

BRANZ HOUSE CONDITION SURVEY

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1. BRANZ Ltd

The BRANZ House Condition Surveys have been carried out every five years since 1994 and provide snapshots of New Zealand's housing stock at different points in time. Previous surveys were centred on the three main centres in Auckland, Wellington and Christchurch. The 2010 House Condition Survey (HCS) was the first nationwide survey, and also the first to include a representative selection of rentals properties, which make up approximately 33% for the New Zealand's total housing stock.

Approximately 500 standalone, townhouse or terraced houses / units were inspected throughout New Zealand, and interviews were completed with each occupant concerning their family circumstances and maintenance practices. BRANZ has recently carried out an in-depth analysis of the results to study any differences in condition between rental and owner occupied houses in the survey.

A subjective overall condition assessment was made for each dwelling by assessors, and was based on a three point scale. Assessors gave more importance to critical components that may have more serious long-term effects, such as a leaking roof, than components which will not have detrimental effects to the structure if left as they are; for example a broken kitchen bench.

The survey found that generally rental houses were in worse condition overall than owner-occupied houses, and had a higher incidence of components in poor or serious condition.

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