



2013 QuickStats

About housing





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1 2013 Census QuickStats about housing

2013 Census QuickStats about housing gives you information about a variety of topics related to housing in New Zealand, at both a national and regional level.

Find out about:

- occupied and unoccupied dwellings
- types of occupied dwellings
- home ownership by households
- home ownership by individuals
- households who rent
- the number of bedrooms and rooms in private dwellings
- heating fuels.

2 Occupied and unoccupied dwellings

Growth in occupied dwellings slows

There were 1,570,695 [occupied dwellings](#) at the time of the 2013 Census – an increase of 91,986 dwellings (6.2 percent) since 2006.

Average annual growth between 2006 and 2013 for occupied dwellings was 0.9 percent – lower than in any other period between censuses from 1981 onwards.

Change in occupied dwellings 1981–2013 Censuses

Census	Number of occupied dwellings	Percentage change since previous census	Average annual growth rate since previous census
1981	1,011,882
1986	1,095,747	8.3	1.6
1991	1,185,396	8.2	1.6
1996	1,283,994	8.3	1.6
2001	1,368,204	6.6	1.3
2006	1,478,709	8.1	1.6
2013	1,570,695	6.2	0.9

Symbol: ... not applicable
Source: Statistics New Zealand

The vast majority of occupied dwellings were private (99.4 percent or 1,561,959 dwellings). There were 8,739 occupied non-private dwellings (eg hotels and hospitals).

Auckland region

Between 2006 and 2013, the number of occupied private dwellings in the Auckland region increased 7.6 percent (up 33,432 dwellings). There were:

- 472,041 in 2013
- 438,609 in 2006.

This was an average annual growth rate of 1.1 percent – half the growth rate of 2001–06 (2.2 percent).

Wellington region

Between 2006 and 2013, the number of occupied private dwellings in the Wellington region increased 4.9 percent (up 8,313 dwellings). There were:

- 177,162 in 2013
- 168,849 in 2006.

This was an average annual growth rate of 0.7 percent – half the growth rate of 2001–06 (1.4 percent).

Canterbury region

Between 2006 and 2013, the number of occupied private dwellings in the Canterbury region increased 2.6 percent (up 5,256 dwellings). There were:

- 206,916 in 2013
- 201,660 in 2006.

This was an average annual growth rate of 0.4 percent – quarter the growth rate of 2001–06 (1.6 percent). This was related to the earthquakes in this region in 2010 and 2011, which caused considerable damage to, and loss of, private dwellings.

Selwyn district has highest growth in occupied private dwellings

The territorial authority areas (cities and districts) with the highest percentage increases in occupied private dwellings between 2006 and 2013 were:

- Selwyn district – up 31.0 percent (3,588 dwellings)
- Queenstown-Lakes district – up 23.1 percent (2,103 dwellings).

Of the Auckland local board areas, growth in occupied private dwellings was highest in Upper Harbour, with a 20.7 percent increase (2,937 dwellings) since 2006.

The territorial authority area with the biggest decrease in the number of occupied private dwellings was Christchurch city, with 4,299 fewer dwellings (down 3.2 percent) than in 2006. This was related to the 2010–11 Canterbury earthquakes.

More unoccupied dwellings

The number of [unoccupied dwellings](#) rose 16.4 percent between 2006 and 2013. There were:

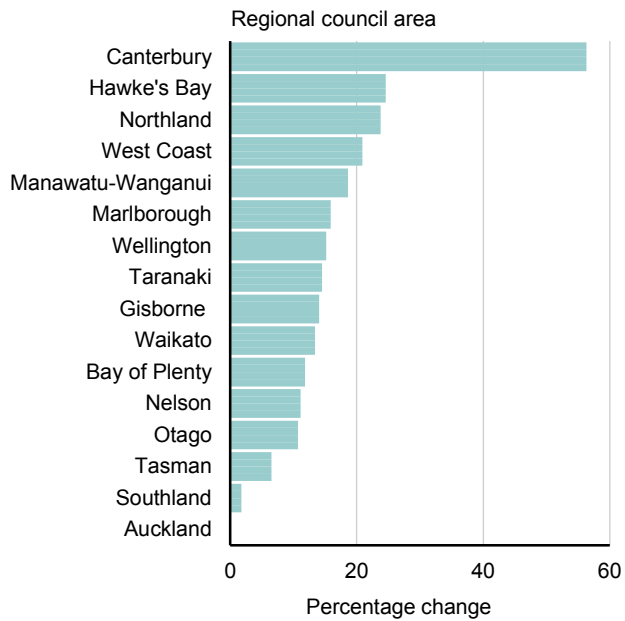
- 185,448 in 2013
- 159,276 in 2006.

In 2013, 1 in 10 dwellings were unoccupied. Nearly one-quarter were classified as unoccupied because all the occupants were temporarily away at the time of the census, but about three-quarters had no occupants at all.

Every region had more unoccupied dwellings than at the last census, although there was little change in the Auckland region. The largest percentage increase was in the Canterbury region, which had 28,317 unoccupied dwellings in 2013, up from 18,117 in 2006. This was a 56.3 percent increase, and was related to the 2010–11 Canterbury earthquakes.

Increase in unoccupied dwellings

By regional council area
2006–2013 Censuses



Note: Percentage increase for Auckland is too small to show on graph.

Source: Statistics New Zealand

Canterbury has more dwellings under construction

The number of dwellings under construction has fluctuated across censuses. Nationally, there were 9,756 dwellings under construction at the time of the 2013 Census, down from 13,560 dwellings in 2006. This was a drop of 28.1 percent.

Canterbury was the only region in which the number of dwellings under construction increased, at 1,920 in 2013, up from 1,794 in 2006.



3 Types of occupied dwellings

About 8 out of 10 private dwellings are separate houses

At the 2013 Census, of those occupied [private dwellings](#) for which the type was indicated, most were separate houses (81.1 percent or 1,193,358 dwellings). Of separate houses for which the number of storeys was indicated, about 3 out of 4 were one-storey (single level).

Private dwellings that were joined to other private dwellings (eg units, apartments, and terraced housing) made up 18.1 percent (266,748 dwellings) of occupied private dwellings for which the type was known. This was the same percentage as in 2006 (which may be due to data quality issues or a slow rate of change nationally), but a small increase from 16.9 percent in 2001.

Of joined private dwellings for which the number of storeys was indicated, 43.5 percent were part of buildings that had more than one storey.

The remaining 0.7 percent of occupied private dwellings for which the type was known (10,782 dwellings) was made up of mobile dwellings, improvised dwellings or shelters, and private dwellings in motor camps. The number of occupied dwellings of these types more than doubled since 2001.

Of the 8,739 occupied [non-private dwellings](#), hotel, motel, or guest accommodation (4,866 dwellings) was the most common type.

Other types of occupied non-private dwellings included:

- residential care for older people (providing rest-home or hospital-level care) – 822 dwellings
- boarding houses – 174 dwellings.

Number of occupied dwellings

By occupied dwelling type

2013 Census

Occupied dwelling type	Number of occupied dwellings
Occupied private dwelling	
Occupied Separate House	1,193,358
Two or More Flats/Units/Townhouses/Apartments/Houses Joined Together	266,748
Other Occupied Private Dwelling ⁽¹⁾	10,782
Occupied Private Dwelling Not Further Defined ⁽²⁾	91,068
Total occupied private dwellings	1,561,956
Occupied non-private dwelling	
Institution	2,550
Other Occupied Non-private Dwelling	6,045
Occupied Non-private Dwelling Not Further Defined ⁽³⁾	144
Total occupied non-private dwellings	8,739
Total occupied dwellings	1,570,695
<p>1. Consists of mobile and improvised dwellings, roofless or rough sleepers, and dwellings in a motorcamp. In 2001, this category was called temporary private dwellings.</p> <p>2. Consists of baches, cribs, other holiday homes, dwellings adjoined to or part of a business or shop, and private dwellings that could not be further classified according to whether they were separate or joined.</p> <p>3. Consists of communes and other non-private dwellings that could not be further classified according to their type/function.</p> <p>Source: Statistics New Zealand</p>	

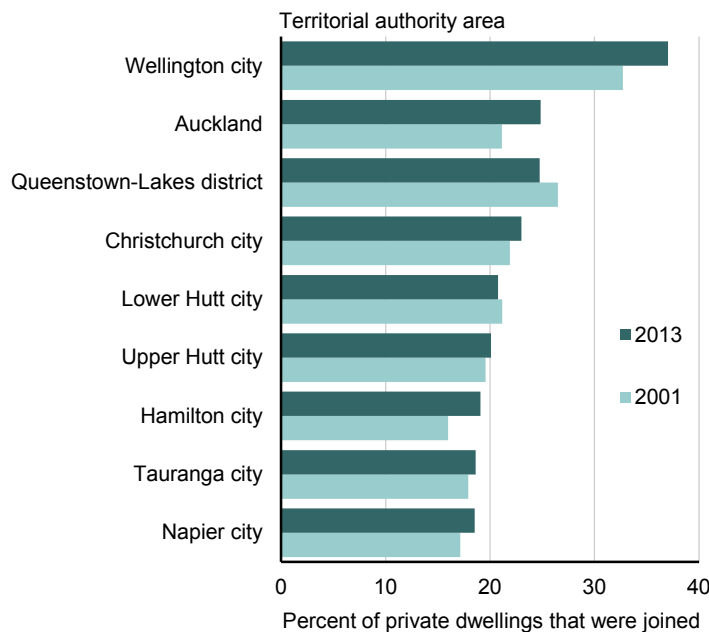
Joined dwellings most common in Auckland and Wellington regions

Private dwellings joined to other private dwellings were most common in the Auckland and Wellington regions (making up 24.8 percent and 24.7 percent, respectively, of private dwellings for which the type was indicated). In contrast, the Tasman region had the lowest percentage of [joined dwellings](#), at 7.4 percent.

Of the territorial authority areas (cities and districts), Wellington city had the highest percentage of private dwellings that were joined, at 37.0 percent. This was an increase from 32.7 percent in 2001.

About 1 in 4 private dwellings in the Queenstown-Lakes district were joined.

Territorial authority areas with the highest percentages of joined private dwellings 2001 and 2013 Censuses



Source: Statistics New Zealand

Waitemata had the highest percentage of private dwellings that were joined, at 70.6 percent in 2013. This was the only area in New Zealand where joined private dwellings were more common than separate private dwellings. (Waitemata includes the Auckland central business district and inner city residential suburbs of Westmere, Grey Lynn, Ponsonby, and Parnell.)

In 2013, the Auckland local board areas with the next highest percentages of joined dwellings were:

- Albert-Eden – 38.5 percent (up from 33.9 percent in 2001)
- Maungakiekie-Tamaki – 36.6 percent (up from 30.0 percent in 2001).

Multi-storey dwellings becoming more common

Multi-storey private dwellings have become more common since 2006. In 2013, of those for which the number of storeys was indicated:

- 24.6 percent of separate houses had two or more storeys (up from 23.3 percent in 2006)
- 34.7 percent of joined dwellings were part of two- or three-storey buildings (up from 32.9 percent in 2006)
- 8.7 percent of joined dwellings were part of four- or more storey buildings (up from 6.5 percent in 2006), but this may be partly due to difficulties with data collection for apartments in 2006.

Multi-storey separate houses were most common in the Auckland and Wellington regions. In 2013, the percentages of separate houses that were multi-storey were:

- Auckland region – 37.7 percent (up from 34.7 percent in 2006)
- Wellington region – 33.2 percent (up from 31.7 percent in 2006).

The percentage of separate houses that were multi-storey increased in nearly all Auckland local board areas. Upper Harbour had the greatest increase in the percentage of these dwellings (at 56.2 percent in 2013, up from 48.6 percent in 2006). Orakei had the highest percentage of these dwellings (69.3 percent in 2013, up from 64.5 percent in 2006).

Joined dwellings that were part of two- or three-storey buildings were most common in the Wellington region, at 46.4 percent, up from 45.2 percent in 2006.

The percentage of joined dwellings that were part of two-or three-storey buildings increased in the majority of Auckland local board areas. Upper Harbour had the highest percentage of these dwellings, at 67.1 percent, up from 61.0 percent in 2006.

4 Home ownership by households

Trend of lower home ownership continues

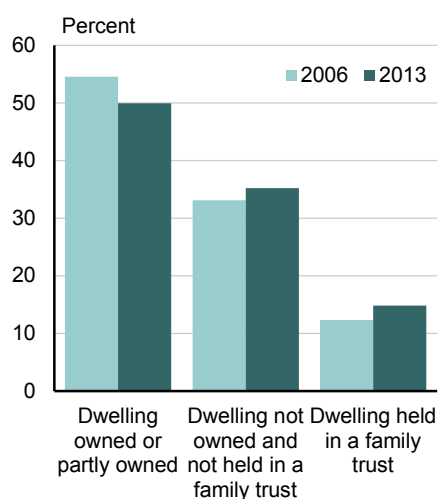
The data on [home ownership by households](#) shows that 64.8 percent of households owned their home or held it in a family trust in 2013, down from 66.9 percent in 2006. This includes households who made mortgage payments and households who did not.

The percentage of households who owned their home, excluding those whose home was in a family trust, was 49.9 percent in 2013, down from 54.5 percent in 2006.

Of those households who owned their home and specified whether they made mortgage payments, 56.4 percent (398,373 households) made mortgage payments in 2013. This was very similar to 2006 (56.5 percent or 405,267 households).

The percentage of households who reported that their dwelling was in a family trust increased, at 14.8 percent (215,280 households) in 2013, compared with 12.3 percent (167,922 households) in 2006.

Home ownership by households
2006 and 2013 Censuses



Source: Statistics New Zealand

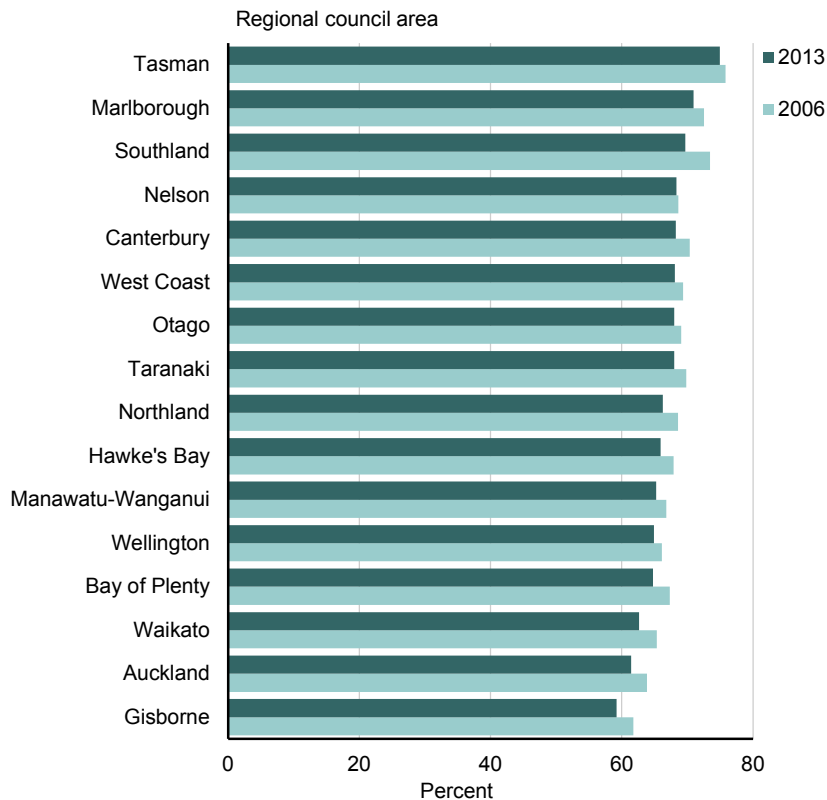
Home ownership highest in Tasman region

The region with the highest level of home ownership was Tasman. In 2013, 75.0 percent of households in this region owned their home or held it in a family trust, which was a small decrease from 75.8 percent in 2006.

The region with the lowest level of home ownership was Gisborne. In 2013, 59.2 percent of households in this region owned their home or held it in a family trust, down from 61.8 percent in 2006.

Households who owned their home or had it in a family trust

By regional council area
2006 and 2013 Censuses



Source: Statistics New Zealand

Of the territorial authority areas (cities and districts), the percentage of households who owned their home or held it in a family trust was highest in the Waimakariri district (80.3 percent) and lowest in the Ruapehu district (55.0 percent).

Between 2006 and 2013, home ownership dropped in all regions, and for most cities and districts. The district with the largest decrease in the percentage of households who owned their home or held it in a family trust was Ashburton, at 66.7 percent in 2013, down from 71.9 percent in 2006.

Of the Auckland local board areas, the percentage of households who owned their home or held it in a family trust was highest in the Hibiscus and Bays area, at 74.1 percent, and lowest in Waitemata, at 39.1 percent.

Over 1 in 3 households do not own their home

In 2013, 35.2 percent of households did not own their home, up from 33.1 percent in 2006. Most of these households were renting (453,135 households). There were 53,889 households living rent-free, and a small number of households who did not indicate whether they were paying rent.

The regions with the highest percentages of households who did not own their home were:

- Gisborne – 40.8 percent
- Auckland – 38.5 percent.

5 Home ownership by individuals

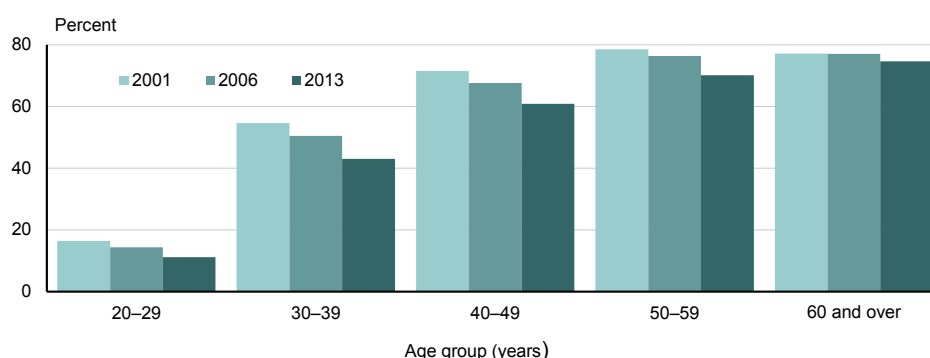
About half of people aged 15 years and over own their home

The data on [home ownership by individuals](#) showed that the percentage who owned their home fell to just under half. In 2013, 49.8 percent of people aged 15 years and over owned or partly owned the home they lived in, compared with 53.2 percent in 2006.

Home ownership was highest for those aged 70–74 years, at 77.5 percent.

A drop in home ownership occurred across all age groups, from those in their 20s to those in their 70s. The largest falls were for those in their 30s and 40s. In 2013, 43.0 percent of people aged 30–39 years owned their home – down from 54.6 percent in 2001. For those in their 40s, 60.8 percent owned their home in 2013, down from 71.5 percent in 2001.

People aged 20 years and over who owned or partly owned their home
By age group
2001, 2006, and 2013 Censuses



Source: Statistics New Zealand

Home ownership was higher for the European and Asian ethnic groups than for Māori and Pacific peoples. Home ownership for each of these ethnic groups was:

- European – 56.8 percent
- Asian – 34.8 percent
- Māori – 28.2 percent
- Pacific peoples – 18.5 percent.

Ethnic group differences in home ownership levels may be partly related to the age and geographic characteristics of different ethnic groups.

Individual home ownership was strongly related to partnership status. Of people who were partnered, 66.7 percent owned their home compared with 26.3 percent of people who were not partnered. Married people were the most likely to own their home, at 75.1 percent. People who had never been married or in a civil union were the least likely to own their home, at 12.3 percent.



6 Households who rent

Over 450,000 households rent their home

In 2013, 453,135 households rented their home (ie paid rent), up from 388,275 in 2006.

Like households overall, [households who rented](#) their home were most likely to be [one-family households](#) (63.3 percent) or one-person households (23.5 percent).

[Other multi-person households](#) (such as unrelated people flatting together) made up 9.3 percent of households who rented their home.

Over three-quarters of the households renting from a local authority or city council were one-person households.

Most households who rented were renting from the private sector (83.7 percent or 355,554 households). This was an increase from 81.8 percent in 2006 and 78.4 percent in 2001.

There were 52,503 households who reported that they rented from Housing New Zealand, and 11,307 households who rented from a local authority or city council.

The figure for those renting from Housing New Zealand is estimated to be an undercount of about 18 percent, based on a comparison with Housing New Zealand's administrative records. This difference could be due to several factors, such as tenants being away on census night and poorer quality response to the census from these households.

Rental homes have fewer bedrooms than owned homes

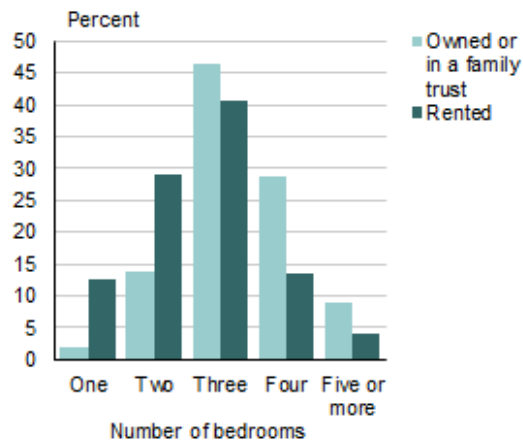
In general, rental housing tended to have fewer [bedrooms](#) than housing that was owned or in a family trust.

Of households who rented, 29.0 percent were in a two-bedroom home, compared with 13.8 percent of households who owned their home or held it in a family trust.

Households who rented their home were less likely to be in a four-bedroom home (at 13.4 percent), than households who owned their home or held it in a family trust (28.8 percent).

Number of bedrooms by tenure

For households in occupied private dwellings
2013 Census



Source: Statistics New Zealand

For households who rented privately, the percentage living in a home with:

- two-bedrooms declined slightly (28.4 percent in 2013, down from 29.8 percent in 2006)
- four-bedrooms increased (14.6 percent in 2013, up from 12.7 percent in 2006).

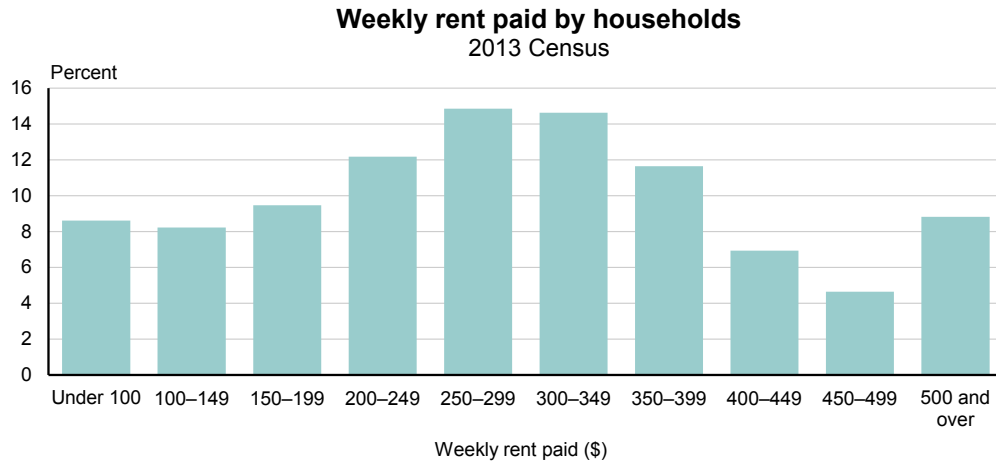
For households who rented from Housing New Zealand, the percentage living in a home with:

- three-bedrooms decreased (41.8 percent in 2013, down from 45.2 percent in 2006)
- two-bedrooms increased slightly (36.6 percent in 2013, up from 35.2 percent in 2006)
- four-bedrooms increased slightly (9.3 percent in 2013, up from 8.4 percent in 2006).

About 4 out of 5 households who rented from a local authority or city council were in a one-bedroom home (8,628 households). This was related to the type of households who rented from this landlord sector, most of which were one-person households.

Wide variation in rent paid

There was wide variation in the amount of rent paid. Most commonly, households paid between \$250 and \$349 a week. However, 8.6 percent of households paid less than \$100 a week, and 8.8 percent paid \$500 or more a week.



Source: Statistics New Zealand

Nationally, the median (half paid more, and half paid less, than this amount) weekly rent in 2013 was \$280. Median rent varied according to the number of bedrooms, at \$260 for two bedrooms, \$300 for three bedrooms, and \$360 for four bedrooms.

The highest median rents were in Auckland local board areas:

- Upper Harbour – \$430
- Devonport-Takapuna, Orakei, and Howick – \$420
- Hibiscus and Bays, and Waitemata – \$400.

Of the territorial authority areas (districts and cities), Selwyn district had the highest percentage increase (75.0 percent) in median weekly rent since 2006, at \$280 in 2013, compared with \$160 in 2006.

7 Number of bedrooms and rooms in private dwellings

Percentage of four-bedroom dwellings continues to increase

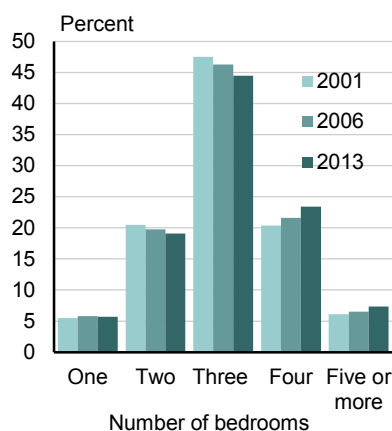
The percentage of occupied private dwellings with four [bedrooms](#) increased since the last census. In 2013, 23.4 percent had four bedrooms, up from 21.6 percent in 2006, and 20.4 percent in 2001. This was not related to an increase in average household size, which remained at 2.7 people per household.

As in previous censuses, the most common number of bedrooms was three. In 2013, 44.5 percent of occupied private dwellings had three bedrooms, down from 46.3 percent in 2006.

There was a slight decline in the percentage of private dwellings with two bedrooms, at 19.1 percent in 2013, compared with 19.8 percent in 2006.

One-bedroom private dwellings remained relatively rare, at 5.7 percent in 2013.

Number of bedrooms
For occupied private dwellings
2001, 2006, and 2013 Censuses



Source: Statistics New Zealand

As in previous censuses, the most common number of total [rooms](#) in occupied private dwellings was six. About 1 in 4 private dwellings in 2013 had six rooms, which was similar to 2006.

There was a slight increase in the percentage of private dwellings with eight rooms, at 11.6 percent in 2013, compared with 10.9 percent in 2006.

8 Heating fuels

Use of electricity for heating continues to increase

Electricity remained the most common [fuel type used to heat dwellings](#), by a wide margin, and the use of electricity for heating increased since the last census. In 2013, electricity was used for heating in 79.2 percent of occupied private dwellings, compared with 74.8 percent in 2006, and 72.0 percent in 2001.

Use of electricity varied by region. It was highest in the Canterbury region (89.9 percent) and lowest in the West Coast region (58.0 percent).

Wood was the second most common heating fuel, but the use of wood for heating decreased. In 2013, wood was used in 36.8 percent of occupied private dwellings, down from 40.9 percent in 2006, and 44.7 percent in 2001.

Use of wood was highest in the West Coast region (72.1 percent), and lowest in the Auckland region (22.5 percent).

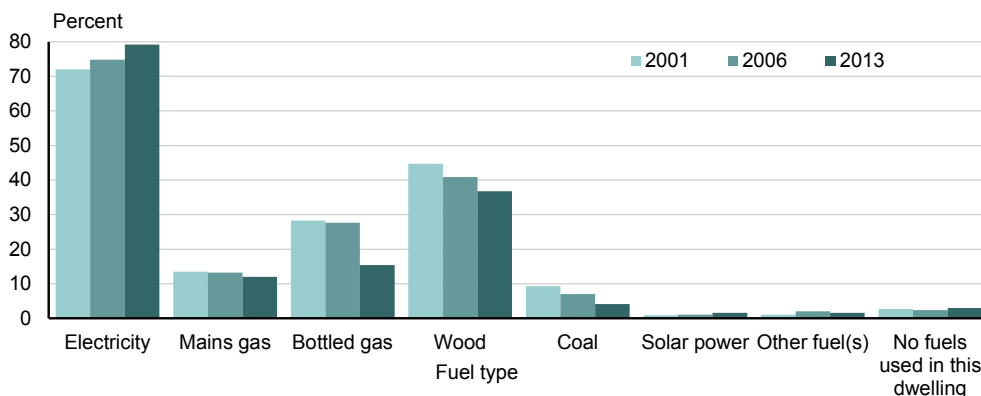
Sharp decline in use of bottled gas for heating

There was a marked decline in the use of bottled gas for heating. In 2013, bottled gas was used in 15.4 percent of occupied private dwellings, down from 27.7 percent in 2006. This was a 41.4 percent decrease since 2006.

Use of mains gas for heating remained relatively low, at 12.0 percent. Mains gas is only available in some areas.

At the national level, coal was used for heating in just 4.1 percent of occupied private dwellings. However, use of coal was more common in certain regions, including the West Coast (55.7 percent) and Southland (35.5 percent). Use of solar power for heating increased, but was still rare, at 1.6 percent in 2013, up from 1.1 percent in 2006. The Tasman region had the highest percentage of occupied private dwellings using solar power for heating, at 3.7 percent.

Fuel types used to heat occupied private dwellings
2001, 2006, and 2013 Censuses



Source: Statistics New Zealand

Increase in dwellings with no heating

Private dwellings in which no heating fuels were ever used increased 35.1 percent. In 2013, 44,832 private dwellings never used heating fuels, making up 3.0 percent of occupied private dwellings. In 2006, there were 33,177 of these dwellings, making up 2.4 percent of occupied private dwellings.

Every region in New Zealand had dwellings in which no heating fuels were used, but the highest percentages were in the Auckland (5.9 percent) and Northland (5.3 percent) regions.

The Auckland local board areas with the highest percentages of dwellings that never used heating fuels were:

- Waitemata – 15.8 percent or 4,671 dwellings
- Mangere-Otahuhu – 12.3 percent or 1,851 dwellings
- Otara-Papatoetoe – 10.6 percent or 1,863 dwellings.



Definitions and information about the data

Definitions

Bedroom: a room that is used, or intended to be used, for sleeping in. This includes sleep outs. Caravans next to private dwellings are included if they are used as a bedroom by members of the same household that occupies the dwelling. A room (such as a living room) that is used for sleeping is not counted as a bedroom unless the only bedroom facilities in the dwelling are in that room.

Empty dwelling: a dwelling that did not have any current occupants and new occupants were not expected to move in on, or before, census night. Unoccupied holiday homes and dwellings being repaired or renovated are classified as empty dwellings.

Fuel types used to heat dwellings: types of fuels used to heat occupied private dwellings. More than one type of fuel may be used to heat a dwelling. This data does not indicate how often a particular type of fuel was used, only that it was used at least some of the time. For example, this data shows the percentage of dwellings in which electricity was used and the percentage of dwellings in which wood was used, but it does not indicate whether electricity was used more or less often than wood.

Home ownership by individuals: whether an individual owned or partly owned the dwelling they usually lived in. It relates to all people aged 15 years and over who lived in New Zealand, including those who lived in private dwellings and those who lived in non-private dwellings. This data has two categories:

- owned or partly owned – this consists of people who owned their home, partly owned their home, or held it in a family trust (holding a dwelling in a family trust is considered to be a similar situation to owning, and distinct from other situations such as renting)
- did not own – this includes people in a variety of situations: renting, living in a private dwelling owned by other household members such as parents, or living in a non-private dwelling such as a rest home, student hostel, or boarding house.

Some people may not own the dwelling they live in, but may own a dwelling elsewhere. This information is not collected in the census.

Home ownership by households: whether a household owned the dwelling they lived in, did not own it, or held it in a family trust, and whether mortgage or rent payments were made by the household. For a household to be counted as owning their home or holding it in a family trust, at least one household member had to own or partly own the home, or hold it in a family trust. Home ownership at the household level can be reported in two ways:

- as the percentage of households who owned their home, excluding those who held it in a family trust
- as the percentage of households who owned their home or held it in a family trust (having a dwelling in a family trust is regarded as a similar situation to owning, and distinct from renting or occupying a dwelling rent-free).

Some households may not own the dwelling they live in, but may own a dwelling elsewhere. This information is not collected in the census.

Households who rent: households that did not own their home, did not have it in a family trust, and were making rent payments.

Improvised dwelling or shelter: structures not intended for habitation and lacking the usual amenities such as lighting, bathroom, and cooking facilities. Examples include garages, sheds, and cars.

Joined private dwellings: private dwellings joined to other private dwellings. This includes flats, units, apartments, townhouses, or houses that are joined together horizontally, vertically, or both.

Non-private dwellings: dwellings that provide short- or long-term communal or transitory accommodation, and are available to the public, such as hotels, motels, boarding houses, hospitals, and residential care facilities.

Occupied dwellings: dwellings that were occupied at midnight on census night, or at any time during the 12 hours following midnight on census night, unless the occupant(s) completed their forms at another dwelling during that period. Occupied dwellings can be private or non-private. Most people live in private dwellings, but some live in non-private dwellings such as residential care for older people, student hostels, or boarding houses.

One-family households: includes couples, couples with children, and one-parent families, with or without other people.

Other multi-person households: groups of related or unrelated people living together, such as unrelated people 'flatting' together, or siblings living together.

Private dwellings: dwellings that accommodate a person or group of people and are not available to the public, such as houses, flats, and apartments.

Room: a space in a dwelling that is used, or intended to be used, for habitation and is enclosed by walls reaching from the floor to the ceiling. Service areas such as bathrooms, laundries, and walk-in wardrobes are excluded. For open-plan dwellings, room equivalents are counted as if there were walls between the different spaces.

Unoccupied dwellings: private dwellings that were empty or whose occupants were all away temporarily at the time of the census.

Information about the data

Comparability with past censuses

Because the 2011 Census was cancelled after the Canterbury earthquake on 22 February 2011, the gap between this census and the last one is seven years. The change in the data between 2006 and 2013 may be greater than in the usual five-year gap between censuses. Be careful when comparing trends.

In some sections of this report, 2013 Census data has been compared with 2006 and 2001 Census data. In other sections, it has been compared with 2006 or 2001 data only. The choice of which data to use for comparisons depended on the comparability of the earlier data with 2013 data, data quality, and the rate of change over time.

Comparisons for the number of storeys are with 2006 only. It is not possible to compare 2001 data on storeys with 2013 or 2006 data because the number of storeys was classified differently in 2001.

[2013 Census information by variable](#) has more on data quality and comparability over time.

Calculation of percentages

Unless otherwise stated, all percentages and ratios in this report exclude responses that cannot be classified (eg 'not stated', 'response unidentifiable', 'response out of scope'.)

Confidentiality

The data in this report has been randomly rounded to protect confidentiality. Individual figures may not add up to totals, and values for the same data may vary in different tables.



More information

Other 2013 Census information

- [2013 Census](#)
- [2013 Census products and services release schedule](#)

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