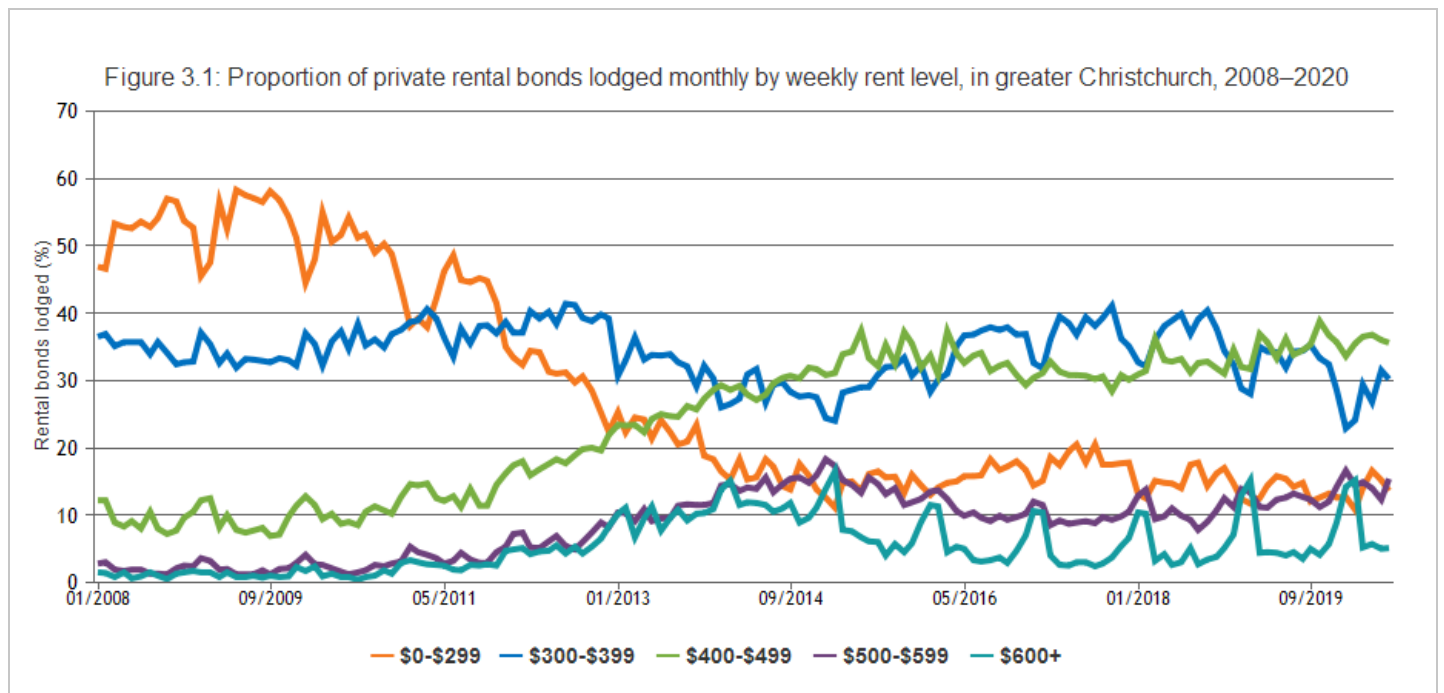


Housing: Rental property supply

Downloaded from <https://www.canterburywellbeing.org.nz/our-wellbeing/housing/rental-property-supply/> on 10/12/2023 3:53 AM

The tenancy bond dataset held by the Ministry of Business Innovation and Employment (MBIE) includes rental properties from private sector landlords, individuals in state housing, and rentals owned by local governments and government entities. It is estimated that bonds are lodged for around 85 percent of all tenancies (excluding tenancies with a fixed term of less than six months, and individuals that have a family member as a landlord)[11]. MBIE provides monthly updates on bond lodgements and current market price for rental properties.

This indicator presents the proportion of private sector rental bonds lodged monthly, by weekly rent level, in greater Christchurch, from 2008 to 2020. Note that almost all bonds from state housing, and rentals owned by government entities were less than \$300 over the timeframe shown.



The figure shows that the availability of low-cost private sector rental properties (\$0–\$299 weekly rent) within greater Christchurch has declined markedly over the last 10 years. The supply of low-cost rentals plateaued around 2015, and low-cost rentals have since accounted for approximately 15% of the rental market. The supply of mid-level rentals (\$300–\$399 and \$400–\$499 weekly rent) has also stabilised since 2015, and each of these price bands has made up approximately one-third of the market, over the 2015 to 2020 period (\$300–\$399, 33.7%; \$400–\$499, 33.3% mean 2015–2020). The proportion of high-cost properties amongst private sector properties available for rent has been low and relatively stable over the last 10 years (≈10%, \$500–\$599 and ≈6%, \$600+ mean 2010 to 2020).

Data Sources

Source: Ministry of Business Innovation and Employment.

Survey/data set: Data set created for research purposes from MBIE's tenancy bond database. Access publicly available data from the Ministry of Business Innovation and Employment website www.mbie.govt.nz/building-and-energy/tenancy-and-housing/rental-bond-data/

Source data frequency: Monthly.

REFERENCES

This is the full reference list for **Housing**.

- 1 Ministry of Social Development (2016) *The Social Report 2016*. Wellington: Ministry of Social Development.
- 2 Howden-Chapman P (2004) Housing standards: a glossary of housing and health. *Journal of Epidemiology and Community Health*. 58: 162-168.
- 3 National Health Committee (1998) *The Social, Cultural and Economic Determinants of Health in New Zealand: Action to Improve Health*. Wellington: National Health Committee.
- 4 Thomson H, Thomas S, Sellstrom E, Petticrew M (2013) Housing improvements for health and associated socio-economic outcomes. *Cochrane Database Syst Rev*. Cd008657.
- 5 Carter D, Sharp S, British Medical Association (2003) *Housing and health: Building for the future*. London: British Medical Association.
- 6 Howden-Chapman P, Matheson A, Crane J, Viggers H, Cunningham M, et al. (2007) Effect of insulating existing houses on health inequality: cluster randomised study in the community. *BMJ* 334: 460.
- 7 Howden-Chapman P, Pierse N, Nicholls S, Gillespie-Bennett J, Viggers H, et al. (2008) Effects of improved home heating on asthma in community dwelling children: randomised controlled trial. *BMJ* 337.
- 8 Mitchell I, O'Malley S (2004) How affordable is housing in New Zealand and what strategies are available to reduce housing stress? Social Policy, Research and Evaluation Conference, 25–26 November. Wellington.
- 9 Baker MG, Goodyear R, Telfar Barnard L, Howden-Chapman P (2012) *The Distribution of Household Crowding in New Zealand: An analysis based on 1991 to 2006 Census data*. Wellington: He Kainga Oranga/Housing and Health Research Programme, University of Otago.
- 10 Ministry of Housing and Urban Development. (2019). *Housing Affordability Measure Method HAM version 1.4*. Wellington: Ministry of Housing and Urban Development.
- 11 Miller S, Suie S, Bycroft C (2018) *Comparing housing information from census and tenancy bond data*. Wellington: Statistics New Zealand.
- 12 Baker MG, McDonald A, Zhang J, Howden-Chapman P (2013) *Infectious Diseases Attributable to Household Crowding in New Zealand: A systematic review and burden of disease estimate*. Wellington: He Kainga Oranga/Housing and Health Research Programme, University of Otago.
- 13 Crothers C, Kearns R, Lindsey D (1993) Housing in Manukau City: Overcrowding, Poor Housing and Their Consequences *Working Papers in Sociology, University of Auckland* 27.
- 14 Evans GW (2003) The built environment and mental health. *J Urban Health* 80: 536-555.