

Local Government Housing Stock Profile

**Prepared for
Community Housing Aotearoa**

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1. INTRODUCTION

This report is one component of a broader attempt by Community Housing Aotearoa (CHA) to establish the current capacity, aspirations and activities of the community housing sector. The focus of this report is the local government housing stock. In particular, the quantum of stock, its distribution, typology, targeting and prevailing rents.

The report is structured as follows:

- Section 2 provides an overview of the data used to compile this stock profile.
- Section 3 sets out the quantum of stock by local authority.
- Section 4 sets out the typology of the stock.
- Section 5 sets out the targeting of council stock.
- Section 6 looks at the rent setting policies of local authorities.
- Annex A sets out the data related to quantum, size, typology and available rent information for sixty councils.

2. LOCAL GOVERNMENT HOUSING DATA

CRESA has undertaken repeated housing stock analysis of the local government housing stock. The most recent survey of local government stock was completed in 2013. The previous survey was undertaken in 2007. Although there are high response rates in both surveys, there are some aspects of council response which are problematic. In particular, some councils do not see themselves as housing providers because of the way in which stock management is contracted or structured into a council owned company. Other councils using similar structures do regard themselves as being involved in housing provision. The current survey has a 98 percent response rate and there are only seven councils that have reported that they have no housing stock.

To prepare this report we have drawn on the 2013 survey and added to that through a systematic search of council administrative and public reporting on their stock and rent setting. Kawerau District Council did not participate in the survey. They have provided stock numbers and rents since and are included in Appendix A.

3. COUNCIL STOCK QUANTUM

The total council housing stock across the sixty-two councils that provide housing is 13,400 stock units. This includes the Christchurch City Council stock, much of which has been severely damaged by the Canterbury Earthquakes and is in the process of recovery.

4. COUNCIL STOCK TYPOLOGY AND SIZE

Most councils have provided an enumeration of their stock types, although there is a small disparity between the total reported stock units and the number of stock units described by typology and size. Typology data relates to 10,894 units. The size data relates to 10,709 stock units. The Christchurch stock has been entirely excluded from the analysis of typology and size.

The council housing stock was developed with central government assistance to meet the needs of a niche segment of the housing market in the context of a broader housing policy which:

- Favoured home ownership over the extension of public rental provision.
- Funded central government public housing for working families where they were unable to take up home ownership assistance or where private rental housing supply was limited.
- Provided capital subsidies to councils to develop dwellings for single, low income older people excluded from home ownership and detached from families.

As a result many councils have little variation in the size of their units and this inhibits the ability of councils to diversify their targeting to meet emerging housing needs.

4.1 Council Stock Typology

Typology refers to the structural features of one residential unit in relation to another residential unit. Typology categories are used in New Zealand's census and these form the basis of the categories used here.

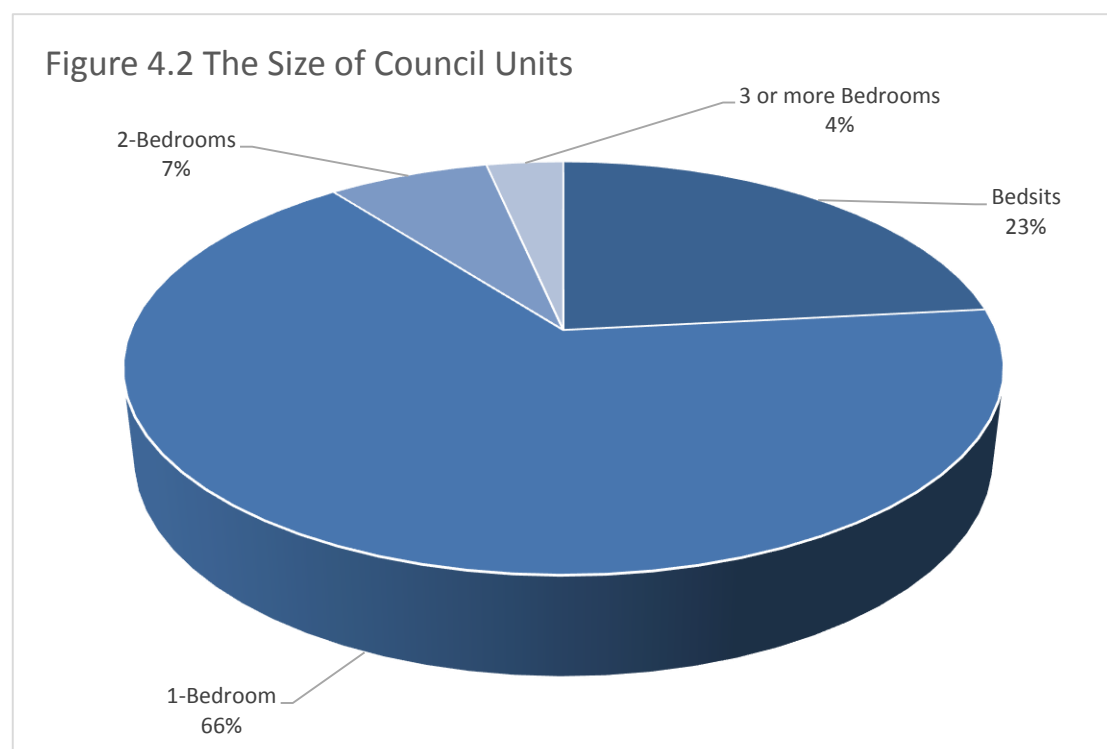
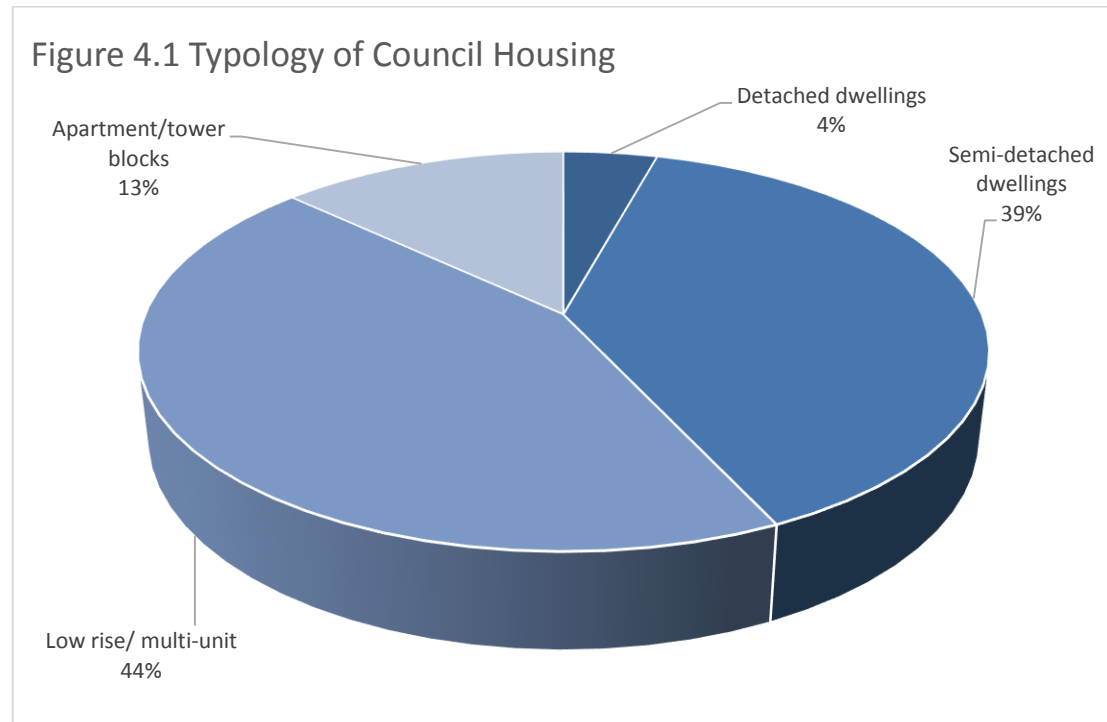
The typology and size categories of council stock are provided on a council basis in Appendix A. Appendix A also includes Kawerau DC which has 27 units including semi-detached and low rise multi-units but did not participate in the survey. In summary, council stock is dominated by semi-detached and low rise, multi-unit dwellings (Figure 4.1).

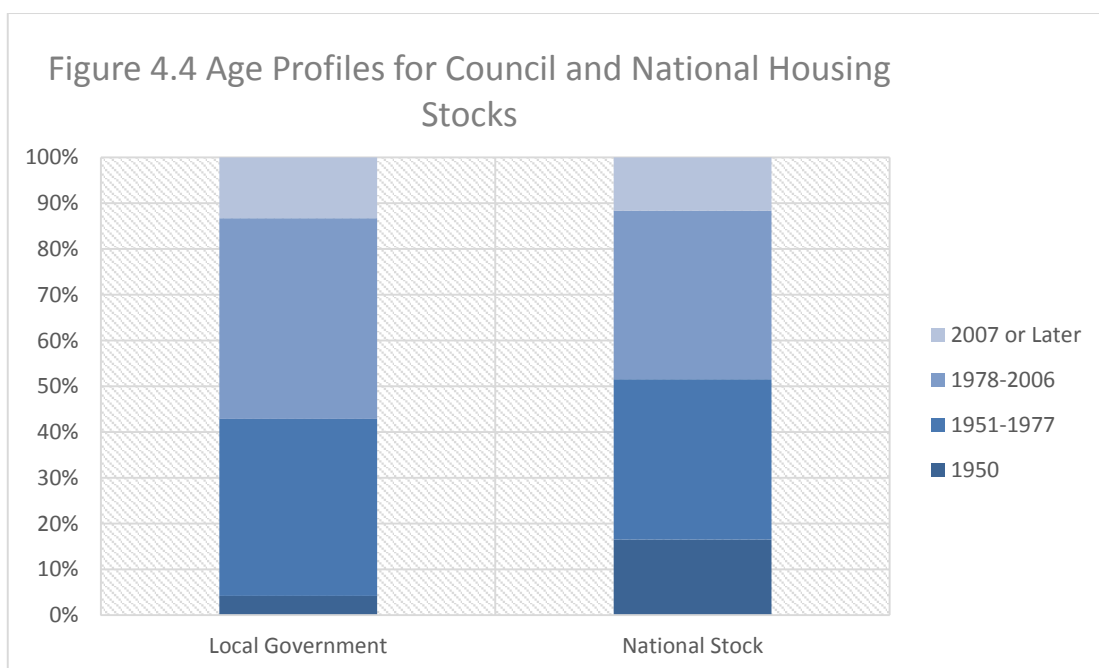
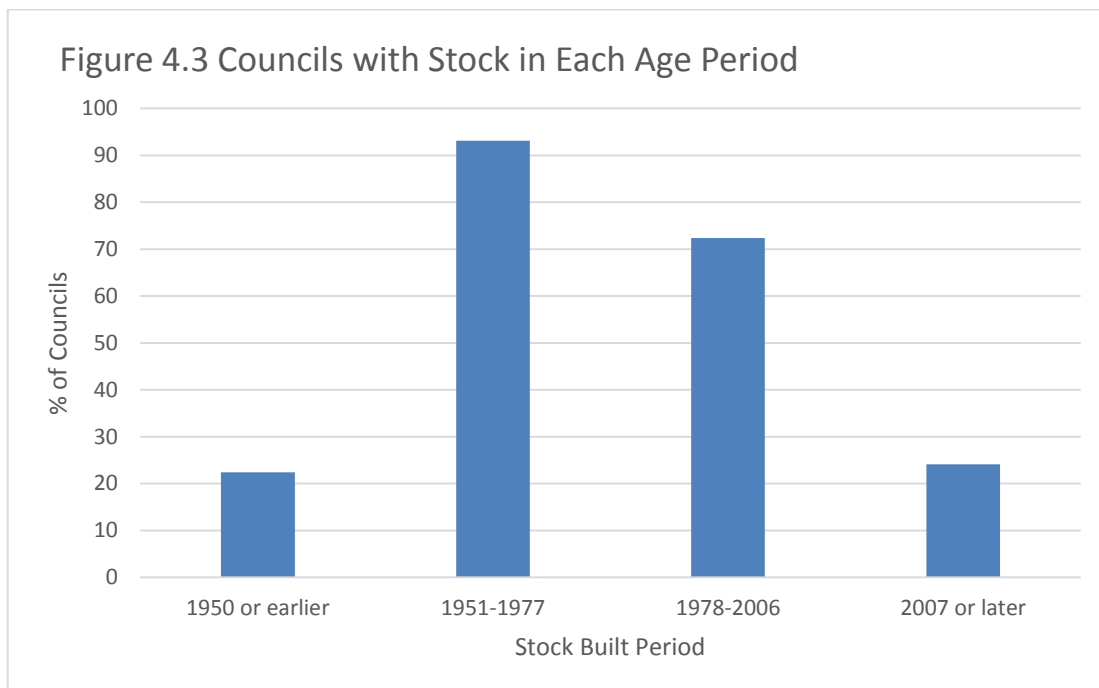
4.2 Unit Size in the Council Stock

Councils provided size data for 10,671 dwellings. Council dwellings are dominated by one-bedroom units. There are also a substantial number of bedsits. Together these constitute 89.5 percent of the dwellings reported (Figure 4.2). The dominance of these dwelling sizes reflects the developmental history of the council housing stock. In particular, council housing stock during the post-war period and particularly from the 1960s period until the 1980s.

The importance of the stock built prior to 1978 is evident in Figure 4.3. The vast majority of councils have stock built in the 1951-1977 period. Relatively few councils have stock built prior to 1950 or in 2007 and later. Figure 4.4 shows the proportion of

stock built in the 1951-1977 period is particularly prominent in the council housing stock.

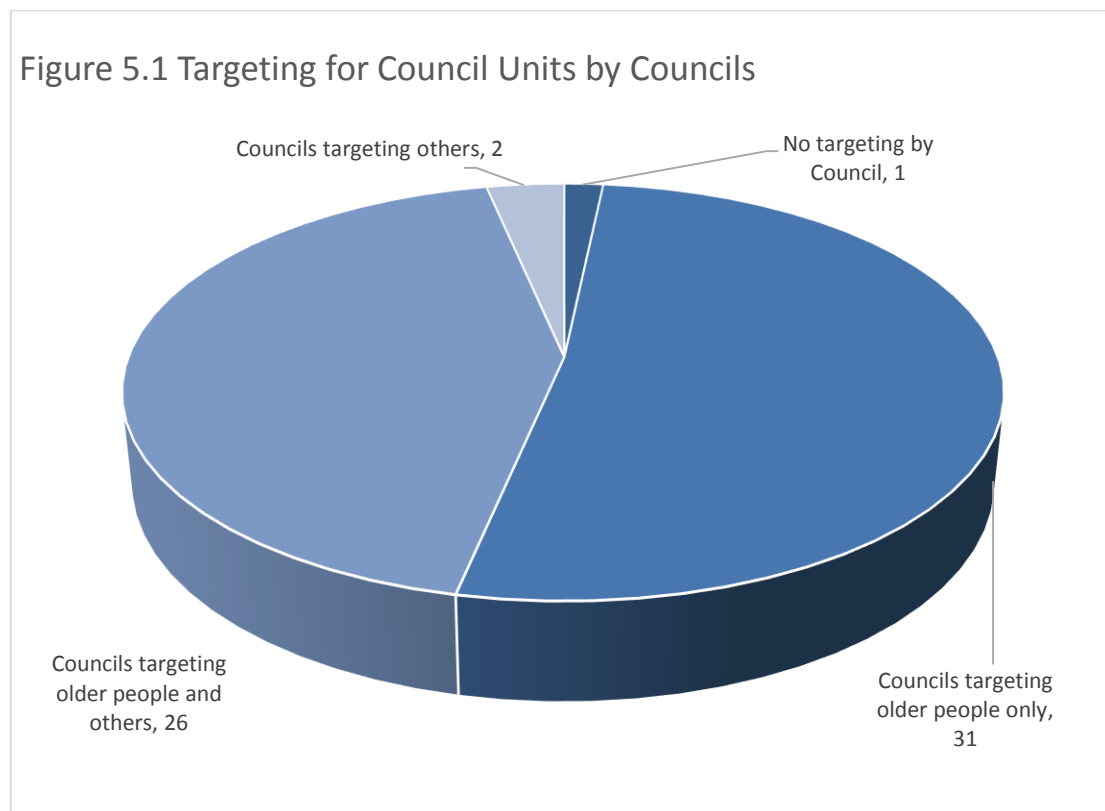




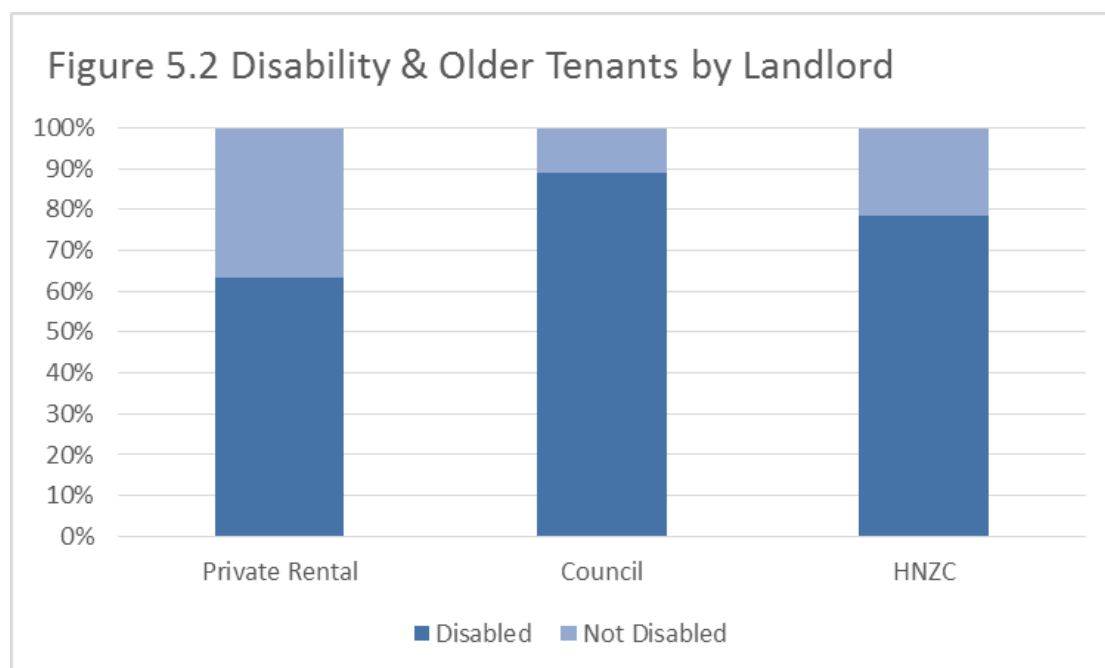
5. COUNCIL STOCK TARGETING

Sixty councils reported on their targeting of housing. Only one of those reported that they had no targeting at all (Figure 5.1). Ninety-five percent targeted older people or older people with some other vulnerable group. A few provided access to council housing for people in their fifties if there were additional circumstances, particularly disability or sickness. It was not always stated explicitly, but there was an underlying

implication that access to council housing was associated with superannuation as sole income or reliance on a benefit.



It is notable that older council residents have higher levels of disability as reported in the 2013 New Zealand Health Survey than older tenants with private or Housing New Zealand Corporation landlords (Figure 5.2).



6. RENTS

The rent data presented here is derived from a systematic search of council websites supplemented by direct contact with the council or its housing agents. It is notable that some councils do not provide transparent data to the public on rents for their dwellings or provide their rent setting policy rather than actual rents.

Some councils have policies from which a rent can be only broadly estimated without published rents. Some councils, for instance, report setting their rents at a proportion of market rents. There is, however, no standard way of calculating 'market rents'. It is particularly difficult to estimate those rents where the council stock is predominantly made up of bed-sits or one bedroom dwellings. Neither of those dwelling types are common in the market. A few councils state that they set their rents as a proportion of superannuation either as a couple or as a single annuitant whose superannuation incorporates a living alone allowance.

Other councils set specific rents according to the number of bedrooms in a unit. Other councils have complex rent setting practices which take into account the number of bedrooms and the location of the dwellings as well. There may be some instances, although this is not always clear, where councils are setting rents to take account of the amenities provided including refurbishment. Where there are complex rent scales associated with location or other amenities, an estimate has been made over average rents for stock units of particular sizes and/or whether used by singles or couples. Occasionally rent ranges are so complex that the maximum and minimum rents for each rent category has been used.

This variation in transparency as well as rent setting practices is most evident in the Auckland Council, no doubt because it has been relatively recently restructured. The rent schedule for South Auckland is only available on application. The rents for the North Shore are published for different unit types, while the rents for the units in West Auckland are described in terms of its rental policy. That is, that rent "will be charged at 70% of market rate for singles and 80% of market rate for couples; capped at 30% of gross income including Accommodation Supplement."

The estimates of rents are set out in Annex A. These should be treated as estimates and indicative. They are not rent schedules and where there are variations across stock, calculated averages or ranges have at times been used.

Rents range from \$45 weekly to in excess of \$390 for units of more than 4 bedrooms. While there is variation associated with size of dwelling, there is considerable variation within dwelling type. As Table 6.1 shows, even the rents associated with bedsits vary considerably between \$45 weekly to \$165 per week.

Table 6.1 Weekly Rents for Council Bedsits, One Bedroom and Two Bedroom Units

Unit Size	\$/week Range Single		\$/week Range Couples	
	Min	Max	Min	Max
Bedsit	\$45	\$165	\$45	\$165
1 Bedroom	\$60	\$200	\$60	\$220
2 Bedrooms	\$80	\$235	\$60	\$235

It is clear that rent setting among some, but by no means all councils trigger the Accommodation Supplement. If housing affordability for tenants is 25 percent of income, current superannuation incomes would suggest that affordable rents for super annuitants without additional income lies in the region of \$105 weekly for those living alone and \$156 for a super annuitant couple. It should be noted that the unaffordable gap is only partially met by the Accommodation Supplement.

ANNEX A STOCK, TYPOLOGY, UNIT SIZE, INDICATIVE RENTS
Council: AshburtonDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	6	0	0	0	6
Semi-detached dwellings	34	0	34	0	0
Low rise/ multi-unit	78	0	78	0	0
Apartment/tower blocks	0	0	0	0	0
Total	118	0	112	0	6
Rent Single			\$79.00		
Rent Couple			\$89.50		

Council: AucklandCC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	11	0	11	0	0
Semi-detached dwellings	1385	683	700	2	0
Low rise/ multi-unit	16	0	16	0	0
Apartment/tower blocks	0	0	0	0	0
Total	1412	683	727	2	0
Rent Single - North Shore		\$62.28	\$69.26		
Rent Couple - North Shore	\$111.44	\$93.65	\$123.79		

Council: BullerDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	0	0	0	0	0
Semi-detached dwellings	44	0	44	0	0
Low rise/ multi-unit	0	0	0	0	0
Apartment/tower blocks	0	0	0	0	0
Total	44	0	44	0	0
Rent Single			\$105.50		
Rent Couple			\$138.80		

Council: CartertonDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	0	0	0	0	0
Semi-detached dwellings	26	18	8	0	0
Low rise/ multi-unit	12	0	12	0	0
Apartment/tower blocks	0	0	0	0	0
Total	38	18	20	0	0
Rent Single	\$110.00				
Rent Couple	\$110.00				

Council: CentralHawkesBayDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	0	0	0	0	0
Semi-detached dwellings	48	0	48	0	0
Low rise/ multi-unit	0	0	0	0	0
Apartment/tower blocks	0	0	0	0	0
Total	48	0	48	0	0
Rent Single	\$107.01				
Rent Couple	\$116.89				

Council: CentralOtagoDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	0	0	0	0	0
Semi-detached dwellings	0	0	0	0	0
Low rise/ multi-unit	98	4	94	0	0
Apartment/tower blocks	0	0	0	0	0
Total	98	4	94	0	0
Rent Single	\$112.00				
Rent Couple	\$130.00				

Council: ChathamIsDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	2	0	0	1	1
Semi-detached dwellings	2	0	0	2	0
Low rise/ multi-unit	0	0	0	0	0
Apartment/tower blocks	0	0	0	0	0
Total	4	0	0	3	1

Rent Single
Rent Couple

Council: ChristchurchCC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings					
Semi-detached dwellings		No DATA			
Low rise/ multi-unit					
Apartment/tower blocks					
Total	2649				

Rent Single
Rent Couple

Council: CluthaDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	0	0	0	0	0
Semi-detached dwellings	0	0	0	0	0
Low rise/ multi-unit	98	9	89	0	0
Apartment/tower blocks	0	0	0	0	0
Total	98	9	89	0	0

Rent Single \$91.00
Rent Couple \$99.00

Council: DunedinCC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	0	0	0	0	0
Semi-detached dwellings	0	0	0	0	0
Low rise/ multi-unit	954	65	841	48	0
Apartment/tower blocks	0	0	0	0	0
Total	954	65	841	48	0
Rent Single		\$104.50	\$108.65	\$190.40	
Rent Couple			\$155.23	\$190.40	

Council: FarNorthDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	25	0	19	4	2
Semi-detached dwellings	122	36	86	0	0
Low rise/ multi-unit	0	0	0	0	0
Apartment/tower blocks	0	0	0	0	0
Total	147	36	105	4	2
Rent Single		\$105.50	\$111.50		
Rent Couple		\$105.50	\$117.00		

Council: GisborneDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	12	0	0	0	12
Semi-detached dwellings	0	0	0	0	0
Low rise/ multi-unit	120	0	120	0	0
Apartment/tower blocks	0	0	0	0	0
Total	132	0	120	0	12
Rent Single			\$140.00		
Rent Couple			\$151.00		

Council: GoreDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	0	0	0	0	0
Semi-detached dwellings	6	0	6	0	0
Low rise/ multi-unit	0	0	0	0	0
Apartment/tower blocks	0	0	0	0	0
Total	6	0	6	0	0
Rent Single			\$90.00		
Rent Couple			\$90.00		

Council: GreyDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	0	0	0	0	0
Semi-detached dwellings	125	0	115	10	0
Low rise/ multi-unit	0	0	0	0	0
Apartment/tower blocks	0	0	0	0	0
Total	125	0	115	10	0
Rent Single					
Rent Couple					

Council: HamiltonCC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	0	0	0	0	0
Semi-detached dwellings	0	0	0	0	0
Low rise/ multi-unit	344	22	320	2	0
Apartment/tower blocks	0	0	0	0	0
Total	344	22	320	2	0
Rent Single			\$110.25	\$173.50	
Rent Couple			\$143.50	\$173.50	

Council: HastingsDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	0	0	0	0	0
Semi-detached dwellings	6	0	6	0	0
Low rise/ multi-unit	214	0	214	0	0
Apartment/tower blocks	0	0	0	0	0
Total		0	220	0	0
Rent Single			\$97.00		
Rent Couple			\$130.00		

Council: HaurakiDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	0	0	0	0	0
Semi-detached dwellings	48	16	32	0	0
Low rise/ multi-unit	8	0	8	0	0
Apartment/tower blocks	0	0	0	0	0
Total	56	16	40	0	0
Rent Single		\$104.00	\$104.00		
Rent Couple			\$104.00		

Council: HorowhenuaDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	12	0	12	0	0
Semi-detached dwellings	16	0	16	0	0
Low rise/ multi-unit	87	6	81	0	0
Apartment/tower blocks	0	0	0	0	0
Total	115	6	109	0	0
Rent Single		\$130.00	\$149.00		
Rent Couple			\$150.00		

Council: HurunuiDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	3	0	0	0	3
Semi-detached dwellings	34	0	30	4	0
Low rise/ multi-unit	0	0	0	0	0
Apartment/tower blocks	0	0	0	0	0
Total	37	0	30	4	3
Rent Single			\$99.00	\$131.00	
Rent Couple			\$114.00	\$140.00	

Council: HuttCC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	0	0	0	0	0
Semi-detached dwellings	2	0	2	0	0
Low rise/ multi-unit	203	22	166	15	0
Apartment/tower blocks	0	0	0	0	0
Total	205	22	168	15	0
Rent Single		\$165.00	\$200.00	\$235.00	
Rent Couple			\$220.00	\$235.00	

Council: InvercargillCC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	0	0	0	0	0
Semi-detached dwellings	215	21	193	1	0
Low rise/ multi-unit	0	0	0	0	0
Apartment/tower blocks	0	0	0	0	0
Total	215	21	193	1	0
Rent Single		\$93.00	\$108.00	\$165.00	
Rent Couple			\$108.00	\$165.00	

Council: KaikouraDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	2	0	0	1	1
Semi-detached dwellings	15	0	12	3	0
Low rise/ multi-unit	0	0	0	0	0
Apartment/tower blocks	0	0	0	0	0
Total	17	0	12	4	1
Rent Single			\$96.25	\$155.00	\$240.00
Rent Couple			\$96.25	\$155.00	\$240.00

Council: KaiparaDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	0	0	0	0	0
Semi-detached dwellings	56	0	56	0	0
Low rise/ multi-unit	0	0	0	0	0
Apartment/tower blocks	0	0	0	0	0
Total	56	0	56	0	0
Rent Single			\$118.75		
Rent Couple			\$118.75		

Council: KapitiCoastDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	118	0	118	0	0
Semi-detached dwellings	0	0	0	0	0
Low rise/ multi-unit	0	0	0	0	0
Apartment/tower blocks	0	0	0	0	0
Total	118	0	118	0	0
Rent Single			\$91.00		
Rent Couple			\$91.00		

Council: KawerauDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	0	0		0	0
Semi-detached dwellings		2			0
Low rise/ multi-unit		3			0
Apartment/tower blocks	0	0	0	0	0
Total	27	5	22	0	0
Rent Single		\$90.00	\$121.00		
Rent Couple			\$121.00		

Council: MacKenzieDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	0	0	0	0	0
Semi-detached dwellings	0	0	0	0	0
Low rise/ multi-unit	10	0	5	5	0
Apartment/tower blocks	0	0	0	0	0
Total	10	0	5	5	0
Rent Single			\$121.00	\$137.00	
Rent Couple				\$154.00	

Council: Marlborough DC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	0	0	0	0	0
Semi-detached dwellings	177	26	147	4	0
Low rise/ multi-unit	0	0	0	0	0
Apartment/tower blocks	0	0	0	0	0
Total	177	26	147	4	0
Rent Single		\$106.11	\$110.48	\$156.00	
Rent Couple		\$106.11	\$110.48	\$156.00	

Council: MastertonDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	14	3	6	2	3
Semi-detached dwellings	56	37	19	0	0
Low rise/ multi-unit	16	4	12	0	0
Apartment/tower blocks	0	0	0	0	0
Total	86	44	37	2	3
Rent Single		\$87.00	\$94.00		
Rent Couple			\$94.00		

Council: Matamata-PiakoDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	5	0	0	0	5
Semi-detached dwellings	6	0	2	4	0
Low rise/ multi-unit	107	0	105	2	0
Apartment/tower blocks	0	0	0	0	0
Total	118	0	107	6	5
Rent Single			\$140.00	\$187.00	
Rent Couple			\$140.00	\$187.00	

Council: NapierCC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	5	0	1	3	1
Semi-detached dwellings	140	0	136	2	2
Low rise/ multi-unit	231	0	175	51	5
Apartment/tower blocks	0	0	0	0	0
Total	376	0	312	56	8
Rent Single			\$99.11		
Rent Couple			\$150.00	\$186.20	\$210.10

Council: NelsonDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	0	0	0	0	0
Semi-detached dwellings	142	49	50	43	0
Low rise/ multi-unit	0	0	0	0	0
Apartment/tower blocks	0	0	0	0	0
Total	142	49	50	43	0
Rent Single	\$96.89				
Rent Couple					

Council: New PlymouthDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	0	0	0	0	0
Semi-detached dwellings	4	1	3	0	0
Low rise/ multi-unit	138	28	110	0	0
Apartment/tower blocks	0	0	0	0	0
Total	142	29	113	0	0
Rent Single		\$85.00	\$152.00		
Rent Couple		\$85.00	\$152.00		

Council: OtorohangaDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	0	0	0	0	0
Semi-detached dwellings	6	0	6	0	0
Low rise/ multi-unit	22	13	9	0	0
Apartment/tower blocks	0	0	0	0	0
Total	28	13	15	0	0
Rent Single	\$72.50				
Rent Couple	\$98.00				

Council: PalmerstonNorthCC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	11	0	0	2	9
Semi-detached dwellings	319	6	304	7	2
Low rise/ multi-unit	84	0	12	52	20
Apartment/tower blocks	0	0	0	0	0
Total	414	6	316	61	31
Rent Single		\$87.00	\$101.00		
Rent Couple			\$141.00		

Council: PoriruaCC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	3	0	1	1	1
Semi-detached dwellings	26	24	2	0	0
Low rise/ multi-unit	0	0	0	0	0
Apartment/tower blocks	0	0	0	0	0
Total	29	24	3	1	1
Rent Single		\$100.00	\$125.00	\$125.00	
Rent Couple		\$100.00	\$125.00	\$125.00	

Council: QueenstownLakesDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	4	0	0	1	3
Semi-detached dwellings	9	0	9	0	0
Low rise/ multi-unit	6	0	2	2	2
Apartment/tower blocks	0	0	0	0	0
Total	19	0	11	3	5
Rent Single	\$100.00				
Rent Couple	\$125.00				

Council: RangitikeiDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	2	0	0	0	2
Semi-detached dwellings	0	0	0	0	0
Low rise/ multi-unit	72	0	72	0	0
Apartment/tower blocks	0	0	0	0	0
Total	74	0	72	0	2
Rent Single			\$90.00		
Rent Couple			\$147.10		

Council: RotoruaDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	0	0	0	0	0
Semi-detached dwellings	0	0	0	0	0
Low rise/ multi-unit	152	82	70	0	0
Apartment/tower blocks	0	0	0	0	0
Total	152	82	70	0	0
Rent Single		\$80.24	\$108.70		
Rent Couple		\$107.72	\$134.97		

Council: RuapehuDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	12	0	4	8	0
Semi-detached dwellings	8	0	8	0	0
Low rise/ multi-unit	46	31	15	0	0
Apartment/tower blocks	0	0	0	0	0
Total	66	31	27	8	0
Rent Single		\$75.00	\$115.00	\$125.00	
Rent Couple		\$75.00	\$115.00	\$125.00	

Council: SelwynDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	25		3		22
Semi-detached dwellings	0	0	0	0	0
Low rise/ multi-unit	0	0	0	0	0
Apartment/tower blocks	0	0	0	0	0
Total	25	0	3	0	22
Rent Single			\$90.00		\$270.00
Rent Couple			\$120.00		\$520.00

Council: SouthlandDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	3	0	3	0	0
Semi-detached dwellings	66	0	66	0	0
Low rise/ multi-unit	0	0	0	0	0
Apartment/tower blocks	0	0	0	0	0
Total	69	0	69	0	0
Rent Single			\$68.00		
Rent Couple			\$78.80		

Council: SouthTaranakiDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	0	0	0	0	0
Semi-detached dwellings	0	0	0	0	0
Low rise/ multi-unit	74	10	64	0	0
Apartment/tower blocks	0	0	0	0	0
Total	74	10	64	0	0
Rent Single	\$90.14				
Rent Couple	\$90.14				

Council: SouthWaikatoDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	0	0	0	0	0
Semi-detached dwellings	0	0	0	0	0
Low rise/ multi-unit	79	0	52	27	0
Apartment/tower blocks	0	0	0	0	0
Total	79	0	52	27	0
Rent Single			\$89.00	\$99.00	
Rent Couple			\$89.00	\$99.00	

Council: SouthWairarapaDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	0	0	0	0	0
Semi-detached dwellings	32	12	20	0	0
Low rise/ multi-unit	0	0	0	0	0
Apartment/tower blocks	0	0	0	0	0
Total	32	12	20	0	0
Rent Single	\$66.00				
Rent Couple	\$75.00				

Council: StratfordDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	0	0	0	0	0
Semi-detached dwellings	0	0	0	0	0
Low rise/ multi-unit	10	0	10	0	0
Apartment/tower blocks	0	0	0	0	0
Total	10	0	10	0	0
Rent Single			\$100.00		
Rent Couple			\$100.00		

Council: TararuaDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	0	0	0	0	0
Semi-detached dwellings	92	0	80	12	0
Low rise/ multi-unit	0	0	0	0	0
Apartment/tower blocks	0	0	0	0	0
Total	92	0	80	12	0
Rent Single	\$83				
Rent Couple	\$128				

Council: TasmanDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	12	0	12	0	0
Semi-detached dwellings	89	0	89	0	0
Low rise/ multi-unit	0	0	0	0	0
Apartment/tower blocks	0	0	0	0	0
Total	101	0	101	0	0
Rent Single			\$128.00		
Rent Couple			\$128.00		

Council: TaupoDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	4	0	1	0	3
Semi-detached dwellings	0	0	0	0	0
Low rise/ multi-unit	62	0	62	0	0
Apartment/tower blocks	0	0	0	0	0
Total	66	0	63	0	3
Rent Single	\$81.00				
Rent Couple	\$122.50				

Council: TaurangaDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	0	0	0	0	0
Semi-detached dwellings	34	0	34	0	0
Low rise/ multi-unit	212	0	212	0	0
Apartment/tower blocks	0	0	0	0	0
Total	246	0	246	0	0
Rent Single			\$122.50		
Rent Couple			\$146.50		

Council: TimaruDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	10	0	2	8	0
Semi-detached dwellings	0	0	0	0	0
Low rise/ multi-unit	235	135	100	0	0
Apartment/tower blocks	0	0	0	0	0
Total	245	135	102	8	0
Rent Single		\$90.50	\$103.33		
Rent Couple			\$115.70		

Council: WaimakaririDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	10	0	0	1	9
Semi-detached dwellings	116	20	96	0	0
Low rise/ multi-unit	0	0	0	0	0
Apartment/tower blocks	0	0	0	0	0
Total	126	20	96	1	9
Rent Single		\$115.00	\$148.80		
Rent Couple			\$179.00		

Council: Waimate DC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	0	0	0	0	0
Semi-detached dwellings	0	0	0	0	0
Low rise/ multi-unit	27	0	21	6	0
Apartment/tower blocks	0	0	0	0	0
Total	27	0	21	6	0
Rent Single			\$70.00	\$75.00	
Rent Couple			\$70.00	\$75.00	

Council: WaipaDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	11	0	6	5	0
Semi-detached dwellings	120	0	119	1	0
Low rise/ multi-unit	0	0	0	0	0
Apartment/tower blocks	0	0	0	0	0
Total	131	0	125	6	0
Rent Single			\$134.00		
Rent Couple			\$134.00		

Council: WairoaDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	0	0	0	0	0
Semi-detached dwellings	0	0	0	0	0
Low rise/ multi-unit	32	16	10	6	0
Apartment/tower blocks	0	0	0	0	0
Total	32	16	10	6	0
Rent Single		\$45.00	\$60.00	\$80.00	
Rent Couple		\$45.00	\$60.00	\$80.00	

Council: WaitomoDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	2	0	0	1	1
Semi-detached dwellings	22	0	18	4	0
Low rise/ multi-unit	0	0	0	0	0
Apartment/tower blocks	0	0	0	0	0
Total	24	0	18	5	1
Rent Single		\$97.50	\$107.00		
Rent Couple			\$120.00		

Council: WanganuiDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	18	0	18	0	0
Semi-detached dwellings	275	0	275	0	0
Low rise/ multi-unit	0	0	0	0	0
Apartment/tower blocks	0	0	0	0	0
Total	293	0	293	0	0
Rent Single			\$99.00		
Rent Couple			\$124.00		

Council: WellingtonCC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	104	1	0	17	86
Semi-detached dwellings	70	12	8	19	31
Low rise/ multi-unit	737	259	202	163	113
Apartment/tower blocks	1421	689	503	196	33
Total	2332	961	713	395	263
Rent Single		\$136.50	\$201.00	\$252.00	\$390.00
Rent Couple				\$252.00	\$390.00

Council: WesternBoPDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	10	0	7	0	3
Semi-detached dwellings	0	0	0	0	0
Low rise/ multi-unit	50	1	48	1	0
Apartment/tower blocks	0	0	0	0	0
Total	60	1	55	1	3
Rent Single			\$112.00		
Rent Couple			\$160.00		

Council: WestlandDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	0	0	0	0	0
Semi-detached dwellings	0	0	0	0	0
Low rise/ multi-unit	55	10	43	2	0
Apartment/tower blocks	0	0	0	0	0
Total	55	10	43	2	0
Rent Single - average over stock	\$82.00				
Rent Couple - average over stock	\$82.00				

Council: WhakataneDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	2	0	0	0	2
Semi-detached dwellings	16	0	14	2	0
Low rise/ multi-unit	61	0	61	0	0
Apartment/tower blocks	0	0	0	0	0
Total	79	0	75	2	2
Rent Single	\$114.00				
Rent Couple	\$120.00				

Council: WhangareiDC

	Number	Bed-sits	1-Bed	2-Bed	3-bed or more
Detached dwellings	6	0	5	1	0
Semi-detached dwellings	124	115	9	0	0
Low rise/ multi-unit	35	12	21	2	0
Apartment/tower blocks	0	0	0	0	0
Total	165	127	35	3	0
Rent Single	\$90.27		\$148.96		
Rent Couple	\$90.27		\$148.96		