848,052	858,771	863,874
Rented	284,883	280,563	300,405	355,383	406,845

Source: Statistics New Zealand

Table 2: Tenure by Region – Change in the Number of Households

	1981 to 1986	1986 to 1991	1991 to 1996	1996 to 2001	1981 to 1991	1991 to 2001	1981 to 2001
Northland							
Owned	3,474	3,438	894	810	6,912	1,704	8,616
Rented	1,305	390	1,914	822	1,695	2,736	4,431
Auckland							
Owned	20,034	17,595	4,866	2,838	37,629	7,704	45,333
Rented	1,149	11,466	17,865	25,701	12,615	43,566	56,181
Waikato							
Owned	9,009	7,317	690	2,649	16,326	3,339	19,665
Rented	-933	1,158	5,841	1,920	225	7,761	7,986
Bay of Plenty							
Owned	6,960	7,596	2,004	1,395	14,556	3,399	17,955
Rented	807	957	5,085	4,344	1,764	9,429	11,193
Gisborne							
Owned	735	81	-243	-246	816	-489	327
Rented	-123	150	315	294	27	609	636
Hawkes Bay							
Owned	3,198	2,091	-531	-921	5,289	-1,452	3,837
Rented	-387	393	1,872	1,554	6	3,426	3,432
Taranaki							
Owned	2,697	1,461	-939	-201	4,158	-1,140	3,018
Rented	-12	-81	1,143	-93	-93	1,050	957
Manawatu-Wanganui							
Owned	4,806	3,798	-1,311	-987	8,604	-2,298	6,306
Rented	-546	558	2,787	447	12	3,234	3,246
Wellington							
Owned	8,358	5,523	-186	-216	13,881	-402	13,479
Rented	-3,054	1,770	4,455	6,234	-1,284	10,689	9,405
Marlborough							
Owned	1,032	1,080	354	528	2,112	882	2,994
Rented	12	126	717	357	138	1,074	1,212

Source: Statistics New Zealand

Table 2: Tenure by Region – Change in the Number of Households Continued

	1981 to 1986	1986 to 1991	1991 to 1996	1996 to 2001	1981 to 1991	1991 to 2001	1981 to 2001
Nelson							
Owned	822	633	282	-153	1,455	129	1,584
Rented	111	549	1,029	708	660	1,737	2,397
Tasman							
Owned	963	1,245	921	633	2,208	1,554	3,762
Rented	78	-51	669	441	27	1,110	1,137
West Coast							
Owned	567	393	-21	-378	960	-399	561
Rented	45	-162	372	33	-117	405	288
Canterbury							
Owned	10,038	5,925	4,566	1,818	15,963	6,384	22,347
Rented	-2,523	2,118	7,488	6,408	-405	13,896	13,491
Otago							
Owned	2,700	1,959	303	-1,065	4,659	-762	3,897
Rented	39	693	2,556	1,776	732	4,332	5,064
Southland							
Owned	1,365	939	-942	-1,392	2,304	-2,334	-30
Rented	-282	-204	870	525	-486	1,395	909
New Zealand							
Owned	76,776	61,074	10,719	5,103	137,850	15,822	153,672
Rented	-4,320	19,842	54,978	51,462	15,522	106,440	121,962

Source: Statistics New Zealand

Table 3: Tenure by Region – Percentage Change in the Number of Households

	1981 to 1986	1986 to 1991	1991 to 1996	1996 to 2001	1981 to 1991	1991 to 2001	1981 to 2001
Northland							
Owned	14.5	12.5	2.9	2.5	28.8	5.5	35.9
Rented	14.1	3.7	17.5	6.4	18.4	25.0	48.0
Auckland							
Owned	10.6	8.4	2.1	1.2	19.8	3.4	23.9
Rented	1.6	15.5	21.0	24.9	17.4	51.1	77.4
Waikato							
Owned	14.6	10.3	0.9	3.4	26.5	4.3	31.9
Rented	-3.0	3.8	18.7	5.2	0.7	24.8	25.7
Bay of Plenty							
Owned	18.4	16.9	3.8	2.6	38.4	6.5	47.4
Rented	5.5	6.2	31.0	20.2	12.0	57.4	76.4
Gisborne							
Owned	8.5	0.9	-2.6	-2.7	9.4	-5.1	3.8
Rented	-2.7	3.3	6.8	5.9	0.6	13.1	13.7
Hawkes Bay							
Owned	10.8	6.4	-1.5	-2.7	17.8	-4.2	12.9
Rented	-3.1	3.3	15.0	10.8	0.0	27.4	27.5
Taranaki							
Owned	11.5	5.6	-3.4	-0.8	17.7	-4.1	12.9
Rented	-0.1	-0.9	12.5	-0.9	-1.0	11.5	10.3
Manawatu-Wanganui							
Owned	10.4	7.4	-2.4	-1.8	18.6	-4.2	13.7
Rented	-2.5	2.7	12.9	1.8	0.1	15.0	15.1
Wellington							
Owned	9.7	5.9	-0.2	-0.2	16.2	-0.4	15.7
Rented	-7.7	4.8	11.6	14.5	-3.2	27.7	23.6
Marlborough							
Owned	13.7	12.6	3.7	5.3	28.0	9.1	39.7
Rented	0.5	4.9	26.8	10.5	5.4	40.1	47.7

Source: Statistics New Zealand

Table 3: Tenure by Region – Percentage Change in the Number of Households Continued

	1981 to 1986	1986 to 1991	1991 to 1996	1996 to 2001	1981 to 1991	1991 to 2001	1981 to 2001
Nelson							
Owned	9.3	6.5	2.7	-1.4	16.4	1.2	17.9
Rented	4.7	22.2	34.0	17.5	27.9	57.4	101.3
Tasman							
Owned	13.3	15.2	9.8	6.1	30.6	16.5	52.1
Rented	3.4	-2.1	28.5	14.6	1.2	47.3	49.0
West Coast							
Owned	7.6	4.9	-0.2	-4.5	12.8	-4.7	7.5
Rented	1.6	-5.8	14.1	1.1	-4.2	15.4	10.5
Canterbury							
Owned	9.6	5.2	3.8	1.5	15.3	5.3	21.4
Rented	-6.8	6.1	20.4	14.5	-1.1	37.8	36.3
Otago							
Owned	6.4	4.3	0.6	-2.3	11.0	-1.6	9.2
Rented	0.3	4.6	16.1	9.6	4.8	27.3	33.4
Southland							
Owned	5.4	3.5	-3.4	-5.2	9.2	-8.5	-0.1
Rented	-3.9	-29	12.9	6.9	-6.7	20.7	12.6
New Zealand							
Owned	10.8	7.8	1.3	0.6	19.4	1.9	21.6
Rented	-1.5	7.1	18.3	14.5	5.4	35.4	42.8

Source: Statistics New Zealand

Table 4: Absolute change in Tenure by Age Cohort

	Number of Households					Change in No. of Households		
	1981	1986	1991	1996	2001	1981 to 1991	1991 to 2001	1981 to 2001
20-24 years								
Owned	16,335	18,396	17,751	17,286	14,007	1,416	-3,744	-2,328
Rented	52,920	49,272	49,179	52,767	47,172	-3,741	-2,007	-5,748
25-29 years								
Owned	54,015	60,288	60,027	50,544	40,287	6,012	-19,740	-13,728
Rented	48,306	50,934	51,921	59,610	58,116	3,615	6,195	9,810
30-34 years								
Owned	81,060	83,958	90,609	86,421	73,551	9,549	-17,058	-7,509
Rented	36,027	35,391	41,172	52,245	57,144	5,145	15,972	21,117
35-39 years								
Owned	75,024	95,295	90,609	86,421	73,551	21,822	507	22,329
Rented	23,532	27,750	30,444	40,374	50,835	6,912	20,391	27,303
40-44 years								
Owned	69,732	80,706	101,889	99,306	103,239	32,157	1,350	33,507
Rented	18,750	19,299	24,147	29,643	40,710	5,397	16,563	21,960
45-49 years								
Owned	63,564	71,859	82,503	98,256	96,639	18,939	14,136	33,075
Rented	15,411	15,435	16,929	23,157	30,447	1,518	13,518	15,036
50-54 years								
Owned	68,796	64,650	71,871	77,175	94,659	3,075	22,788	25,863
Rented	15,672	12,777	13,617	16,323	24,594	-2,055	10,977	8,922
55-59 years								
Owned	67,041	69,525	64,551	66,675	73,992	-2,490	9,441	6,951
Rented	14,481	12,741	11,145	13,224	18,231	-3,336	7,086	3,750
60-64 years								
Owned	59,625	67,545	68,448	59,523	63,258	8,823	-5,190	3,633
Rented	12,291	11,382	11,370	11,385	15,462	-921	4,092	3,171
65 years +								
Owned	153,288	172,545	191,022	195,615	199,302	37,734	8,280	46,014
Rented	36,621	35,841	39,435	44,205	49,746	2,814	10,311	13,125
New Zealand								
Owned	710,205	786,978	848,052	858,771	863,874	137,850	15,822	153,672
Rented	284,883	280,563	300,405	355,383	406,845	15,522	106,440	121,962

Source: Statistics New Zealand

Table 5: Percentage Change in Tenure by Age Cohort

	1981 to 1986	1986 to 1991	1991 to 1996	1996 to 2001	1981 to 1991	1991 to 2001	1981 to 2001
20-24 years							
Owned	12.6	-3.5	-2.6	-19.0	8.7	-21.1	-14.3
Rented	-6.9	-0.2	7.3	-10.6	-7.1	-4.1	-10.9
25-29 years							
Owned	11.6	-0.4	-15.8	-20.3	11.1	-32.9	-25.4
Rented	5.4	1.9	14.8	-2.5	7.5	11.9	20.3
30-34 years							
Owned	3.6	7.9	-4.6	-14.9	11.8	-18.8	-9.3
Rented	-1.8	16.3	26.9	9.4	14.3	38.8	58.6
35-39 years							
Owned	27.0	1.6	4.6	-3.9	29.1	0.5	29.8
Rented	17.9	9.7	32.6	25.9	29.4	67.0	116.0
40-44 years							
Owned	15.7	26.2	-2.5	4.0	46.1	1.3	48.1
Rented	2.9	25.1	22.8	37.3	28.8	68.6	117.1
45-49 years							
Owned	13.0	14.8	19.1	-1.6	29.8	17.1	52.0
Rented	0.2	9.7	36.8	31.5	9.9	79.9	97.6
50-54 years							
Owned	-6.0	11.2	7.4	22.7	4.5	31.7	37.6
Rented	-18.5	6.6	19.9	50.7	-13.1	80.6	56.9
55-59 years							
Owned	3.7	-7.2	3.3	11.0	-3.7	14.6	10.4
Rented	-12.0	-12.5	18.7	37.9	-23.0	63.6	25.9
60-64 years							
Owned	13.3	1.3	-13.0	6.3	14.8	-7.6	6.1
Rented	-7.4	-0.1	0.1	35.8	-7.5	36.0	25.8
65 years +							
Owned	12.6	10.7	2.4	1.9	24.6	4.3	30.0
Rented	-2.1	10.0	12.1	12.5	7.7	26.1	35.8
New Zealand							
Owned	10.8	7.8	1.3	0.6	19.4	1.9	21.6
Rented	-1.5	7.1	18.3	14.5	5.4	35.4	42.8

Source: Statistics New Zealand

Table 6: Home ownership rates by age and area

	Home ownership rates (%)					% Point Change		
	1981	1986	1991	1996	2001	1981 to 1991	1991 to 2001	1981 to 2001
20-24 years								
Auckland Urban Area	25.3	26.9	25.5	28.5	25.5	0.3	0.0	0.3
Wellington Urban Area	18.3	23.3	21.9	21.9	16.9	3.6	-5.0	-1.4
Other Main Urban Areas	25.7	29.2	27.2	22.4	19.1	1.5	-8.1	-6.6
Secondary Urban Areas	26.0	33.8	35.9	30.4	24.8	9.9	-11.1	-1.2
Minor Urban Areas	24.6	31.4	33.9	27.4	23.7	9.3	-10.2	-0.9
Rural Centre	22.3	27.8	30.2	30.2	28.0	7.9	-2.2	5.7
Rural and Water Areas	15.9	17.0	17.2	20.2	38.5	1.2	21.4	22.6
New Zealand	23.6	27.2	26.5	24.7	22.9	2.9	-3.6	-0.7
25-29 years								
Auckland Urban Area	54.5	52.6	50.5	43.5	37.3	-4.1	-13.2	-17.3
Wellington Urban Area	49.4	52.0	50.0	42.9	35.2	0.7	-14.8	-14.2
Other Main Urban Areas	58.7	60.5	59.5	48.7	41.6	0.8	-17.9	-17.1
Secondary Urban Areas	58.1	62.8	61.9	53.1	46.2	3.8	-15.6	-11.9
Minor Urban Areas	49.3	55.4	58.1	49.1	43.6	8.8	-14.6	-5.7
Rural Centre	45.7	47.7	55.6	49.3	46.7	9.9	-8.9	1.0
Rural and Water Areas	37.1	37.0	38.1	38.4	49.6	1.0	11.5	12.5
New Zealand	52.8	54.2	53.6	45.9	40.9	0.8	-12.7	-11.8
30-34 years								
Auckland Urban Area	71.3	69.7	65.5	58.8	51.7	-5.8	-13.8	-19.6
Wellington Urban Area	67.5	69.8	68.2	62.4	55.2	0.8	-13.0	-12.3
Other Main Urban Areas	74.7	75.3	73.7	65.7	57.6	-1.0	-16.1	-17.0
Secondary Urban Areas	71.8	75.4	75.0	67.6	61.0	3.2	-14.0	-10.8
Minor Urban Areas	63.3	67.7	70.1	62.8	55.8	6.8	-14.3	-7.5
Rural Centre	57.5	62.3	67.7	65.7	59.3	10.2	-8.4	1.8
Rural and Water Areas	57.5	60.0	59.1	57.9	62.7	1.7	3.6	5.2
New Zealand	69.2	70.3	68.8	62.3	56.3	-0.5	-12.5	-13.0

Source: Statistics New Zealand

Table 6: Home ownership rates by age and area Continued

	Home ownership rates (%)					% Point Change		
	1981	1986	1991	1996	2001	1981 to 1991	1991 to 2001	1981 to 2001
35-39 years								
Auckland Urban Area	78.4	77.5	73.6	68.0	60.9	-4.8	-12.8	-17.5
Wellington Urban Area	74.6	76.5	75.7	71.5	66.1	1.1	-9.6	-8.5
Other Main Urban Areas	80.5	80.9	79.2	73.6	66.8	-1.3	-12.4	-13.7
Secondary Urban Areas	77.3	80.2	80.4	74.7	68.5	3.1	-11.9	-8.7
Minor Urban Areas	69.2	73.6	76.2	71.0	64.2	7.0	-12.0	-5.0
Rural Centre	64.9	71.0	75.9	72.6	68.5	11.0	-7.4	3.6
Rural and Water Areas	67.8	71.8	71.4	71.9	72.6	3.6	1.2	4.9
New Zealand	76.1	77.4	76.1	71.5	65.7	0.0	-10.4	-10.4
40-44 years								
Auckland Urban Area	80.8	81.2	79.7	73.9	66.9	-1.1	-12.8	-13.9
Wellington Urban Area	77.9	79.3	79.4	76.4	72.0	1.5	-7.4	-5.9
Other Main Urban Areas	81.9	83.1	82.9	78.6	72.3	0.9	-10.6	-9.7
Secondary Urban Areas	78.9	81.8	83.7	79.2	73.8	4.9	-9.9	-5.0
Minor Urban Areas	71.9	77.0	79.7	75.9	70.5	7.8	-9.2	-1.5
Rural Centre	70.2	72.9	77.9	78.7	75.2	7.6	-2.7	5.0
Rural and Water Areas	73.6	77.9	79.0	79.0	78.9	5.4	-0.1	5.3
New Zealand	78.8	80.7	80.8	77.0	71.7	2.0	-9.1	-7.1
45-49 years								
Auckland Urban Area	81.2	82.6	82.0	79.0	72.1	0.8	-10.0	-9.1
Wellington Urban Area	78.6	82.0	81.6	79.6	75.0	3.0	-6.6	-3.6
Other Main Urban Areas	83.3	84.0	84.3	81.9	76.3	1.0	-8.0	-7.0
Secondary Urban Areas	81.5	83.1	84.5	82.2	77.8	3.1	-6.7	-3.7
Minor Urban Areas	75.2	78.8	82.4	79.9	75.5	7.2	-7.0	0.3
Rural Centre	73.2	78.3	80.7	82.8	78.7	7.5	-2.0	5.5
Rural and Water Areas	77.2	80.3	82.5	83.2	82.8	5.3	0.3	5.6
New Zealand	80.5	82.3	83.0	80.9	76.0	2.5	-6.9	-4.4

Source: Statistics New Zealand

Table 6: Home ownership rates by age and area Continued

	Home ownership rates (%)					% Point Change		
	1981	1986	1991	1996	2001	1981 to 1991	1991 to 2001	1981 to 2001
50-54 years								
Auckland Urban Area	81.7	83.4	83.5	80.9	76.4	1.7	-7.0	-5.3
Wellington Urban Area	79.5	81.3	82.6	81.7	78.1	3.2	-4.5	-1.3
Other Main Urban Areas	83.6	85.4	85.1	82.8	79.3	1.4	-5.7	-4.3
Secondary Urban Areas	82.0	84.5	85.4	84.1	80.8	3.4	-4.7	-1.3
Minor Urban Areas	77.1	81.2	83.3	81.6	78.4	6.2	-4.9	1.3
Rural Centre	77.8	81.2	83.3	83.4	81.7	5.6	-1.6	4.0
Rural and Water Areas	79.6	81.7	83.8	85.1	85.4	4.2	1.6	5.8
New Zealand	81.4	83.5	84.1	82.5	79.4	2.6	-4.7	-2.1
55-59 years								
Auckland Urban Area	81.5	84.0	84.6	82.1	77.4	3.1	-7.2	-4.1
Wellington Urban Area	76.8	81.3	82.4	82.0	79.0	5.6	-3.4	2.2
Other Main Urban Areas	84.4	86.0	86.0	83.8	80.2	1.6	-5.8	-4.2
Secondary Urban Areas	83.4	85.7	87.4	84.2	82.2	4.0	-5.2	-1.2
Minor Urban Areas	81.2	84.0	86.0	83.6	79.6	4.7	-6.3	-1.6
Rural Centre	80.2	84.5	87.5	84.9	82.6	7.2	-4.8	2.4
Rural and Water Areas	82.5	83.6	84.5	85.2	85.2	2.1	0.6	2.7
New Zealand	82.2	84.5	85.3	83.4	80.2%	3.0	-5.0	-2.0
60-64 years								
Auckland Urban Area	80.8	83.9	83.9	81.9	77.1	3.1	-6.8	-3.7
Wellington Urban Area	75.8	79.3	81.5	81.2	77.8	5.7	-3.8	2.0
Other Main Urban Areas	84.0	86.7	86.4	84.4	80.5	2.4	-5.9	-3.5
Secondary Urban Areas	85.1	87.7	88.3	84.7	82.0	3.2	-6.3	-3.1
Minor Urban Areas	86.5	88.5	88.1	84.6	80.2	1.6	-7.9	-6.3
Rural Centre	89.1	89.5	89.8	86.5	84.1	0.7	-5.7	-5.1
Rural and Water Areas	84.1	85.9	85.9	86.6	85.6	1.8	-0.3	1.5
New Zealand	82.9	85.6	85.8	83.9	80.4	2.8	-5.4	-2.6

Source: Statistics New Zealand

Table 6: Home ownership rates by age and area Continued

	Home ownership rates (%)					% Point Change		
	1981	1986	1991	1996	2001	1981 to 1991	1991 to 2001	1981 to 2001
65 years +								
Auckland Urban Area	78.8	81.8	81.9	80.0	77.6	3.1	-4.2	-1.1
Wellington Urban Area	75.1	77.0	77.6	78.9	78.5	2.5	0.8	3.3
Other Main Urban Areas	81.4	83.3	83.6	82.3	80.2	2.1	-3.4	-1.2
Secondary Urban Areas	83.4	84.4	84.1	82.5	80.0	0.7	-4.1	-3.4
Minor Urban Areas	84.0	85.3	84.9	82.1	80.3	0.9	-4.6	-3.7
Rural Centre	87.3	87.4	85.7	83.5	83.1	-1.6	-2.5	-4.1
Rural and Water Areas	80.1	83.2	82.6	82.6	85.6	2.5	3.0	5.5
New Zealand	80.7	82.8	82.9	81.6	80.0	2.2	-2.9	-0.7
Total	71.4	73.7	73.8	70.7	68.0	2.5	-5.9	-3.4

Source: Statistics New Zealand

Table 7: Home ownership rates by age and region

	Home ownership rates (%)					% Point Change		
	1981	1986	1991	1996	2001	1981 to 1991	1991 to 2001	1981 to 2001
20-24 years								
Northland	22.3	24.6	27.4	24.4	25.0	5.0	-2.3	2.7
Auckland	25.0	26.9	25.8	28.4	25.7	0.8	-0.1	0.7
Waikato	19.0	23.8	23.8	20.5	22.1	4.8	-1.7	3.1
Bay of Plenty	23.3	26.7	33.1	23.2	20.5	9.8	-12.6	-2.8
Gisborne	20.8	24.6	23.9	18.8	20.8	3.1	-3.1	0.0
Hawkes Bay	23.7	27.9	29.2	23.0	22.3	5.5	-6.8	-1.4
Taranaki	26.9	29.9	31.8	26.5	27.2	4.8	-4.6	0.3
Manawatu-Wanganui	19.8	25.6	24.4	20.7	21.1	4.7	-3.3	1.3
Wellington	18.9	24.6	24.2	22.5	18.1	5.3	-6.2	-0.9
Marlborough	23.9	29.3	31.8	27.0	23.7	7.9	-8.1	-0.2
Nelson	32.7	31.3	28.5	28.3	19.2	-4.3	-9.3	-13.6
Tasman	22.5	27.7	32.6	32.4	33.6	10.1	1.0	11.0
West Coast	27.1	30.7	33.0	33.2	30.2	5.9	-2.8	3.1
Canterbury	26.7	30.3	27.8	25.6	23.2	1.1	-4.6	-3.5
Otago	24.9	26.3	20.2	19.5	16.9	-4.7	-3.4	-8.1
Southland	39.0	41.4	44.2	36.3	31.5	5.2	-12.7	-7.5
New Zealand	23.6	27.2	26.5	24.7	22.9	2.9	-3.6	-0.7

Source: Statistics New Zealand

Table 7: Home ownership rates by age and region Continued

	Home ownership rates (%)					% Point Change		
	1981	1986	1991	1996	2001	1981 to 1991	1991 to 2001	1981 to 2001
25-29 years								
Northland	49.4	46.3	50.6	44.3	43.5	1.2	-7.1	-5.9
Auckland	54.1	52.4	50.6	43.8	37.7	-3.5	-12.9	-16.4
Waikato	45.0	48.1	49.6	42.4	42.0	4.6	-7.6	-3.0
Bay of Plenty	51.9	53.2	57.7	44.5	38.9	5.9	-18.8	-13.0
Gisborne	44.6	46.1	44.6	37.1	36.9	0.0	-7.7	-7.7
Hawkes Bay	51.3	54.5	53.3	45.0	40.7	1.9	-12.5	-10.6
Taranaki	55.9	57.1	58.0	50.1	51.5	2.2	-6.5	-4.4
Manawatu-Wanganui	49.1	52.7	53.3	44.7	42.3	4.3	-11.1	-6.8
Wellington	50.0	53.2	52.1	44.0	36.8	2.0	-15.3	-13.2
Marlborough	54.7	56.1	54.7	47.7	43.8	0.0	-10.9	-10.9
Nelson	61.7	61.5	56.5	46.4	37.2	-5.2	-19.3	-24.6
Tasman	55.6	53.7	55.9	53.4	48.6	0.3	-7.3	-7.0
West Coast	56.6	56.7	59.6	54.9	51.6	3.0	-8.0	-5.0
Canterbury	57.5	61.2	59.1	51.2	45.7	1.7	-13.4	-11.7
Otago	56.7	59.0	56.8	49.2	43.5	0.0	-13.3	-13.3
Southland	64.2	67.2	69.1	62.2	53.7	4.9	-15.4	-10.5
New Zealand	52.8	54.2	53.6	45.9	40.9	0.8	-12.7	-11.8

Source: Statistics New Zealand

Table 7: Home ownership rates by age and region Continued

	Home ownership rates (%)					% Point Change		
	1981	1986	1991	1996	2001	1981 to 1991	1991 to 2001	1981 to 2001
30-34 years								
Northland	65.7	64.7	66.8	59.1	56.6	1.1	-10.2	-9.1
Auckland	70.9	69.5	65.7	59.3	52.4	-5.2	-13.4	-18.5
Waikato	62.1	65.6	65.4	57.7	56.0	3.3	-9.3	-6.1
Bay of Plenty	67.5	69.5	69.2	61.8	54.2	1.7	-15.0	-13.3
Gisborne	59.8	63.8	60.5	53.7	48.9	0.7	-11.6	-10.9
Hawkes Bay	68.3	69.5	68.5	61.9	54.5	0.2	-14.0	-13.8
Taranaki	74.5	73.6	72.7	67.8	64.6	-1.8	-8.1	-9.9
Manawatu-Wanganui	65.1	67.0	66.9	60.6	55.7	1.7	-11.2	-9.4
Wellington	68.3	70.6	69.3	63.1	56.1	1.0	-13.2	-12.2
Marlborough	69.9	72.7	73.1	63.3	60.6	3.1	-12.5	-9.3
Nelson	77.9	75.7	72.0	62.4	57.0	-5.8	-15.1	-20.9
Tasman	71.6	72.1	73.6	69.1	63.6	2.0	-9.9	-8.0
West Coast	67.3	73.6	72.8	69.5	63.3	5.5	-9.5	-4.0
Canterbury	73.1	76.2	74.1	67.7	61.8	1.0	-12.2	-11.3
Otago	72.4	72.3	72.8	68.5	60.7	0.4	-12.1	-11.6
Southland	75.5	78.2	79.6	76.9	69.6	4.0	-9.9	-5.9
New Zealand	69.2	70.3	68.8	62.3	56.3	-0.5	-12.5	-13.0

Source: Statistics New Zealand

Table 7: Home ownership rates by age and region Continued

	Home ownership rates (%)					% Point Change		
	1981	1986	1991	1996	2001	1981 to 1991	1991 to 2001	1981 to 2001
35-39 years								
Northland	73.6	71.9	73.0	68.2	64.8	-0.6	-8.2	-8.8
Auckland	78.0	77.4	73.9	68.5	61.6	-4.1	-12.3	-16.4
Waikato	70.1	73.6	73.3	69.0	64.6	3.3	-8.7	-5.4
Bay of Plenty	74.3	76.2	76.4	70.7	62.9	2.1	-13.4	-11.4
Gisborne	67.8	70.2	68.8	65.4	57.4	1.1	-11.4	-10.4
Hawkes Bay	75.8	77.1	75.1	71.0	64.6	-0.7	-10.5	-11.2
Taranaki	80.1	81.8	80.4	77.0	74.8	0.4	-5.6	-5.3
Manawatu-Wanganui	72.6	74.8	75.0	70.6	65.6	2.4	-9.4	-7.0
Wellington	75.2	77.5	76.5	72.2	67.0	1.2	-9.5	-8.2
Marlborough	77.4	79.2	80.4	75.3	66.7	3.0	-13.7	-10.7
Nelson	80.1	83.8	79.0	71.3	65.3	-1.1	-13.8	-14.9
Tasman	77.6	81.6	82.1	77.1	72.1	4.4	-10.0	-5.6
West Coast	73.8	77.9	80.0	77.4	73.5	6.1	-6.4	-0.3
Canterbury	79.4	81.3	80.0	76.0	70.9	0.6	-9.1	-8.5
Otago	78.2	79.0	79.9	77.4	72.1	1.7	-7.8	-6.1
Southland	81.0	82.7	82.5	80.7	77.0	1.5	-5.5	-4.0
New Zealand	76.1	77.4	76.1	71.5	65.7	0.0	-10.4	-10.4

Source: Statistics New Zealand

Table 7: Home ownership rates by age and region Continued

	Home ownership rates					% Point Change		
	1981	1986	1991	1996	2001	1981 to 1991	1991 to 2001	1981 to 2001
40-44 years								
Northland	77.7	77.2	78.7	75.6	71.1	1.1	-7.6	-6.6
Auckland	80.6	81.2	79.9	74.4	67.6	-0.7	-12.3	-13.0
Waikato	73.3	77.4	79.0	74.8	71.0	5.7	-8.0	-2.3
Bay of Plenty	77.2	80.2	80.8	76.6	70.8	3.6	-10.0	-6.4
Gisborne	69.8	71.9	73.4	70.5	64.3	3.6	-9.1	-5.5
Hawkes Bay	76.7	80.4	79.9	75.8	69.3	3.2	-10.6	-7.4
Taranaki	82.7	85.1	85.9	82.8	79.0	3.2	-6.9	-3.7
Manawatu-Wanganui	75.5	79.3	79.8	77.0	73.4	4.3	-6.4	-2.1
Wellington	78.4	80.0	80.5	77.2	72.8	2.1	-7.8	-5.6
Marlborough	81.8	82.2	81.6	82.7	78.2	-0.2	-3.4	-3.6
Nelson	85.7	84.5	83.0	76.8	70.8	-2.7	-12.3	-15.0
Tasman	80.1	83.8	84.9	83.1	79.2	4.7	-5.7	-1.0
West Coast	77.7	78.9	83.8	80.7	77.4	6.1	-6.4	-0.3
Canterbury	81.0	83.7	83.5	80.9	75.6	2.5	-7.9	-5.4
Otago	80.1	81.1	82.6	81.7	76.4	2.5	-6.2	-3.7
Southland	84.0	84.6	86.0	83.2	81.2	2.0	-4.7	-2.7
New Zealand	78.8	80.7	80.8	77.0	71.7	2.0	-9.1	-7.1

Source: Statistics New Zealand

Table 7: Home ownership rates by age and region Continued

	Home ownership rates (%)					% Point Change		
	1981	1986	1991	1996	2001	1981 to 1991	1991 to 2001	1981 to 2001
45-49 years								
Northland	80.1	81.3	82.1	80.4	76.4	1.9	-5.7	-3.7
Auckland	81.1	82.5	82.2	79.4	72.6	1.1	-9.6	-8.5
Waikato	76.3	79.5	81.7	79.7	75.7	5.4	-6.0	-0.6
Bay of Plenty	79.2	81.4	82.8	80.6	75.3	3.6	-7.4	-3.8
Gisborne	74.4	75.3	75.0	73.3	71.2	0.6	-3.8	-3.2
Hawkes Bay	79.2	81.3	82.7	79.9	74.8	3.4	-7.9	-4.4
Taranaki	83.6	87.2	87.6	87.3	83.8	4.0	-3.8	0.2
Manawatu-Wanganui	78.6	80.6	82.4	79.8	76.5	3.8	-5.9	-2.1
Wellington	79.3	82.7	82.6	80.6	76.2	3.3	-6.5	-3.1
Marlborough	83.1	84.4	84.9	82.5	80.3	1.8	-4.6	-2.8
Nelson	87.3	87.1	83.6	82.0	76.7	-3.7	-6.9	-10.6
Tasman	87.2	84.4	88.3	86.3	83.9	1.1	-4.4	-3.3
West Coast	78.7	79.7	84.2	83.5	80.5	5.4	-3.7	1.7
Canterbury	82.9	84.2	84.8	83.6	79.2	1.8	-5.6	-3.8
Otago	83.4	82.5	84.2	83.6	79.6	0.9	-4.7	-3.8
Southland	85.1	86.8	87.9	86.3	84.0	2.8	-3.9	-1.1
New Zealand	80.5	82.3	83.0	80.9	76.0	2.5	-6.9	-4.4

Source: Statistics New Zealand

Table 7: Home ownership rates by age and region Continued

	Home ownership rates (%)					% Point Change		
	1981	1986	1991	1996	2001	1981 to 1991	1991 to 2001	1981 to 2001
50-54 years								
Northland	82.6	81.7	83.7	81.7	79.1	1.1	-4.6	-3.5
Auckland	81.6	83.4	83.6	81.2	77.0	2.0	-6.6	-4.6
Waikato	78.8	81.4	82.8	81.7	79.0	4.0	-3.8	0.2
Bay of Plenty	80.5	83.1	84.4	82.6	77.7	3.9	-6.7	-2.8
Gisborne	73.8	76.3	75.0	76.9	73.9	1.2	-1.1	0.1
Hawkes Bay	79.2	82.0	83.8	81.3	79.5	4.6	-4.3	0.3
Taranaki	86.7	88.1	88.9	88.4	87.1	2.2	-1.8	0.4
Manawatu-Wanganui	80.5	81.9	82.9	81.9	79.2	2.4	-3.7	-1.3
Wellington	79.8	82.5	83.7	82.6	79.4	3.8	-4.3	-0.5
Marlborough	85.7	85.5	86.2	84.3	80.5	0.5	-5.7	-5.1
Nelson	86.8	87.4	87.1	81.2	79.8	0.2	-7.3	-7.0
Tasman	86.1	88.0	89.1	87.8	84.3	3.0	-4.8	-1.7
West Coast	81.2	82.4	83.9	85.0	82.4	2.7	-1.5	1.2
Canterbury	82.4	86.0	85.0	84.4	82.1	2.6	-2.9	-0.3
Otago	84.0	85.7	85.8	84.7	82.1	1.8	-3.7	-1.9
Southland	87.1	87.2	88.1	87.4	85.8	1.0	-2.3	-1.3
New Zealand	81.4	83.5	84.1	82.5	79.4	2.6	-4.7	-2.1

Source: Statistics New Zealand

Table 7: Home ownership rates by age and region Continued

	Home ownership rates (%)					% Point Change		
	1981	1986	1991	1996	2001	1981 to 1991	1991 to 2001	1981 to 2001
55-59 years								
Northland	84.1	85.1	84.7	84.1	80.5	0.5	-4.1	-3.6
Auckland	81.7	84.0	84.7	82.4	77.8	3.1	-6.9	-3.8
Waikato	80.6	83.5	85.0	82.6	80.6	4.4	-4.4	0.0
Bay of Plenty	84.1	85.2	86.9	84.0	81.1	2.9	-5.9	-3.0
Gisborne	77.0	78.3	77.4	77.7	76.1	0.4	-1.2	-0.9
Hawkes Bay	81.7	83.1	83.0	82.9	78.3	1.3	-4.7	-3.4
Taranaki	86.4	89.8	89.4	89.1	86.6	2.9	-2.8	0.1
Manawatu-Wanganui	81.3	84.1	83.8	83.4	80.4	2.5	-3.5	-1.0
Wellington	78.3	82.4	83.8	83.0	80.0	5.5	-3.8	1.8
Marlborough	84.4	87.7	86.8	84.8	82.9	2.4	-3.9	-1.5
Nelson	87.8	88.6	89.1	85.9	79.2	1.3	-9.9	-8.6
Tasman	87.2	88.5	91.3	87.9	85.2	4.1	-6.1	-2.0
West Coast	83.3	84.1	88.9	83.9	83.5	5.7	-5.4	0.2
Canterbury	83.7	85.6	86.8	84.9	82.3	3.1	-4.5	-1.4
Otago	85.3	86.4	86.5	84.4	82.2	1.2	-4.3	-3.1
Southland	87.7	88.6	87.9	86.2	85.4	0.2	-2.5	-2.3
New Zealand	82.2	84.5	85.3	83.4	80.2	3.0	-5.0	-2.0

Source: Statistics New Zealand

Table 7: Home ownership rates by age and region Continued

	Home ownership rates (%)					% Point Change		
	1981	1986	1991	1996	2001	1981 to 1991	1991 to 2001	1981 to 2001
60-64 years								
Northland	86.9	87.4	87.1	84.8	80.8	0.3	-6.4	-6.1
Auckland	81.3	84.4	84.4	82.4	77.8	3.1	-6.6	-3.5
Waikato	84.3	86.5	86.6	84.1	80.4	2.3	-6.2	-3.9
Bay of Plenty	86.5	89.1	88.0	85.3	81.4	1.5	-6.6	-5.1
Gisborne	75.6	79.8	77.2	78.8	77.2	1.6	0.0	1.6
Hawkes Bay	80.1	84.2	83.1	82.4	80.0	3.1	-3.1	-0.1
Taranaki	86.8	89.8	90.5	89.0	86.8	3.7	-3.7	-
Manawatu-Wanganui	82.1	84.2	85.2	82.5	81.2	3.1	-4.0	-0.9
Wellington	78.4	81.9	83.4	82.9	79.6	5.0	-3.8	1.2
Marlborough	88.4	89.6	89.5	85.9	85.3	1.1	-4.2	-3.1
Nelson	87.2	88.7	90.9	87.7	82.4	3.7	-8.5	-4.8
Tasman	90.7	91.0	91.5	90.2	85.6	0.7	-5.9	-5.1
West Coast	87.8	87.2	88.8	84.1	82.6	1.0	-6.2	-5.2
Canterbury	83.9	86.6	86.6	85.3	82.4	2.6	-4.2	-1.5
Otago	85.3	87.9	87.3	85.2	80.7	2.0	-6.6	-4.6
Southland	88.7	89.3	89.7	87.8	84.5	1.0	-5.2	-4.2
New Zealand	82.9	85.6	85.8	83.9	80.4	2.8	-5.4	-2.5

Source: Statistics New Zealand

Table 7: Home ownership rates by age and region Continued

	Home ownership rates (%)					% Point Change		
	1981	1986	1991	1996	2001	1981 to 1991	1991 to 2001	1981 to 2001
65 years +								
Northland	82.7	85.7	84.2	83.1	81.9	1.5	-2.3	-0.8
Auckland	79.3	82.2	82.3	80.5	78.2	3.0	-4.1	-1.1
Waikato	81.4	84.1	83.6	81.8	81.6	2.2	-2.0	0.2
Bay of Plenty	84.4	86.1	86.8	84.4	81.4	2.4	-5.3	-3.0
Gisborne	76.7	78.8	78.2	77.0	76.0	1.5	-2.2	-0.7
Hawkes Bay	78.8	80.5	81.2	80.0	78.1	2.4	-3.1	-0.7
Taranaki	86.0	87.6	87.5	86.1	84.4	1.5	-3.1	-1.6
Manawatu-Wanganui	79.7	81.1	81.4	80.4	78.7	1.7	-2.7	-1.0
Wellington	77.9	80.0	80.4	81.0	80.2	2.5	-0.2	2.3
Marlborough	83.9	86.5	86.8	83.7	82.6	2.9	-4.2	-1.3
Nelson	85.9	88.2	87.2	86.0	82.5	1.3	-4.7	-3.4
Tasman	86.0	87.4	87.5	85.3	84.7	1.4	-2.8	-1.3
West Coast	86.4	83.9	81.3	77.4	75.6	-5.1	-5.7	-10.8
Canterbury	81.1	82.8	83.2	82.6	81.5	2.1	-1.7	0.4
Otago	82.2	82.9	83.2	81.2	79.1	1.0	-4.1	-3.1
Southland	85.6	86.3	83.6	82.0	80.9	-2.0	-2.7	-4.7
New Zealand	80.7	82.8	82.9	81.6	80.0	2.2	-2.9	-0.7
Total	71.4	73.7	73.8	70.7	68.0	2.5	-5.9	-3.4

Source: Statistics New Zealand

Table 8: Change in the Number of Households by Tenure by Household Type

	Number of Households					Change in No. of Households		
	1981	1986	1991	1996	2001	1981 to 1991	1991 to 2001	1981 to 2001
Couple Only								
Owned	165,135	200,865	229,302	247,485	257,928	64,167	28,626	92,793
Rented	47,301	47,526	47,133	57,198	65,949	-168	18,816	18,648
Couple with Children								
Owned	326,634	331,893	323,352	300,441	272,850	-3,282	-50,502	-53,784
Rented	84,078	70,830	62,142	74,451	81,330	-21,936	19,188	-2,748
Other Couples								
Owned	26,568	26,229	27,279	31,833	35,901	711	8,622	9,333
Rented	12,684	11,589	12,336	18,501	21,267	-348	8,931	8,583
One parent with Children								
Owned	42,498	53,625	64,899	61,671	62,619	22,401	-2,280	20,121
Rented	25,815	31,155	41,823	51,264	61,302	16,008	19,479	35,487
One person household								
Owned	105,792	130,728	151,887	161,736	182,175	46,095	30,288	76,383
Rented	67,836	68,682	78,903	87,624	104,817	11,067	25,914	36,981
Two family households								
Owned	6,303	10,287	13,290	19,392	15,972	6,987	2,682	9,669
Rented	3,231	4,821	5,244	10,275	10,239	2,013	4,995	7,008
Unrelated households								
Owned	29,604	23,973	18,873	18,666	17,346	-10,731	-1,527	-12,258
Rented	37,671	37,695	34,611	34,605	38,163	-31,060	3,552	492
Other households								
Owned	7,422	9,690	19,329	18,408	22,983	11,907	3,654	15,561
Rented	6,087	8,622	18,675	22,353	28,518	12,588	9,843	22,431
New Zealand								
Owned	710,199	788,013	848,916	860,760	868,656	138,717	19,746	158,457
Rented	284,883	281,337	301,167	357,063	412,197	16,284	111,030	127,314

Source: Statistics New Zealand

Table 9: Percentage Change in Tenure by Household type

	1981 to 1986	1986 to 1991	1991 to 1996	1996 to 2001	1981 to 1991	1991 to 2001	1981 to 2001
Couple Only							
Owned	21.6	14.2	7.9	4.2	38.9	12.5	56.2
Rented	0.5	-0.8	21.4	15.3	-0.4	39.9	39.4
Couple with Children							
Owned	1.6	-2.6	-7.1	-9.2	-1.0	-15.6	-16.5
Rented	-15.8	-12.3	19.8	9.2	-26.1	30.9	-3.3
Other Couples							
Owned	-1.3	4.0	16.7	12.8	2.7	31.6	35.1
Rented	-8.6	6.4	50.0	15.0	-2.7	72.4	67.7
One parent with children							
Owned	26.2	21.0	-5.0	1.5	52.7	-3.5	47.3
Rented	20.7	34.2	22.6	19.6	62.0	46.6	137.5
One person household							
Owned	23.6	16.2	6.5	12.6	43.6	19.9	72.2
Rented	1.2	14.9	11.1	19.6	16.3	32.8	54.5
Two family households							
Owned	63.2	29.2	45.9	-17.6	110.9	20.2	153.4
Rented	49.2	8.8	95.9	-0.4	62.3	95.3	216.9
Unrelated households							
Owned	-19.0	-21.3	-1.1	-7.1	-36.2	-8.1	-41.4
Rented	0.1	-8.2	0.0	10.3	-8.1	10.3	1.3
Other households							
Owned	30.6	99.5	-4.8	24.9	160.4	18.9	209.7
Rented	41.6	116.6	19.7	27.6	206.8	52.7	368.5
New Zealand							
Owned	11.0	7.7	1.4	0.9	19.5	2.3	22.3
Rented	-1.2	7.0	18.6	15.4	5.7	36.9	44.7

Source: Statistics New Zealand

Table 10: Home Ownership Rates by Household Type and Area

	Home ownership rates (%)					% Point Change		
	1981	1986	1991	1996	2001	81 to 91	91 to 01	81 to 01
Couple Only								
Auckland Urban Area	77.7	80.6	80.8	77.7	73.8	3.1	-7.0	-3.9
Wellington Urban Area	72.0	77.2	78.5	76.8	73.4	6.5	-5.1	1.4
Other Main Urban Areas	80.2	83.2	85.3	83.0	80.9	5.1	-4.4	0.7
Secondary Urban Areas	81.3	84.0	86.7	85.0	84.1	5.4	-2.6	2.8
Minor Urban Areas	80.3	83.6	86.3	84.6	82.8	6.0	-3.5	2.5
Rural Centre	78.7	80.3	84.8	84.4	84.3	6.1	-0.5	5.6
Rural and Water Areas	68.3	71.9	77.7	79.8	83.8	9.4	6.1	15.5
New Zealand	77.7	80.9	82.9	81.2	79.6	5.2	-3.3	1.9
Couple with children								
Auckland Urban Area	83.8	85.1	83.9	78.3	73.0	0.1	-10.9	-10.8
Wellington Urban Area	81.1	84.0	84.9	82.4	78.5	3.8	-6.4	-2.6
Other Main Urban Areas	84.5	86.7	87.9	83.4	79.3	3.4	-8.6	-5.2
Secondary Urban Areas	79.9	84.5	87.3	82.9	78.9	7.4	-8.4	-1.0
Minor Urban Areas	71.2	77.0	82.6	78.6	75.1	11.4	-7.5	3.9
Rural Centre	65.9	71.6	78.4	77.8	76.5	12.5	-1.9	10.6
Rural and Water Areas	67.4	71.6	74.5	75.2	79.3	7.1	4.8	11.9
New Zealand	77.7	80.9	82.9	81.2	79.6	5.2	-3.3	1.9
Other couples								
Auckland Urban Area	68.3	67.9	66.7	62.3	59.2	-1.6	-7.5	-9.1
Wellington Urban Area	59.1	63.9	64.7	58.1	57.3	5.6	-7.4	-1.8
Other Main Urban Areas	71.6	73.1	71.7	63.6	63.2	0.1	-8.5	-8.4
Secondary Urban Areas	69.5	73.5	72.5	67.7	66.4	3.0	-6.1	-3.1
Minor Urban Areas	65.3	71.4	73.0	65.3	65.7	7.7	-7.3	0.4
Rural Centre	70.1	67.9	75.0	69.9	71.7	4.9	-3.3	1.6
Rural and Water Areas	65.4	66.3	67.3	66.6	76.8	1.9	9.5	11.4
New Zealand	67.7	69.4	68.9	63.2	62.8	1.2	-6.1	-4.9

Source: Statistics New Zealand

Table 10: Home Ownership Rates by Household Type and Area Continued

	Home ownership rates (%)					% Point Change		
	1981	1986	1991	1996	2001	81 to 91	91 to 01	81 to 01
One parent with children								
Auckland Urban Area	63.3	63.1	57.8	53.7	48.8	-5.5	-9.0	-14.5
Wellington Urban Area	56.1	58.4	55.5	53.2	51.1	-0.6	-4.4	-5.0
Other Main Urban Areas	63.1	64.1	62.6	54.7	49.7	-0.5	-12.9	-13.4
Secondary Urban Areas	60.7	63.6	62.5	54.0	49.6	1.8	-12.9	-11.1
Minor Urban Areas	59.3	63.1	63.5	53.4	48.9	4.2	-14.6	-10.4
Rural Centre	69.3	68.2	68.6	60.3	55.8	-0.7	-12.8	-13.5
Rural and Water Areas	65.8	64.8	61.4	59.4	60.5	-4.4	-0.9	-5.3
New Zealand	62.2	63.3	60.8	54.6	50.5	-1.4	-10.3	-11.7
One person household								
Auckland Urban Area	59.0	65.1	65.9	64.7	61.3	6.9	-4.6	2.3
Wellington Urban Area	52.8	59.3	60.4	60.3	58.9	7.6	-1.5	6.1
Other Main Urban Areas	62.9	67.5	67.5	66.4	63.7	4.6	-3.8	0.8
Secondary Urban Areas	65.7	69.8	69.5	67.3	65.3	3.8	-4.2	-0.4
Minor Urban Areas	66.7	69.1	68.9	66.9	65.6	2.2	-3.3	-1.1
Rural Centre	66.4	67.6	66.5	66.7	67.0	0.1	0.5	0.6
Rural and Water Areas	56.8	57.1	57.0	58.7	67.7	0.2	10.7	10.9
New Zealand	60.9	65.6	65.8	64.9	63.5	4.9	-2.3	2.6
Two family households								
Auckland Urban Area	65.5	65.6	68.5	63.0	57.6	3.0	-10.9	-7.9
Wellington Urban Area	58.8	59.2	66.8	63.9	61.0	8.0	-5.8	2.2
Other Main Urban Areas	68.8	71.0	74.2	65.0	60.6	5.4	-13.6	-8.2
Secondary Urban Areas	64.7	72.0	77.7	68.1	62.7	13.0	-15.0	-2.0
Minor Urban Areas	64.3	70.9	74.7	66.6	62.7	10.4	-12.0	-1.6
Rural Centre	70.1	78.8	76.9	75.9	72.1	6.8	-4.8	2.0
Rural and Water Areas	68.6	70.4	76.1	75.2	78.2	7.5	2.1	9.6
New Zealand	66.1	68.1	71.7	65.4	60.9	5.6	-10.8	-5.2

Source: Statistics New Zealand

Table 10: Home Ownership Rates by Household Type and Area Continued

	Home ownership rates (%)					% Point Change		
	1981	1986	1991	1996	2001	81 to 91	91 to 01	81 to 01
Unrelated households								
Auckland Urban Area	45.5	42.2	39.9	39.6	33.4	-5.6	-6.5	-12.1
Wellington Urban Area	35.6	34.0	31.6	30.9	23.5	-4.0	-8.1	-12.1
Other Main Urban Areas	42.8	37.6	33.6	32.7	28.7	-9.2	-4.9	-14.1
Secondary Urban Areas	49.2	40.5	37.7	40.1	35.3	-11.5	-2.4	-13.9
Minor Urban Areas	49.6	40.8	35.4	37.0	35.5	-14.2	0.1	-14.1
Rural Centre	53.2	45.1	36.6	43.1	45.0	-16.6	8.4	-8.2
Rural and Water Areas	48.5	37.5	31.8	32.5	46.1	-16.7	14.3	-2.4
New Zealand	44.0	38.9	35.3	35.0	31.2	-8.7	-4.1	-12.8
Other households								
Auckland Urban Area	54.8	50.7	46.9	44.7	42.1	-7.9	-4.8	-12.7
Wellington Urban Area	46.8	44.2	43.6	40.3	41.9	-3.2	-1.7	-4.9
Other Main Urban Areas	55.9	54.5	52.7	43.9	43.1	-3.2	-9.6	-12.8
Secondary Urban Areas	55.1	52.5	57.7	45.5	46.6	2.6	-11.1	-8.5
Minor Urban Areas	54.9	58.8	57.2	49.4	44.4	2.3	-12.8	-10.5
Rural Centre	64.4	63.8	60.7	53.1	55.0	-3.7	-5.7	-9.4
Rural and Water Areas	58.3	58.0	52.2	52.2	61.3	-6.1	9.1	3.0
New Zealand	54.9	52.9	50.9	45.2	44.6	-4.0	-6.3	-10.3

Source: Statistics New Zealand

Table 11: Home Ownership Rates by Household Type and Region

	Home ownership rates (%)					% Point Change		
	1981	1986	1991	1996	2001	81 to 91	91 to 01	81 to 01
Couple Only								
Northland	79.3	79.2	83.6	83.1	83.9	4.3	0.3	4.6
Auckland	77.9	80.8	81.2	78.4	74.8	3.3	-6.4	-3.1
Waikato	74.0	78.2	81.2	80.1	81.3	7.2	0.1	7.3
Bay of Plenty	80.1	82.3	85.3	83.4	81.1	5.2	-4.2	1.0
Gisborne	74.3	76.9	80.5	79.7	81.0	6.2	0.5	6.7
Hawkes Bay	76.5	80.6	83.6	82.7	81.3	7.1	-2.3	4.8
Taranaki	79.4	81.7	84.4	82.7	83.8	5.0	-0.6	4.4
Manawatu-Wanganui	76.0	79.2	82.4	81.1	81.1	6.4	-1.3	5.1
Wellington	74.3	79.5	80.9	79.4	76.9	6.6	-4.0	2.6
Marlborough	80.9	83.4	85.3	83.5	83.1	4.4	-2.2	2.2
Nelson	84.1	84.8	85.3	82.6	80.1	1.2	-5.2	-4.0
Tasman	80.4	84.0	87.1	85.3	85.1	6.7	-2.0	4.7
West Coast	79.0	80.1	84.4	83.8	83.7	5.4	-0.7	4.7
Canterbury	79.6	82.8	85.1	83.6	82.2	5.5	-2.9	2.6
Otago	80.1	82.2	84.5	82.7	81.0	4.4	-3.5	0.9
Southland	79.0	80.1	84.4	83.8	83.7	5.4	-0.7	4.7
New Zealand	77.7	80.9	82.9	81.2	79.6	5.2	-3.3	1.9

Source: Statistics New Zealand

Table 11: Home Ownership Rates by Household Type and Region Continued

	Home ownership rates (%)					% Point Change		
	1981	1986	1991	1996	2001	81 to 91	91 to 01	81 to 01
Couple with children								
Northland	75.2	75.1	80.4	76.9	75.7	5.2	-4.7	0.5
Auckland	83.1	84.6	83.7	78.4	73.6	0.6	-10.1	-9.5
Waikato	71.4	76.2	79.2	75.3	75.2	7.8	-4.0	3.8
Bay of Plenty	75.9	79.9	83.5	78.8	75.0	7.6	-8.5	-0.9
Gisborne	69.5	72.8	75.5	71.7	68.3	6.0	-7.2	-1.2
Hawkes Bay	76.7	80.8	83.0	79.9	76.5	6.3	-6.5	-0.2
Taranaki	76.8	80.6	82.6	79.2	80.0	5.8	-2.6	3.2
Manawatu-Wanganui	74.7	78.2	81.0	78.3	76.9	6.3	-4.1	2.2
Wellington	80.9	84.1	85.1	82.5	78.9	4.2	-6.2	-2.0
Marlborough	78.7	82.3	85.8	80.7	78.7	7.1	-7.1	0.0
Nelson	87.6	88.5	87.4	82.3	78.5	-0.2	-8.9	-9.1
Tasman	81.4	82.6	86.7	84.5	81.8	5.3	-4.9	0.4
West Coast	77.5	81.6	85.3	83.4	82.5	7.8	-2.8	5.0
Canterbury	83.0	86.8	87.6	84.5	82.1	4.6	-5.5	-0.9
Otago	81.7	83.9	86.2	84.8	81.4	4.5	-4.8	-0.3
Southland	77.5	81.6	85.3	83.4	82.5	7.8	-2.8	5.0
New Zealand	77.7	80.9	82.9	81.2	79.6	5.2	-3.3	1.9

Source: Statistics New Zealand

Table 11: Home Ownership Rates by Household Type and Region Continued

	Home ownership rates (%)					% Point Change		
	1981	1986	1991	1996	2001	81 to 91	91 to 01	81 to 01
Other couples								
Northland	70.6	69.6	70.6	68.8	69.5	0.0	-1.1	-1.1
Auckland	68.0	68.1	67.0	62.8	59.9	-1.0	-7.1	-8.1
Waikato	62.3	63.6	65.4	61.0	63.3	3.1	-2.1	1.0
Bay of Plenty	68.0	69.2	73.1	67.5	67.8	5.1	-5.3	-0.2
Gisborne	59.7	60.2	68.1	61.6	62.6	8.4	-5.5	2.9
Hawkes Bay	64.4	70.1	71.6	66.2	64.9	7.2%	-6.7	0.5
Taranaki	67.9	71.0	73.1	64.6	69.8	5.2	-3.3	1.9
Manawatu-Wanganui	67.0	69.9	67.6	60.7	63.4	0.6	-4.2	-3.6
Wellington	60.3	66.2	66.3	59.6	59.2	6.0	-7.1	-1.1
Marlborough	79.6	75.3	74.5	64.9	69.6	-5.1	-4.9	-10.0
Nelson	76.5	80.9	70.5	60.8	60.2	-6.0	-10.3	-16.3
Tasman	75.7	79.5	75.0	72.9	75.5	-0.7	0.5	-0.2
West Coast	72.3	83.5	73.9	65.0	72.7	1.6	-1.2	0.4
Canterbury	73.7	75.8	73.7	65.8	67.6	0.0	-6.1	-6.1
Otago	75.6	73.8	70.9	60.9	60.7	-4.7	-10.2	-14.9
Southland	72.3	83.5	73.9	65.0	72.7	1.6	-1.2	0.4
New Zealand	67.7	69.4	68.9	63.2	62.8	1.2	-6.1	-4.9

Source: Statistics New Zealand

Table 11: Home Ownership Rates by Household Type and Region Continued

	Home ownership rates (%)					% Point Change		
	1981	1986	1991	1996	2001	81 to 91	91 to 01	81 to 01
One parent with children								
Northland	64.6	63.6	60.2	52.8	49.1	-4.4	-11.1	-15.5
Auckland	63.3	63.4	58.2	53.9	49.1	-5.1	-9.1	-14.2
Waikato	56.8	59.6	61.0	52.0	47.7	4.2	-13.3	-9.1
Bay of Plenty	64.5	64.1	64.8	52.5	46.1	0.3	-18.7	-18.4
Gisborne	58.6	56.9	51.7	47.0	43.7	-6.9	-8.0	-14.9
Hawkes Bay	60.0	59.7	59.3	50.2	46.4	-0.7	-12.9	-13.6
Taranaki	57.3	60.1	60.8	54.2	50.9	3.5	-9.9	-6.4
Manawatu-Wanganui	57.5	59.9	59.3	52.3	49.8	1.8	-9.5	-7.7
Wellington	57.3	60.0	58.4	54.6	52.0	1.1	-6.4	-5.3
Marlborough	65.2	63.3	59.9	54.0	52.7	-5.3	-7.2	-12.5
Nelson	68.9	68.2	63.1	52.0	48.8	-5.8	-14.3	-20.1
Tasman	74.0	73.3	70.0	61.7	57.3	-4.0	-12.7	-16.7
West Coast	62.9	64.5	64.1	61.0	58.4	1.2	-5.7	-4.5
Canterbury	66.7	67.7	64.1	59.6	55.1	-2.6	-9.0	-11.6
Otago	64.6	66.7	65.1	60.0	56.5	0.5	-8.6	-8.1
Southland	62.9	64.5	64.1	61.0	58.4	1.2	-5.7	-4.5
New Zealand	62.2	63.3	60.8	54.6	50.5	-1.4	-10.3	-11.7

Source: Statistics New Zealand

Table 11: Home Ownership Rates by Household Type and Region Continued

	Home ownership rates (%)					% Point Change		
	1981	1986	1991	1996	2001	81 to 91	91 to 01	81 to 01
One person household								
Northland	64.6	67.4	65.6	65.6	65.7	1.0	0.1	1.1
Auckland	59.5	65.5	66.2	65.0	61.9	6.7	-4.3	2.4
Waikato	59.2	63.2	63.0	62.1	62.8	3.8	-0.2	3.6
Bay of Plenty	63.1	66.9	66.9	66.4	64.8	3.8	-2.1	1.7
Gisborne	57.0	62.4	58.6	60.6	60.5	1.6	1.9	3.5
Hawkes Bay	62.0	65.7	65.4	64.7	63.3	3.4	-2.1	1.3
Taranaki	64.9	68.3	68.0	66.9	66.5	3.1	-1.5	1.6
Manawatu-Wanganui	60.4	63.5	63.9	62.6	63.0	3.5	-0.9	2.6
Wellington	56.0	62.3	63.0	62.7	61.7	7.0	-1.3	5.7
Marlborough	66.8	71.2	69.6	67.8	67.4	2.8	-2.2	0.6
Nelson	69.8	73.8	72.4	69.6	67.2	2.6	-5.2	-2.6
Tasman	65.5	67.2	70.2	67.7	68.8	4.7	-1.4	3.3
West Coast	68.2	64.4	65.5	62.3	61.9	-2.7	-3.6	-6.3
Canterbury	61.8	67.0	67.3	66.7	64.9	5.5	-2.4	3.1
Otago	64.9	67.0	67.5	65.6	64.1	2.6	-3.4	-0.8
Southland	68.2	64.4	65.5	62.3	61.9	-2.7	-3.6	-6.3
New Zealand	60.9	65.6	65.8	64.9	63.5	4.9	-2.3	2.6

Source: Statistics New Zealand

Table 11: Home Ownership Rates by Household Type and Region Continued

	Home ownership rates (%)					% Point Change		
	1981	1986	1991	1996	2001	81 to 91	91 to 01	81 to 01
Two family households								
Northland	74.8	75.9	73.9	69.0	64.8	-0.9	-9.1	-10.0
Auckland	65.6	66.1	69.0	63.6	58.3	3.4	-10.7	-7.3
Waikato	61.0	64.9	71.5	64.0	60.1	10.5	-11.4	-0.9
Bay of Plenty	72.1	75.0	78.8	68.6	65.8	6.7	-13.0	-6.3
Gisborne	65.9	66.7	64.0	60.7	60.0	-1.9	-4.0	-5.9
Hawkes Bay	65.1	64.1	72.1	61.3	57.5	7.0	-14.6	-7.6
Taranaki	66.7	75.0	74.0	66.3	67.5	7.3	-6.5	0.8
Manawatu-Wanganui	65.2	70.4	74.0	63.4	61.9	8.8	-12.1	-3.3
Wellington	58.8	61.2	69.3	65.8	62.6	10.5	-6.7	3.8
Marlborough	76.5	75.9	80.4	72.5	71.7	3.9	-8.7	-4.8
Nelson	72.4	73.7	80.4	71.9	60.0	8.0	-20.4	-12.4
Tasman	85.7	82.8	74.3	83.0	71.4	-11.4	-2.9	-14.3
West Coast	72.2	73.3	85.2	70.0	76.2	13.0	-9.0	4.0
Canterbury	70.8	72.9	75.1	70.4	67.1	4.3	-8.0	-3.7
Otago	70.0	74.5	79.6	69.6	66.3	9.6	-13.3	-3.7
Southland	72.2	73.3	85.2	70.0	76.2	13.0	-9.0	4.0
New Zealand	66.1	68.1	71.7	65.4	60.9	5.6	-10.8	-5.2

Source: Statistics New Zealand

Table 11: Home Ownership Rates by Household Type and Region Continued

	Home ownership rates (%)					% Point Change		
	1981	1986	1991	1996	2001	81 to 91	91 to 01	81 to 01
Unrelated households								
Northland	45.9	42.4	40.1	39.9	34.0	-5.8	-6.1	-11.9
Auckland	40.0	35.4	30.4	30.8	30.2	-9.6	-0.2	-9.8
Waikato	49.3	39.0	38.4	37.0	34.0	-10.9	-4.4	-15.3
Bay of Plenty	47.8	39.8	33.8	34.3	33.8	-14.0	0.0	-14.0
Gisborne	49.6	42.3	37.2	41.7	37.3	-12.4	0.1	-12.3
Hawkes Bay	45.4	36.1	35.6	36.3	37.3	-9.8	1.7	-8.1
Taranaki	39.0	33.8	28.8	28.4	29.2	-10.2	0.4	-9.8
Manawatu-Wanganui	37.6	35.3	32.8	32.0	25.4	-4.8	-7.4	-12.2
Wellington	51.6	40.4	40.5	43.4	39.7	-11.1	-0.8	-11.9
Marlborough	53.5	43.6	37.2	40.8	35.5	-16.3	-1.7	-18.0
Nelson	43.4	35.0	38.1	41.3	39.8	-5.3	1.7	-3.6
Tasman	51.3	43.8	36.3	35.8	36.1	-15.0	-0.2	-15.2
West Coast	44.5	40.5	37.5	36.0	31.6	-7.0	-5.9	-12.9
Canterbury	41.9	32.2	22.3	21.6	20.5	-19.6	-1.8	-21.4
Otago	51.3	43.8	36.3	35.8	36.1	-15.0	-0.2	-15.2
Southland	52.8	42.4	37.4	39.7	41.6	-15.4	4.2	-11.2
New Zealand	44.0	38.9	35.3	35.0	31.2	-8.7	-4.1	-12.8

Source: Statistics New Zealand

Table 11: Home Ownership Rates by Household Type and Region Continued

	Home ownership rates (%)					% Point Change		
	1981	1986	1991	1996	2001	81 to 91	91 to 01	81 to 01
Other households								
Northland	60.9	60.3	55.1	48.0	49.4	-5.8	-5.7	-11.5
Auckland	54.8	50.8	47.2	44.9	42.4	-7.6	-4.8	-12.4
Waikato	49.5	53.6	49.6	41.8	42.9	0.1	-6.7	-6.6
Bay of Plenty	60.7	58.5	56.4	46.1	44.1	-4.3	-12.3	-16.6
Gisborne	57.0	51.0	47.3	43.4	41.5	-9.7	-5.8	-15.5
Hawkes Bay	52.9	49.3	52.5	43.4	41.8	-0.4	-10.7	-11.1
Taranaki	54.7	49.2	51.1	44.6	47.4	-3.6	-3.7	-7.3
Manawatu-Wanganui	51.6	54.6	51.0	43.3	44.8	-0.6	-6.2	-6.8
Wellington	47.7	46.3	45.9	42.1	43.3	-1.8	-2.6	-4.4
Marlborough	72.4	57.8	61.8	46.9	52.4	-10.6	-9.4	-20.0
Nelson	60.0	57.6	56.5	42.3	43.4	-3.5	-13.1	-16.6
Tasman	62.5	57.5	59.7	58.1	53.5	-2.8	-6.2	-9.0
West Coast	62.5	63.3	65.7	58.7	57.6	3.2	-8.1	-4.9
Canterbury	57.8	56.6	54.4	48.1	49.1	-3.4	-5.3	-8.7
Otago	59.4	59.5	53.4	46.1	49.8	-6.0	-3.6	-9.6
Southland	62.5	63.3	65.7	58.7	57.6	3.2	-8.1	-4.9
New Zealand	54.9	52.9	50.9	45.2	44.6	-4.0	-6.3	-10.3

Source: Statistics New Zealand

Table 12: Absolute change in tenure by ethnicity, 1981 – 2001

	Number of Households					Change in no. of Households		
	1981	1986	1991	1996	2001	1981 to 1991	1991 to 2001	1981 to 2001
Asian								
Owned	6,072	8,769	15,579	25,629	34,545	9,507	18,966	28,473
Rented	3,297	3,921	9,279	15,762	24,225	5,982	14,946	20,928
European								
Owned	651,624	731,055	775,095	784,155	776,499	123,471	1,404	124,875
Rented	226,542	225,261	230,469	273,657	303,111	3,927	72,642	76,569
Maori								
Owned	37,929	43,023	53,970	61,431	57,417	16,041	3,447	19,488
Rented	41,319	44,490	49,884	66,504	73,173	8,565	23,289	31,854
Not Else Included								
Owned	8,499	5,856	2,220	7,434	8,574	-6,279	6,354	75
Rented	3,399	2,616	1,209	5,082	6,084	-2,190	4,875	2,685
Other								
Owned	462	657	996	1,665	2025	534	1,029	1,563
Rented	459	510	906	2,529	4,155	447	3,249	3,696
Pacific peoples								
Owned	7,197	10,626	14,253	15,300	15,093	7,056	840	7,896
Rented	11,343	13,254	18,378	22,785	27,474	7,035	9,096	16,131
New Zealand								
Owned	710,205	786,978	848,052	858,771	863,874	137,850	15,822	153,672
Rented	84,883	280,563	300,405	355,383	406,845	15,522	106,440	121,962

Source: Statistics New Zealand

Table 13: Percentage Change in Tenure by Ethnicity

	1981 to 1986	1986 to 1991	1991 to 1996	1996 to 2001	1981 to 1991	1991 to 2001	1981 to 2001
Asian							
Owned	44.4	77.7	64.5	34.8	156.6	121.7	468.9
Rented	18.9	136.6	69.9	53.7	181.4	161.1	634.8
European							
Owned	12.2	6.0	1.2	-1.0	18.9	0.2	19.2
Rented	-0.6	2.3	18.7	10.8	1.7	31.5	33.8
Maori							
Owned	13.4	25.4	13.8	-6.5	42.3	6.4	51.4
Rented	7.7	12.1	33.3	10.0	20.7	46.7	77.1
Not Else Included							
Owned	-31.1	-62.1	234.9	15.3	-73.9	286.2	0.9
Rented	-23.0	-53.8	320.3	19.7	-64.4	403.2	79.0
Other							
Owned	42.2	51.6	67.2	21.6	115.6	103.3	338.3
Rented	11.1	77.6	179.1	64.3	97.4	358.6	805.2
Pacific peoples							
Owned	47.6	34.1	7.3	-1.4	98.0	5.9	109.7
Rented	16.8	38.7	24.0	20.6	62.0	49.5	142.2
New Zealand							
Owned	10.8	7.8	1.3	0.6	19.4	1.9	21.6
Rented	-1.5	7.1	18.3	14.5	5.4	35.4	42.8

Source: Statistics New Zealand

Table 14: Home Ownership Rates by Ethnicity and Area

	Home Ownership Rates (%)					% Point Change		
	1981	1986	1991	1996	2001	1981 to 1991	1991 to 2001	1981 to 2001
Asian								
Auckland Urban Area	67.6	71.3	62.9	63.4	58.6	-4.7	-4.3	-9.0
Wellington Urban Area	64.8	69.3	63.0	64.4	62.0	-1.8	-1.0	-2.8
Other Main Urban Areas	59.4	64.9	63.0	56.5	56.3	3.6	-6.7	-3.2
Secondary Urban Areas	71.0	76.2	65.1	63.8	63.7	-5.9	-1.4	-7.3
Minor Urban Areas	63.4	64.7	56.3	55.8	54.7	-7.1	-1.7	-8.8
Rural Centre	43.5	64.3	46.9	53.2	61.7	3.5	14.7	18.2
Rural and Water Areas	71.4	69.7	59.4	66.9	73.7	-12.1	14.3	2.3
New Zealand	64.8	69.1	62.7	61.9	58.8	-2.1	-3.9	-6.0
European								
Auckland Urban Area	76.0	77.7	77.6	73.9	69.9	1.6	-7.7	-6.1
Wellington Urban Area	70.8	73.9	74.5	72.0	68.7	3.7	-5.7	-2.1
Other Main Urban Areas	76.1	78.0	78.0	74.3	71.1	1.9	-6.9	-5.0
Secondary Urban Areas	76.5	79.1	80.1	76.6	74.0	3.6	-6.1	-2.5
Minor Urban Areas	73.3	76.9	79.0	75.5	73.1	5.8	-6.0	-0.2
Rural Centre	70.7	73.9	77.7	76.8	76.0	7.0	-1.7	5.3
Rural and Water Areas	67.0	69.4	71.9	72.8	77.7	4.9	5.8	10.7
New Zealand	74.2	76.4	77.1	74.1	71.9	2.9	-5.2	-2.3
Maori								
Auckland Urban Area	47.4	45.6	46.1	44.5	38.3	-1.3	-7.8	-9.1
Wellington Urban Area	33.1	36.9	40.7	41.2	38.0	7.6	-2.7	4.9
Other Main Urban Areas	49.7	50.3	52.1	45.7	39.9	2.4	-12.1	-9.8
Secondary Urban Areas	48.6	53.6	58.5	50.4	45.9	9.9	-12.6	-2.7
Minor Urban Areas	49.0	53.2	58.6	50.9	46.7	9.6	-12.0	-2.3
Rural Centre	55.4	57.0	62.4	58.0	54.7	7.1	-7.7	-0.7
Rural and Water Areas	50.4	51.3	54.2	55.8	60.8	3.8	6.7	10.4
New Zealand	47.9	49.2	52.0	48.0	44.0	4.1	-8.0	-3.9

Source: Statistics New Zealand

Table 14: Home Ownership Rates by Ethnicity and Area Continued

	Home Ownership Rates (%)					% Point Change		
	1981	1986	1991	1996	2001	1981 to 1991	1991 to 2001	1981 to 2001
Pacific peoples								
Auckland Urban Area	42.5	46.1	43.4	40.1	34.9	1.0	-8.5	-7.6
Wellington Urban Area	26.4	35.0	37.2	34.8	33.6	10.8	-3.6	7.2
Other Main Urban Areas	40.7	47.1	46.4	39.0	33.7	5.7	-12.6	-6.9
Secondary Urban Areas	31.9	50.9	63.0	50.8	43.7	31.0	-19.3	11.7
Minor Urban Areas	39.8	49.7	55.1	48.8	38.7	15.3	-16.5	-1.2
Rural Centre	41.7	38.5	54.2	52.5	51.7	12.5	-2.4	10.1
Rural and Water Areas	29.1	38.6	42.6	53.4	60.9	13.4	18.3	31.8
New Zealand	38.8	44.5	43.7	40.2	35.5	4.9	-8.2	-3.4

Source: Statistics New Zealand

Table 15: Home Ownership Rates by Ethnicity and Region

	Home Ownership Rates (%)					% Point Change		
	1981	1986	1991	1996	2001	1981 to 1991	1991 to 2001	1981 to 2001
Asian								
Northland	47.8	54.8	50.8	53.2	50.4	3.0	-0.5	2.5
Auckland	67.7	71.5	63.0	63.4	58.7	-4.7	-4.3	-9.0
Waikato	59.6	67.5	60.9	54.0	57.8	1.2	-3.1	-1.8
Bay of Plenty	65.0	72.9	65.0	56.3	56.2	0.0	-8.8	-8.8
Gisborne	76.2	87.5	61.8	65.1	62.2	-14.4	0.5	-14.0
Hawkes Bay	71.1	72.8	65.1	60.7	58.6	-6.0	-6.5	-12.5
Taranaki	72.1	71.9	70.0	61.2	57.9	-2.1	-12.1	-14.2
Manawatu-Wanganui	63.6	66.1	61.8	56.6	57.8	-1.8	-4.0	-5.8
Wellington	65.3	70.0	63.6	64.7	62.6	-1.7	-1.0	-2.8
Marlborough	33.3	66.7	57.1	68.8	47.4	23.8	-9.8	14.0
Nelson	50.0	66.7	53.8	50.9	53.6	3.8	-0.3	3.6
Tasman	42.9	55.6	66.7	58.8	62.5	23.8	-4.2	19.6
West Coast	40.0	55.6	58.3	58.8	52.9	18.3	-5.4	12.9
Canterbury	54.4	59.6	61.1	61.3	59.5	6.7	-1.5	5.1
Otago	66.7	61.8	57.3	47.2	47.7	-9.3	-9.6	-19.0
Southland	44.4	79.3	56.8	63.6	58.1	12.4	1.2	13.6
New Zealand	64.8	69.1	62.7	61.9	58.8	-2.1	-3.9	-6.0

Source: Statistics New Zealand

Table 15: Home Ownership Rates by Ethnicity and Region Continued

	Home Ownership Rates (%)					% Point Change		
	1981	1986	1991	1996	2001	1981 to 1991	1991 to 2001	1981 to 2001
European								
Northland	75.1	75.2	77.8	75.6	75.4	2.7	-2.5	0.3
Auckland	76.0	77.7	77.7	74.2	70.5	1.8	-7.2	-5.5
Waikato	70.1	73.3	74.2	71.4	71.6	4.2	-2.6	1.6
Bay of Plenty	75.3	77.4	79.2	75.2	72.2	3.9	-7.0	-3.1
Gisborne	71.1	74.1	75.4	73.3	72.3	4.3	-3.1	1.3
Hawkes Bay	73.9	76.4	77.3	74.6	72.4	3.4	-4.8	-1.5
Taranaki	73.4	75.6	77.1	74.2	74.5	3.6	-2.6	1.1
Manawatu-Wanganui	70.8	73.3	74.5	71.7	71.1	3.7	-3.4	0.3
Wellington	72.1	75.4	76.1	73.6	70.7	4.0	-5.4	-1.4
Marlborough	75.9	78.0	79.3	76.0	75.2	3.4	-4.2	-0.7
Nelson	79.8	80.7	78.4	74.1	70.4	-1.5	-8.0	-9.5
Tasman	76.8	78.2	81.0	78.5	77.0	4.1	-3.9	0.2
West Coast	73.9	75.1	76.9	74.5	73.4	3.0	-3.5	-0.5
Canterbury	74.9	77.9	77.8	75.3	73.0	2.9	-4.8	-1.9
Otago	74.5	75.7	75.7	73.1	70.9	1.2	-4.9	-3.7
Southland	79.2	80.5	81.6	79.0	77.0	2.4	-4.6	-2.2
New Zealand	74.2	76.4	77.1	74.1	71.9	2.9	-5.2	-2.3

Source: Statistics New Zealand

Table 15: Home Ownership Rates by Ethnicity and Region Continued

	Home Ownership Rates (%)					% Point Change		
	1981	1986	1991	1996	2001	1981 to 1991	1991 to 2001	1981 to 2001
Maori								
Northland	60.0	57.2	58.1	53.1	50.9	-1.9	-7.2	-9.1
Auckland	47.4	45.8	46.5	45.0	39.0	-0.9	-7.5	-8.5
Waikato	43.2	47.1	52.8	46.0	42.3	9.6	-10.6	-1.0
Bay of Plenty	58.5	59.0	63.1	55.6	50.5	4.6	-12.6	-8.0
Gisborne	48.9	49.1	49.0	45.9	44.6	0.1	-4.4	-4.3
Hawkes Bay	48.6	51.2	52.9	47.0	43.2	4.3	-9.7	-5.4
Taranaki	52.3	51.3	52.3	48.3	46.8	0.0	-5.5	-5.5
Manawatu-Wanganui	43.1	45.9	49.9	45.1	43.4	6.7	-6.5	0.3
Wellington	36.5	40.7	44.7	44.0	40.4	8.2	-4.3	3.9
Marlborough	53.2	57.5	56.6	50.9	51.3	3.4	-5.4	-2.0
Nelson	48.9	45.7	43.3	37.5	33.5	-5.7	-9.8	-15.5
Tasman	42.9	46.6	53.6	53.1	47.7	10.7	-5.9	4.8
West Coast	46.1	51.5	59.1	56.3	55.0	13.0	-4.2	8.9
Canterbury	42.8	47.7	49.1	47.5	43.5	6.3	-5.6	0.7
Otago	45.1	47.9	50.3	51.4	47.7	5.1	-2.6	2.6
Southland	55.7	59.7	65.1	60.4	55.5	9.3	-9.5	-0.2
New Zealand	47.9	49.2	52.0	48.0	44.0	4.1	-8.0	-3.9

Source: Statistics New Zealand

Table 15: Home Ownership Rates by Ethnicity and Region Continued

	Home Ownership Rates (%)					% Point Change		
	1981	1986	1991	1996	2001	1981 to 1991	1991 to 2001	1981 to 2001
Pacific peoples								
Northland	40.6	47.6	49.5	50.9	44.0	8.8	-5.4	3.4
Auckland	42.4	46.2	43.5	40.2	35.1	1.1	-8.5	-7.4
Waikato	33.7	46.2	56.6	46.3	41.3	22.9	-15.2	7.6
Bay of Plenty	44.7	54.4	57.7	47.8	41.5	13.0	-16.3	-3.2
Gisborne	50.0	50.0	40.7	40.7	31.3	-9.3	-9.4	-18.7
Hawkes Bay	39.6	48.6	50.0	41.8	31.5	10.4	-18.5	-8.1
Taranaki	31.8	43.8	50.0	45.8	41.0	18.2	-9.0	9.2
Manawatu-Wanganui	33.3	40.4	45.0	38.7	34.4	11.7	-10.6	1.0
Wellington	26.9	35.9	38.1	35.8	34.1	11.2	-4.0	7.3
Marlborough	50.0	60.0	60.0	50.0	33.3	10.0	-26.7	-16.7
Nelson	42.9	36.4	53.8	29.0	29.0	11.0	-24.8	-13.8
Tasman	41.7	60.0	55.6	50.0	50.0	13.9	-5.6	8.3
West Coast	40.0	60.0	66.7	53.3	66.7	26.7	0.0	26.7
Canterbury	39.5	44.8	42.2	38.0	34.9	2.7	-7.3	-4.5
Otago	32.6	36.7	38.8	37.4	34.9	6.2	-4.0	2.2
Southland	47.1	57.1	50.9	50.0	44.2	3.8	-6.7	-2.9
New Zealand	38.8	44.5	43.7	40.2	35.5	4.9	-8.2	-3.4

Source: Statistics New Zealand

Table 16: Number of Households by Tenure and Highest Qualification

	1981	1986	1991	1996	2001
No School Qualification					
Owned	339,570	291,681	263,163	267,213	195,996
Rented	139,875	117,510	112,188	125,265	104,433
School Qualification					
Owned	99,246	141,834	180,171	249,918	295,470
Rented	52,809	60,855	68,805	108,525	137,778
Vocational Qualification					
Owned	150,249	245,478	301,251	190,548	185,148
Rented	45,456	66,915	83,775	55,209	68,988
Degree					
Owned	35,328	54,531	66,097	84,732	105,165
Rented	12,678	16,572	20,136	31,770	47,964
Not Elsewhere Included					
Owned	85,557	53,319	37,170	64,932	80,151
Rented	33,990	18,630	15,369	33,822	45,975
All Groups					
Owned	709,953	786,846	847,839	857,340	861,930
Rented	284,805	280,482	300,279	354,594	405,135

Source: Statistics New Zealand

Table 17: Change in the Number of Households by Tenure and Qualification

	1981 to 1986	1986 to 1991	1991 to 1996	1996 to 2001	1981 to 1991	1991 to 2001	1981 to 2001
No School Qualification							
Owned	-47,889	-28,518	4,050	-71,217	-76,407	-67,167	-143,574
Rented	-22,365	-5,322	13,077	-20,832	-27,687	-7,755	-35,442
School Qualification							
Owned	42,588	38,337	69,747	45,552	80,925	115,299	196,224
Rented	8,046	7,950	39,720	29,253	15,996	68,973	84,969
Vocational Qualification							
Owned	95,229	55,773	-110,703	-5,400	151,002	-116,103	34,899
Rented	21,459	16,860	-28,566	13,779	38,319	-14,787	23,532
Degree							
Owned	19,203	11,556	18,645	20,433	30,759	39,078	69,837
Rented	3,894	3,564	11,634	16,194	7,458	27,828	35,286
Not Elsewhere Included							
Owned	-32,238	-16,149	27,762	15,219	-48,387	42,981	-5,406
Rented	-15,360	-3,261	18,453	12,153	-18,621	30,606	11,985
All Groups							
Owned	76,893	60,993	9,501	4,590	137,886	14,091	151,977
Rented	-4,323	19,797	54,315	50,541	15,474	104,856	120,330

Source: Statistics New Zealand

Table 18: Percentage Change in the No of Households By Tenure and Qualification

	1981 to 1986	1986 to 1991	1991 to 1996	1996 to 2001	1981 to 1991	1991 to 2001	1981 to 2001
No School Qualification							
Owned	-14.1	-9.8	1.5	-26.7	-22.5	-25.5	-42.3
Rented	-16.0	-4.5	11.7	-16.6	-19.8	-6.9	-25.3
School Qualification							
Owned	42.9	27.0	38.7	18.2	81.5	64.0	197.7
Rented	15.2	13.1	57.7	27.0	30.3	100.2	160.9
Vocational Qualification							
Owned	63.4	22.7	-36.7	-2.8	100.5	-38.5	23.2
Rented	47.2	25.2	-34.1	25.0	84.3	-17.7	51.8
Degree							
Owned	54.4	21.2	28.2	24.1	87.1	59.1	197.7
Rented	30.7	21.5	57.8	51.0	58.8	138.2	278.3
Not Elsewhere Included							
Owned	-37.7	-30.3	74.7	23.4	-56.6	115.6	-6.3
Rented	-45.2	-17.5	120.1	35.9	-54.8	199.1	35.3
All Groups							
Owned	10.8	7.8	1.1	0.5	19.4	1.7	21.4
Rented	-1.5	7.1	18.1	14.3	5.4	34.9	42.2

Source: Statistics New Zealand

Table 19: Tenure by Qualification for urban and rural areas, Percentage Point variation from New Zealand Mean Home ownership rate, 1981 - 2001

	1981	1986	1991	1996	2001
Auckland Urban Area					
No School Qualification	-1.6	-2.5	-4.1	-4.2	-6.1
School Qualifications	3.2	1.1	-0.9	-1.1	-3.9
Vocational	4	1.7	-0.5	-0.8	-3.3
Degree	3.9	2.9	0.4	-1.6	-3.3
Wellington Urban Area					
No School Qualification	-8.8	-8.6	-9.1	-6.7	-6.9
School Qualifications	-2.6	-2.9	-4.0	-2.5	-3.9
Vocational	0.8	-0.5	-2	-2.2	-2.6
Degree	0.5	-0.0	-1.0	-0.7	-1.1
Other Main Urban Area					
No School Qualification	2.6	1.8	1.4	0.6	-0.7
School Qualifications	0.7	1.2	1	-0.1	-0.5
Vocational	3.4	3.3	2.6	1.7	0.3
Degree	2.4	2.1	1.8	1.7	2
Secondary Urban Area					
No School Qualification	3.1	4.4	5.1	3.6	3.4
School Qualifications	0.8	2.5	4.6	4	4.1
Vocational	1.7	2.8	4.0	3.7	3.8
Degree	-1.3	0.1	3.0	3	2.9
Minor Urban Area					
No School Qualification	1.5	3.5	4.7	3.4	2.6
School Qualifications	-4.2	-0.2	2.9	1.9	2.4
Vocational	-7.2	-2.8	0.6	-0.4	0.3
Degree	-16.6	-13.4	-6.6	-2.8	-0.3
Rural Centre					
No School Qualification	1.8	4.0	6.8	6.8	8.0
School Qualifications	-10.0	-4.4	1.3	2.9	5.3
Vocational	-13.1	-8.7	-3	0.3	2.4
Degree	-28.0	-22.1	-14.2	-6.7	-3.4
Rural and Water Area					
No School Qualification	-3.3	-2.8	-1.7	0.6	7.1
School Qualifications	-3.4	-3.7	-2.7	0.6	8.8
Vocational	-19	-14.2	-8.1	-3.5	5.4
Degree	-10.8	-7.2	-2.3	2.8	8.9

Source: Statistics New Zealand

NB: Negative no. indicates homeownership rate below New Zealand Mean for Qualification

Table 20: Tenure by Qualification by regions, Percentage Point variation from New Zealand Mean Home ownership rate, 1981 – 2001

	1981	1986	1991	1996	2001
Northland					
No School Qualification	3.4	2.0	0.7	0.9	2.0
School Qualifications	<i>-0.7</i>	<i>-1.1</i>	1.3	1.9	4.1
Vocational	<i>-5.1</i>	<i>-6.2</i>	<i>-1.5</i>	<i>-1.2</i>	1.2
Degree	<i>-6.6</i>	<i>-7.1</i>	<i>-0.7</i>	3.3	3.9
Auckland					
No School Qualification	<i>-1.2</i>	<i>-2.0</i>	<i>-3.4</i>	<i>-3.4</i>	<i>-5.0</i>
School Qualifications	3.1	1.3	<i>-0.6</i>	<i>-0.6</i>	<i>-3.1</i>
Vocational	3.5	1.5	<i>-0.4</i>	<i>-0.5</i>	<i>-2.6</i>
Degree	3.6	2.6	0.5	<i>-1.2</i>	<i>-2.8</i>
Waikato					
No School Qualification	<i>-3.6</i>	<i>-2.1</i>	<i>-0.4</i>	<i>-1.8</i>	<i>-0.7</i>
School Qualifications	<i>-5.4</i>	<i>-3.4</i>	<i>-2.6</i>	<i>-3.3</i>	<i>-0.1</i>
Vocational	<i>-8.0</i>	<i>-5.9</i>	<i>-4.0</i>	<i>-3.4</i>	<i>-0.4</i>
Degree	<i>-6.6</i>	<i>-4.3</i>	<i>-3.5</i>	<i>-2.6</i>	<i>-0.4</i>
Bay of Plenty					
No School Qualification	1.3	1.6	3.3	1.2	0.2
School Qualifications	1.4	2.2	3.5	1.5	1.0
Vocational	<i>-1.7</i>	<i>-1.6</i>	0.6	<i>-0.3</i>	<i>-0.9</i>
Degree	<i>-2.6</i>	<i>-0.8</i>	1.6	2.3	1.7
Gisborne					
No School Qualification	<i>-7.4</i>	<i>-8.6</i>	<i>-10.7</i>	<i>-8.6</i>	<i>-8.1</i>
School Qualifications	<i>-1.9</i>	<i>-2.1</i>	<i>-2.4</i>	<i>-2.7</i>	<i>-2.2</i>
Vocational	<i>-4.7</i>	<i>-3.1</i>	<i>-3.0</i>	<i>-3.0</i>	<i>-3.0</i>
Degree	<i>-4.8</i>	<i>-3.7</i>	0.7	2.4	3.5
Hawkes Bay					
No School Qualification	<i>-1.7</i>	<i>-2.3</i>	<i>-1.7</i>	<i>-2.2</i>	<i>-2.5</i>
School Qualifications	1.3	1.0	1.1	1.2	1.8
Vocational	0.6	1.5	1.7	1.5	0.6
Degree	1.3	2.1	2.7	6.1	5.6

Source: Statistics New Zealand

NB: Negative no. indicates homeownership rate below New Zealand Mean for Qualification

Table 20: Tenure by Qualification by regions, Percentage Point variation from New Zealand Mean Home ownership rate, 1981 – 2001 Continued

	1981	1986	1991	1996	2001
Taranaki					
No School Qualification	2.2	2.2	2.4	2.8	4.7
School Qualifications	-1.2	-0.5	2.2	0.8	5.3
Vocational	-3.0	-1.5	0.4	1.2	3.0
Degree	-9.3	-8.2	-2.8	0.1	2.7
Manawatu-Wanganui					
No School Qualification	-2.0	-1.8	-1.0	-0.4	0.3
School Qualifications	-6.5	-4.6	-3.1	-3.5	0.0
Vocational	-4.4	-2.8	-1.9	-2.1	-0.4
Degree	-2.5	-4.2	-2.2	-1.6	-0.3
Wellington					
No School Qualification	-6.1	-5.2	-5.1	-3.3	-3.0
School Qualifications	-1.4	-1.1	-1.9	-0.6	-1.2
Vocational	1.3	0.5	-0.5	-0.7	-1.0
Degree	0.9	0.7	-0.1	0.5	0.2
Marlborough					
No School Qualification	5.7	5.6	5.1	5.4	7.1
School Qualifications	-0.4	1.5	3.8	3.9	5.9
Vocational	-0.3	1.6	3.8	1.3	3.9
Degree	-1.3	-0.6	4.3	4.9	6.8
Nelson					
No School Qualification	8.0	5.7	1.9	-0.2	-1.9
School Qualifications	7.5	3.4	4.1	1.1	0.9
Vocational	6.7	6.2	2.7	1.5	-1.1
Degree	7.1	6.6	7.1	5.9	6.0
Tasman					
No School Qualification	6.9	7.5	9.5	10.2	8.1
School Qualifications	-0.6	-0.8	4.3	4.8	7.9
Vocational	0.6	1.6	3.7	3.0	6.4
Degree	-1.9	-2.9	6.2	7.0	12.3

Source: Statistics New Zealand

NB: Negative no. indicates homeownership rate below New Zealand Mean for Qualification

Table 20: Tenure by Qualification by regions, Percentage Point variation from New Zealand Mean Home ownership rate, 1981 – 2001 Continued

	1981	1986	1991	1996	2001
West Coast					
No School Qualification	4.1	4.5	5.6	4.5	6.1
School Qualifications	<i>-5.4</i>	<i>-2.8</i>	1.0	4.6	7.2
Vocational	<i>-2.8</i>	<i>-1.1</i>	1.4	2.3	3.8
Degree	<i>-21.0</i>	<i>-18.1</i>	<i>-12.1</i>	<i>-13.7</i>	<i>-8.3</i>
Canterbury					
No School Qualification	3.3	3.8	3.4	3.8	3.8
School Qualifications	1.0	1.9	2.3	2.5	2.7
Vocational	1.2	3.0	2.5	2.8	3.5
Degree	0.6	2.3	2.7	2.3	4.1
Otago					
No School Qualification	4.2	3.8	4.3	4.7	5.7
School Qualifications	<i>-2.7</i>	<i>-2.5</i>	<i>-3.0</i>	<i>-2.7</i>	<i>-1.6</i>
Vocational	0.1	0.4	1.2	1.3	1.1
Degree	<i>-0.8</i>	<i>-2.8</i>	<i>-3.4</i>	<i>-2.4</i>	<i>-0.3</i>
Southland					
No School Qualification	8.1	8.4	9.8	8.7	9.2
School Qualifications	5.7	6.0	7.4	7.9	8.6
Vocational	1.1	2.9	4.2	4.9	6.4
Degree	<i>-0.8</i>	<i>-2.8</i>	<i>-3.4</i>	<i>-2.4</i>	<i>-0.3</i>

Source: Statistics New Zealand

NB: Negative no. indicates homeownership rate below New Zealand Mean for Qualification

Table 21: Tenure by Qualification by ethnicity, Percentage Point variation from New Zealand Mean Home ownership rate

	1981	1986	1991	1996	2001
Asian					
No School Qualification	0.7	3.1	0.2	-4.6	-4.3
School Qualifications	-9.9	-6.9	-11.2	-6.4	-8.3
Vocational	-5.6	-6.8	-18.2	-10.4	-10.1
Degree	-13.0	-11.8	-13.6	-14.1	-10.7
European					
No School Qualification	3.8	4.1	4.7	4.9	5.4
School Qualifications	2.1	2.1	2.4	2.5	3.3
Vocational	1.1	1.4	2.1	1.5	2.4
Degree	0.8	0.9	1.5	2.4	2.4
Maori					
No School Qualification	-23.5	-23.8	-20.2	-23.0	-25.6
School Qualifications	-25.5	-25.2	-22.4	-20.6	-21.8
Vocational	-20.9	-23.1	-21.0	-20.5	-24.1
Degree	-13.0	-18.1	-16.3	-13.6	-15.1
Pacific peoples					
No School Qualification	-32.2	-28.1	-26.8	-31.8	-34.1
School Qualifications	-31.2	-27.7	-30.2	-26.8	-30.8
Vocational	-28.8	-27.5	-30.9	-26.4	-31.7
Degree	-25.1	-26.7	-26.6	-19.9	-20.4

Source: Statistics New Zealand

NB: A negative figure indicates homeownership rates less than the national average

Table 22: Tenure by Occupational Status Percentage Point variation from New Zealand Mean Home ownership rate by Urban Area

	1981	1986	1991	1996	2001
Auckland Urban Area					
Agriculture & Fishery Workers	2.8	2.5	3.5	1.9	-5.3
Clerical and Related	0.6	0.0	-1.2	-3.1	-4.9
Legislators, Admin etc	1.8	0.5	0.0	-1.0	-2.5
Production and Related	1.1	-0.8	-2.3	-4.0	-5.7
Professional, Technical etc	5.3	3.0	0.0	-1.7	-3.7
Service and Sales Workers	-0.3	-0.4	-1.8	-2.5	-4.4
Wellington Urban Area					
Agriculture & Fishery Workers	-12.0	-12.5	-7.0	-7.4	-10.0
Clerical and Related	-5.1	-4.2	-6.0	-5.8	-6.9
Legislators, Admin etc	-0.5	-1.0	0.8	-0.4	-0.8
Production and Related	-7.6	-5.7	-5.7	-4.8	-4.7
Professional, Technical etc	1.2	0.0	-2.9	-3.2	-3.9
Service and Sales Workers	-3.3	-2.8	-5.3	-4.4	-7.0
Other Main Urban Areas					
Agriculture & Fishery Workers	4.4	3.4	3.0	-0.3	-6.0
Clerical and Related	3.5	2.9	2.7	2.4	2.3
Legislators, Admin etc	2.5	2.6	2.2	1.7	2.2
Production and Related	3.8	3.2	2.5	1.1	0.0
Professional, Technical etc	2.9	3.5	2.9	2.5	2.6
Service and Sales Workers	3.2	3.0	3.0	1.0	-0.3
Secondary Urban Area					
Agriculture & Fishery Workers	1.4	3.8	5.0	1.8	-4.2
Clerical and Related	2.3	2.7	5.3	6.0	7.1
Legislators, Admin etc	-0.9	0.0	0.7	1.1	2.9
Production and Related	2.3	4.3	4.5	4.6	4.0
Professional, Technical etc	-1.3	0.3	2.6	2.7	3.2
Service and Sales Workers	2.8	2.6	4.7	5.9	6.9

Source: Statistics New Zealand

NB: A negative figure indicates homeownership rates less than the national average

Table 22: Tenure by Occupational Status Percentage Point variation from New Zealand Mean Home ownership rate by Urban Area Continued

	1981	1986	1991	1996	2001
Minor Urban Areas					
Agriculture & Fishery Workers	1.1	2.1	5.9	2.1	-6.4
Clerical and Related	-4.5	-3.0	1.5	3.4	4.5
Legislators, Admin etc	-11.8	-8.0	-5.7	-2.2	-1.1
Production and Related	-2.7	0.4	2.9	3.3	2.9
Professional, Technical etc	-15.1	-11.7	-4.7	-2.0	0.1
Service and Sales Workers	-3.7	-2.6	-0.9	0.0	2.7
Rural Centre					
Agriculture & Fishery Workers	-2.6	-0.7	3.6	3.1	-0.9
Clerical and Related	-11.1	-6.2	-0.5	4.8	6.6
Legislators, Admin etc	-16.8	-13.1	-8.3	-3.8	0.6
Production and Related	-2.6	-1.5	0.8	6.2	8.4
Professional, Technical etc	-28.1	-23.2	-12.1	-4.1	0.1
Service and Sales Workers	-11.2	-11.6	-4.0	0.4	4.1
Rural and Water Areas					
Agriculture & Fishery Workers	-0.9	-1.1	-1.6	-0.5	3.2
Clerical and Related	-6.9	-5.6	-1.3	3.1	9.7
Legislators, Admin etc	-15.5	-7.5	-4.9	-0.3	1.8
Production and Related	-12.2	-11.3	-6.4	0.5	8.2
Professional, Technical etc	-21.6	-15.5	-4.4	1.3	7.4
Service and Sales Workers	-9.1	-7.7	-6.4	1.3	9.9

Source: Statistics New Zealand

NB: A negative figure indicates homeownership rates less than the national average

Table 23: Tenure by Occupational Status Percentage point variation from New Zealand Mean Home ownership rate by Region

	1986	1991	1996	2001
Northland				
Agriculture & Fishery Workers	3.8	3.3	3.7	3.3
Clerks	-4.2	-0.9	2.9	4.4
Labourers	-3.8	2.1	2.3	4.5
Legislators, Administrators & Managers	-6.1	-4.7	-1.2	0.9
Plant and Machine Operators and Assemblers		2.1	2.3	6.0
Professionals		-5.6	-1.7	-0.3
Service and Sales Workers	-1.5	1.0	1.9	3.6
Technicians & Associate Professionals	-10.2	-0.7	2.1	4.0
Trades Workers		0.9	1.1	2.6
Auckland				
Agriculture & Fishery Workers	1.3	2.4	2.4	-1.8
Clerks	0.1	-0.8	-2.6	-4.2
Labourers	-0.7	-2.7	-4.2	-4.9
Legislators, Administrators & Managers	0.5	0.1	-0.8	-2.1
Plant and Machine Operators and Assemblers		-3.6	-4.8	-7.1
Professionals		1.3	-0.5	-2.6
Service and Sales Workers	-0.2	-1.4	-2.1	-3.7
Technicians & Associate Professionals	2.6	-1.1	-2.3	-3.7
Trades Workers		-1.6	-3.4	-4.6
Waikato				
Agriculture & Fishery Workers	-4.7	-6.2	-6.6	-0.5
Clerks	-3.3	-1.6	-0.7	1.4
Labourers	-5.3	-0.9	-1.0	-1.4
Legislators, Administrators & Managers	-3.7	-3.2	-2.0	-0.6
Plant and Machine Operators and Assemblers		-1.7	-1.6	-0.4
Professionals		-4.3	-2.2	0.6
Service and Sales Workers	-1.6	-1.8	-2.7	-0.7
Technicians & Associate Professionals	-5.2	-1.3	-1.7	0.2
Trades Workers		-1.7	-1.0	-0.3

Source: Statistics New Zealand

NB: A negative figure indicates homeownership rates less than the national average

Table 23: Tenure by Occupational Status Percentage Point variation from New Zealand Mean Home ownership rate by Region Continued

	1986	1991	1996	2001
Bay of Plenty				
Agriculture & Fishery Workers	-4.3	0.8	1.4	-1.5
Clerks	0.6	2.3	2.4	1.7
Labourers	0.3	5.4	2.0	0.2
Legislators, Administrators & Managers	-2.4	-2.5	-0.9	-0.3
Plant and Machine Operators and Assemblers		4.3	2.2	1.7
Professionals		-1.0	-0.6	0.1
Service and Sales Workers	1.3	3.4	0.7	-0.5
Technicians & Associate Professionals	-1.8	2.0	0.5	0.9
Trades Workers		-0.7	-1.5	-1.2
Gisborne				
Agriculture & Fishery Workers	-13.8	-12.6	-8.5	-11.7
Clerks	-3.0	-0.7	2.2	2.0
Labourers	-2.7	-3.4	-8.3	-4.1
Legislators, Administrators & Managers	-2.8	-2.6	-1.4	1.9
Plant and Machine Operators and Assemblers		-6.8	-10.2	-8.2
Professionals		-4.0	-1.8	0.8
Service and Sales Workers	-0.2	-1.1	1.2	-0.9
Technicians & Associate Professionals	-4.9	2.2	-0.8	0.2
Trades Workers		0.2	3.2	1.0
Hawkes Bay				
Agriculture & Fishery Workers	-7.5	-5.6	-4.1	-8.0
Clerks	4.3	3.9	4.7	5.3
Labourers	1.3	4.2	1.3	-1.9
Legislators, Administrators & Managers	1.5	0.7	-0.1	1.9
Plant and Machine Operators and Assemblers		1.1	0.5	-1.0
Professionals		2.3	2.8	4.5
Service and Sales Workers	3.7	2.7	5.5	2.8
Technicians & Associate Professionals	2.2	5.1	4.3	4.1
Trades Workers		3.1	4.2	4.1

Source: Statistics New Zealand

NB: A negative figure indicates homeownership rates less than the national average

Table 23: Tenure by Occupational Status Percentage Point variation from New Zealand Mean Home ownership rate by Region Continued

	1986	1991	1996	2001
Taranaki				
Agriculture & Fishery Workers	-2.8	-4.1	-6.2	2.3
Clerks	1.3	4.1	4.4	8.4
Labourers	3.1	3.8	5.1	6.6
Legislators, Administrators & Managers	-2.4	1.1	0.7	3.3
Plant and Machine Operators and Assemblers		4.4	4.5	5.7
Professionals		-2.6	-0.4	4.1
Service and Sales Workers	4.3	4.3	4.4	5.7
Technicians & Associate Professionals	-5.9	3.1	5.5	6.9
Trades Workers		2.7	3.0	5.6
Manawatu-Wanganui				
Agriculture & Fishery Workers	-0.8	-0.9	-0.1	0.6
Clerks	-1.0	0.1	0.4	1.7
Labourers	-1.0	-0.9	-0.4	1.4
Legislators, Administrators & Managers	-0.5	-0.7	0.4	2.6
Plant and Machine Operators and Assemblers		-1.1	0.3	1.9
Professionals		-0.7	-1.4	0.5
Service and Sales Workers	-7.2	-0.9	-3.2	0.1
Technicians & Associate Professionals	-2.7	-1.2	0.3	2.2
Trades Workers		0.5	1.6	3.5
Wellington				
Agriculture & Fishery Workers	-5.6	-4.0	-4.6	-2.9
Clerks	-3.0	-4.4	-4.0	-4.6
Labourers	-3.7	-6.9	-5.1	-3.4
Legislators, Administrators & Managers	-0.7	1.1	0.5	0.1
Plant and Machine Operators and Assemblers		-5.3	-3.7	-3.6
Professionals		-0.9	-2.0	-2.2
Service and Sales Workers	-1.1	-2.6	-1.7	-3.3
Technicians & Associate Professionals	0.5	-2.9	-2.0	-2.6
Trades Workers		-2.1	-0.5	-1.2

Source: Statistics New Zealand

NB: A negative figure indicates homeownership rates less than the national average

Table 23: Tenure by Occupational Status Percentage Point variation from New Zealand Mean Home ownership rate by Region Continued

	1986	1991	1996	2001
Marlborough				
Agriculture & Fishery Workers	5.2	7.3	3.3	0.9
Clerks	2.8	4.5	4.3	7.1
Labourers	4.5	3.4	0.4	-0.9
Legislators, Administrators & Managers	-0.6	-1.3	0.5	2.8
Plant and Machine Operators and Assemblers		4.6	5.7	4.0
Professionals		4.4	3.8	6.6
Service and Sales Workers	-3.6	3.6	3.3	9.3
Technicians & Associate Professionals	1.7	5.5	-0.1	5.1
Trades Workers		0.9	6.3	4.8
Nelson				
Agriculture & Fishery Workers	4.1	2.4	-5.3	-7.6
Clerks	6.0	2.7	2.9	3.6
Labourers	5.1	-0.8	-1.5	-2.5
Legislators, Administrators & Managers	3.6	-0.2	-0.8	-0.6
Plant and Machine Operators and Assemblers		-1.5	-6.8	-7.2
Professionals		5.5	5.3	4.2
Service and Sales Workers	3.1	-0.4	-0.6	-1.6
Technicians & Associate Professionals	5.1	2.0	1.9	1.4
Trades Workers		3.9	1.4	1.2
Tasman				
Agriculture & Fishery Workers	-1.1	2.7	-1.4	-1.4
Clerks	6.8	11.0	11.1	10.6
Labourers	6.2	-0.1	7.0	8.9
Legislators, Administrators & Managers	-2.4	1.7	5.2	5.2
Plant and Machine Operators and Assemblers		7.9	6.9	7.5
Professionals		2.9	5.8	7.6
Service and Sales Workers	4.8	9.3	8.4	7.4
Technicians & Associate Professionals	-0.9	4.7	6.5	8.5
Trades Workers		4.9	8.1	6.5

Source: Statistics New Zealand

NB: A negative figure indicates homeownership rates less than the national average

Table 23: Tenure by Occupational Status Percentage Point variation from New Zealand Mean Home ownership rate by Region Continued

	1986	1991	1996	2001
West Coast				
Agriculture & Fishery Workers	4.7	2.9	0.2	0.6
Clerks	-2.5	2.8	4.3	8.7
Labourers	2.3	3.3	9.0	10.5
Legislators, Administrators & Managers	-5.7	-2.8	-0.6	1.4
Plant and Machine Operators and Assemblers		7.5	11.8	10.7
Professionals		-6.1	-7.4	-1.4
Service and Sales Workers	-2.3	2.9	6.2	6.0
Technicians & Associate Professionals	-13.2	-0.6	5.2	6.5
Trades Workers		1.0	6.0	7.3
Canterbury				
Agriculture & Fishery Workers	5.7	4.8	5.7	3.9
Clerks	4.4	3.4	3.6	4.7
Labourers	4.7	3.1	3.8	3.5
Legislators, Administrators & Managers	2.9	2.2	2.2	2.9
Plant and Machine Operators and Assemblers		2.1	2.7	3.7
Professionals		3.2	4.4	4.2
Service and Sales Workers	2.7	1.9	1.6	2.6
Technicians & Associate Professionals	3.3	3.4	3.5	4.0
Trades Workers		2.2	2.7	3.8
Otago				
Agriculture & Fishery Workers	8.3	5.7	4.8	1.4
Clerks	1.1	1.1	2.1	3.3
Labourers	1.0	-0.2	3.7	3.7
Legislators, Administrators & Managers	1.7	-1.2	0.1	-0.7
Plant and Machine Operators and Assemblers		2.9	4.1	4.5
Professionals		-0.4	1.7	3.2
Service and Sales Workers	0.3	-3.4	-0.5	0.5
Technicians & Associate Professionals	-0.9	0.8	2.8	3.4
Trades Workers		1.7	1.5	2.0

Source: Statistics New Zealand

NB: A negative figure indicates homeownership rates less than the national average

Table 23: Tenure by Occupational Status Percentage Point variation from New Zealand Mean Home ownership rate by Region Continued

	1986	1991	1996	2001
Southland				
Agriculture & Fishery Workers	12.6	9.6	9.0	4.6
Clerks	3.7	9.0	9.8	12.6
Labourers	6.9	10.8	11.1	12.3
Legislators, Administrators & Managers	2.1	3.3	5.3	6.4
Plant and Machine Operators and Assemblers		7.1	8.0	10.6
Professionals		-2.3	1.8	4.2
Service and Sales Workers	6.1	9.6	11.9	11.3
Technicians & Associate Professionals	-2.9	4.1	6.7	10.0
Trades Workers		6.2	7.5	9.7

Source: Statistics New Zealand

NB: A negative figure indicates homeownership rates less than the national average

Table 24: New Zealand Home ownership rates by area & mobility

	Home ownership rates (%)				% Point Change	
	1986	1991	1996	2001	1991 to 2001	1986 to 2001
Auckland Urban						
Elsewhere in NZ	75.1	76.2	72.5	67.4	-8.8	-7.7
Overseas	69.9	67.8	65.9	56.1	-11.8	-13.8
Same as usual address	92.5	92.4	91.6	90.5	-1.8	-2.0
Total	85.0	84.0	81.5	77.9	-6.1	-7.1
Wellington Urban						
Elsewhere in NZ	71.8	73.3	68.0	66.0	-7.3	-5.8
Overseas	67.4	64.0	59.0	57.0	-7.0	-10.4
Same as usual address	90.6	91.3	92.5	90.7	-0.6	-0.0
Total	82.4	82.4	80.9	78.5	-3.9	-3.9
Other Main Urban						
Elsewhere in NZ	76.7	77.8	73.4	68.3	-9.5	-8.4
Overseas	72.1	71.8	66.1	63.5	-8.3	-8.7
Same as usual address	93.7	93.9	93.5	92.6	-1.3	-1.2
Total	86.3	86.1	83.4	81.0	-5.2	-5.3
Secondary Urban						
Elsewhere in NZ	77.8	79.5	74.4	70.5	-9.0	-7.3
Overseas	73.0	71.2	67.3	66.5	-4.6	-6.5
Same as usual address	93.7	94.4	94.0	93.0	-1.5	-0.7
Total	87.0	87.7	85.1	83.2	-4.4	-3.8
Minor Urban						
Elsewhere in NZ	75.0	77.9	72.1	68.8	-9.1	-6.2
Overseas	68.0	68.1	67.9	66.0	-2.1	-2.0
Same as usual address	92.9	94.0	93.6	92.6	-1.4	-0.3
Total	85.1	86.4	83.8	81.9	-4.5	-3.1

Table 24: New Zealand Home ownership rates by area & mobility Continued

	Home ownership rates (%)				% Point Change	
	1986	1991	1996	2001	1991 to 2001	1986 to 2001
Rural Centre						
Elsewhere in NZ	71.3	76.4	74.5	71.5	-4.9	0.1
Overseas	65.1	67.7	67.9	71.0	3.3	5.9
Same as usual address	92.3	93.7	93.5	93.5	-0.1	1.2
Total	83.5	85.8	85.0	84.3	-1.5	0.8
Rural and Water						
Elsewhere in NZ	64.8	71.0	73.1	76.5	5.5	11.7
Overseas	60.3	65.5	70.1	75.9	10.5	15.6
Same as usual address	90.4	90.6	91.3	93.4	2.7	3.0
Total	80.9	82.4	83.2	86.5	4.0	5.6

Source: Statistics New Zealand

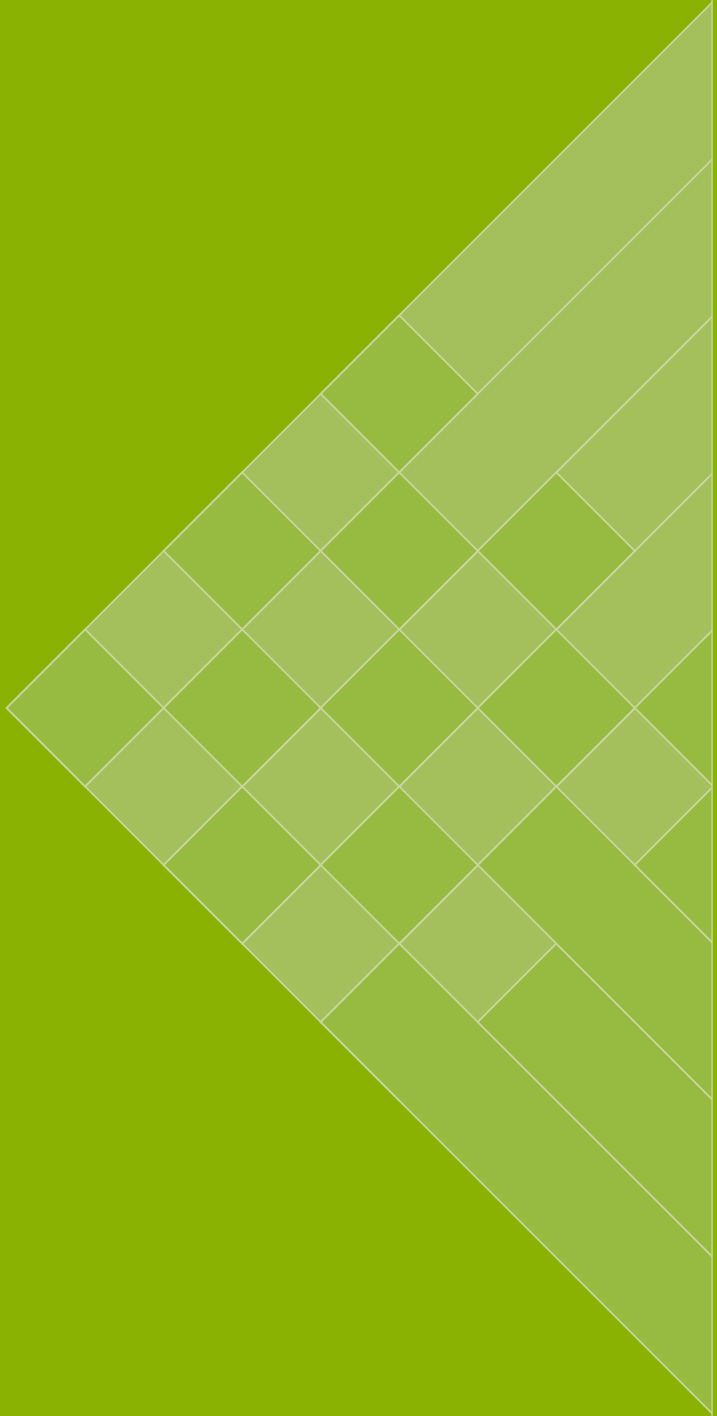
Table 25: Home Ownership, Owned and Rented, by area & mobility

	Number of Households				% Change in No. of Households	
	1986	1991	1996	2001	1991 to 2001	1986 to 2001
Auckland Urban						
Elsewhere in NZ - owned	125,034	155,313	148,416	154,101	-0.8	23.2
Elsewhere in NZ - rented	83,958	99,057	116,100	179,550	81.3	113.9
Overseas - owned	15,336	21,447	28,149	26,616	24.1	73.6
Overseas - rented	13,365	20,730	30,303	43,524	110.0	225.7
Same as usual address -owned	250,170	241,554	243,564	247,395	2.4	-1.1
Same as usual address -rented	42,414	42,774	50,448	59,082	38.1	39.3
Wellington Urban						
Elsewhere in NZ - owned	48,462	55,047	49,233	53,154	-3.4	9.7
Elsewhere in NZ - rented	38,865	40,698	47,235	61,749	51.7	58.9
Overseas - owned	5,586	6,570	5,715	6,009	-8.5	7.6
Overseas - rented	5,592	7,542	8,085	9,330	23.7	66.8
Same as usual address -owned	95,628	93,114	97,638	91,785	-1.4	-4.0
Same as usual address -rented	20,523	19,020	17,880	21,039	10.6	2.5
Other Main Urban						
Elsewhere in NZ - owned	197,019	235,710	225,804	221,106	-6.2	12.2
Elsewhere in NZ - rented	121,734	137,769	167,784	228,417	65.8	87.6
Overseas - owned	14,889	15,063	18,567	17,334	15.1	16.4
Overseas - rented	11,685	12,051	19,467	20,775	72.4	77.8
Same as usual address -owned	357,855	356,811	357,819	365,082	2.3	2.0
Same as usual address -rented	50,448	51,078	57,492	68,559	34.2	35.9
Secondary Urban						
Elsewhere in NZ - owned	41,013	47,586	43,050	42,042	-11.7	2.5
Elsewhere in NZ - rented	23,688	25,233	30,540	39,450	56.3	66.5
Overseas - owned	2,043	1,872	2,157	2,019	7.9	-1.2
Overseas - rented	1,524	1,566	2,157	2,088	33.3	37.0
Same as usual address -owned	75,303	76,686	77,400	77,397	0.9	2.8
Same as usual address -rented	10,752	10,161	11,907	14,121	39.0	31.3

Table 25: Home Ownership, Owned and Rented, by area & mobility Continued

	Number of Households				% Change in No. of Households	
	1986	1991	1996	2001	1991 to 2001	1986 to 2001
Minor Urban						
Elsewhere in NZ - owned	50,238	61,215	54,486	54,696	-10.6	8.9
Elsewhere in NZ - rented	34,107	35,595	43,452	57,147	60.5	67.6
Overseas - owned	2,739	2,808	3,528	3,240	15.4	18.3
Overseas - rented	2,622	2,703	3,423	3,531	30.6	34.7
Same as usual address -owned	90,714	95,454	99,240	97,773	2.4	7.8
Same as usual address -rented	14,727	13,575	16,047	19,095	40.7	29.7
Rural Centre						
Elsewhere in NZ - owned	11,196	14,073	13,623	13,287	-5.6	18.7
Elsewhere in NZ - rented	9,177	8,925	9,636	12,534	40.4	36.6
Overseas - owned	678	699	792	837	19.7	23.5
Overseas - rented	714	690	774	723	4.8	1.3
Same as usual address -owned	22,488	23,961	25,176	26,151	9.1	16.3
Same as usual address -rented	4,002	3,615	4,116	4,455	23.2	11.3
Rural and Water						
Elsewhere in NZ - owned	43,884	58,809	68,007	76,182	29.5	73.6
Elsewhere in NZ - rented	48,615	49,203	51,426	59,694	21.3	22.8
Overseas - owned	2,811	3,384	4,989	5,244	55.0	86.6
Overseas - rented	3,765	3,702	4,404	3,477	-6.1	-7.6
Same as usual address -owned	115,716	119,553	126,801	145,491	21.7	25.7
Same as usual address -rented	26,424	27,126	27,108	24,507	-9.7	-7.3

Source: Statistics New Zealand



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