AHRC

Australasian Housing Researchers Conference

17-19 February 2016 | Auckland, New Zealand

Hosted by the **Urban Research Network**

HANDBOOK

THE UNIVERSITY OF
AUCKLAND
Te Whare Wānanga o Tāmaki Makaurau
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CRESA
Centre for Research, Evaluation and Social Assessment

Contents

Welcome

Dear friends and colleagues

Welcome to the 9th Australasian Housing Researchers Conference. As individuals, households and governments around the world grapple with the social and economic implications of changing housing markets, this conference brings together a diverse set of housing researchers to examine a wide range of housing issues. Drawing on academic and policy research, the conference explores a number of topics including: affordability, homelessness, renting, indigenous housing, energy and design matters, policy and governance issues, urban planning, ageing and downsizing. Given the broad range of topics covered in the programme, the conference promises to be a relevant, interesting and valuable experience.

We are very fortunate to have Professor Ken Gibb (University of Glasgow) and Professor Nicole Gurran (University of Sydney) as our keynote speakers. Drawing on a range of international experiences they will explore the intersection between a set of housing problems and emerging policy prescriptions. Ken's reflections on diverging housing policy pathways in Scotland and England, and Nicole's analysis of planning's role in housing affordability issues in Australia, align well with contemporary debates on the nature and efficacy of housing policy development and international policy transfer.

This is the second time that the AHRC has been hosted in Auckland. Since the 2010 conference, Auckland has experienced a number of profound changes. Following considerable local government re-organisation, the region is now one 'Super City' and has embarked on a new planning regime. House prices have accelerated in the region and, in response to the increasing unaffordability of homeownership, central government has entered into a Housing Accord with the Auckland Council. This accord allows for a fast-track planning consent process in designated Special Housing Areas. In addition, recent social housing reforms (including changes to tenure security, potential stock transfers and large scale redevelopment of social housing areas) are

likely to alter the nature and character of this sector, especially in the Auckland region. Given the dramatic housing market and policy dynamics at work in the city, this conference is timely.

In addition to the academic programme, we encourage you to fully engage with our social programme. We hope that you find this conference informative, challenging, intellectually stimulating and beneficial.

Professor Laurence Murphy
Conference Convenor
School of Environment and Co-director of the Urban Research Network
The University of Auckland.

General Information

Getting Around

Buses run to all parts of the Auckland region from the Britomart transport centre. Pick up a transport brochure from the registration desk for further information.

Internet Access

Connect to 'UoA WiFi' and use one of the following combinations:

Username	Password
conf9401	bolerdo7
conf9407	pida2ovi
conf9408	ci4e1onk

Car parking

Parking is available below the Owen Glenn Business School, 12 Grafton Road, Auckland. $12 parking exit tickets may be purchased from the registration desk. This price matches the standard early-bird parking rate but has no restrictions on entry or exit time. Enter the car park as normal then come to the registration desk to purchase the replacement exit ticket.

Presenting authors

Please ensure your lecture slides are on a USB and are uploaded on the lectern computer in the applicable room in advance of your time slot on the day you are scheduled to present.

Social Information

If you have purchased a **full registration,** all social functions are included. For catering purposes, please advise if you plan to come and did not indicate this on your registration.

Day registrations do not include the cost of the social functions; please see the registration desk if you have any questions or would like to purchase a ticket.

Welcome Reception

Wednesday, 17 February

5.30 - 7pm

Join us for drinks and nibbles in the Engineering Neon Foyer post-day one of the conference.

Conference Dinner

Thursday, 18 February

6.30 - 10pm

The conference dinner will be held at the Fale Pasifika, 20 Wynyard Street, just down the road from the conference venue.

Field Trips

Field trips are optional and attract a $10 fee (payable in cash at the registration desk).

Wynyard Quarter

Departure: 1.30pm
Return: No bus provided (tour will end in city centre, around 4pm).

The Wynyard Quarter is a large (37 hectares) urban regeneration waterfront site in central Auckland, including a 3 km edge along the former wharves. Panuku (an Auckland Council organisation) is developing the Quarter for mixed residential, retail and commercial, with a strong emphasis on environmental sustainability. A key challenge is retaining the fishing and marine industries, whilst creating a residential community and designing high quality public spaces and places for recreation.   The field trip will take about 2 hours, starting with a briefing at the on-site Panuku office followed by a walking tour of the Quarter, ending with an easy stroll across the Viaduct Harbour's pedestrian lifting bridge to Quay Street.

Hobsonville Point

Departure: 1.30pm
Return: 4pm

Hobsonville Point is a former NZ Air Force base that is being developed as a master-planned community for 3,000 + dwellings by a subsidiary of Housing New Zealand. On arrival at Hobsonville Point, there will be a briefing by the Sustainable Development Manager and a mixed guided walk / bus tour, including opportunities to look inside some of the show homes at the Point. The bus back to the conference venue should have delegates back in central Auckland for 4:30 pm.

Programme

Please note the paper numbers prior to presentation title correspond to the order of the abstracts later in the handbook.

Wednesday 17 February			
8am	Registration		
	Engineering Building, 20 Symonds Street		
8.45am	Welcome speeches		
9.30am	**Keynote presentation: Professor Ken Gibb**		
10.30am	Morning tea		

Concurrent Session1

11am	**Affordability** **Room: 403-401** **Chair: Michael Rehm**	**Homelessness** **Room: 403-402** **Chair: Tom Baker**	**Housing Markets** **Room: 423-340** **Chair: Olga Filippova**	**Panel / Workshop** **Room: 401-439** **Chair: Ruth Berry**
	32. Nightingale Affordable Housing Model To Disrupt The Market *Andrea Sharam*	13. The Dynamics Of Homelessness: Examining The Relationship Between Structural Conditions And Individual Characteristics And Transitions Into And Out Of Homelessness. *Gavin Wood, Guy Johnson*	72. Revisiting The Oswald Thesis: Home Ownership And The Dynamics Of Labour Market Adjustment In Australia *Sharon Parkinson*	126. National Science Challenge 11: Building Better Homes, Towns and Cities *Ruth Berry (Convenor)*

	55. Ideas, Interests And Institutions In Affordable Housing: A Case Study Of The Brisbane Housing Company *John Minnery*	118. Counting The Cost Of Homelessness: Toward A Cost Benefit Analysis Of Housing First Approaches *Judy Stubbs*	65. How Do Monetary and Credit Policies Affect Housing Affordability? A Case of the New Zealand Housing Market *Zhi Dong*	
	87. Housing Affordability In Rural Australia *Steven Rowley*	73. Preliminary Findings From A Longitudinal Evaluation Of The Innovative Education First Youth Foyer Model *Shelley Mallett*	40. Loan Size And Mortgage Interest Rates In The Australian Household Mortgage Choice *Maria Belen Yanotti*	
	121. Housing Affordability-Land Supply And New Housing In Western Australia *Greg Costello*	22. A Preliminary Assessment Of The Emergency Warming Centre In Inuvik, Canada: Qualified Support For Harm Reduction Through Housing First From An International Comparative Perspective *Michael Young*	95. On Geology, Landscape, Urban And Social Structures – Soil And The Emergence Of Modern Neighbourhoods *Christian A.B. Nygaard*	
12.30pm	Lunch			

Concurrent Session 2

1.30pm	Ageing and Housing Room: 403- 401 Chair: Melanie Milicich	Maori Housing Issues Room: 403-402 Chair: Harvey Perkins	Planning Issues Room: 423-340 Chair: Regan Solomon	Panel /Workshop Room: 401-439 Chair: Rebecca Bentley
	24. Downsizing In New Zealand: Meaning And Experiences *Bev James*	103. Cultural Empowerment/ Cultural Resilience Through Papakāinga *Huhana Smith, Penny Allan*	86. Do Plans Deliver? Measuring Housing Approvals and Performance Outcomes in New South Wales *Catherine Gilbert*	84. An Australasian Healthy Housing Research Agenda *Convenor: Rebecca Bentley* *Emma Baker, Peter Phibbs, Michael Lennon, Nevil Pierse, Philippa Howden-Chapman*
	28. Life Course Factors Predictive Of Housing Security In Later Life Among The Ex-Service Households Of Queensland *Deborah Oxlade*	16. Pehiāweri Marae Papakāinga: Culturally Appropriate Housing For Te Tai Tokerau *Jade Kake*	48. Are Urban Growth Management Strategies All The Same: A Critical Appraisal Of Six Pacific Rim Cities *Lee Beattie*	
	33. Ageing in Unsuitable Places *Christine Stephens*	97. Exploring Papakāinga Housing Typology Diversity - A Collaborative Research Project With Ngai Tāmanuhiri *Robert Paulin*	90. Liveability In Mixed-Use Developments (Occupiers' Perceptive) *Eziaku Onyeizu Rasheed*	

26. The Implications Of The Tenure Revolution For New Zealand In A Context Of Ageing And Diversity *Kay Saville-Smith*			
3pm	Afternoon Tea		

Concurrent Session 3

3.30pm	**Renting** **Room: 403-401** **Chair: Greg Costello**	**Indigenous Housing Issues** **Room: 403-402** **Chair: Nicole Gurran**	**Planning Issues** **Room: 401-439** **Chair: Regan Solomon**	
	99. Exploring The Anatomy Of Australia's Private Rental Investment Boom *Kath Hulse*	94. Urban Aboriginal Housing Conditions: Tenure Type Matters *Melanie Andersen*	46. Higher Density Development And The Enhancement Of Liveability: A Review Of Recent Research Findings *Errol Haarhoff*	
	119. New Zealand's Private Rental Sector Landlords: Investigating Their Characteristics, Viewpoints And Practices *Martin Wall, Karen Witten*	110. Community Land Trusts And Aboriginal Housing: Exploring Issues And Appropriate Models For Home Ownership *Louise Crabtree*	116. The Housing We'd Choose – Relinquishing The Quarter Acre Dream *Alison Reid*	

85. 'They Don't Talk To Renters' … Women, Long-Term Renting And Their Experiences Of Power And Agency. *Gina Zappia*	57. Tenancy Management on Remote Aboriginal Communities: The Policy Roundabout *Daphne Habibis*	89. Is Mixed Use Development Beneficial To Auckland City? (Developers' Perspective) *Eziaku Onyeizu Rasheed*	
92. Housing Tenure And Health In Australia *Bruce Tranter*		123. Special Housing Areas and Sustainability: Evaluating Impacts of a Policy Designed to Address Housing Shortages and Affordability in New Zealand *Nick Preval, Edward Randal*	

5.30pm Welcome reception
Engineering Neon Foyer, 20 Symonds Street

Thursday 18 February

8.30am	Registration Opens
9am	**Keynote presentation: Professor Nicole Gurran**
10.30am	Morning tea

Concurrent Session 4

11am	Governance & Urban Change Room: 403- 401 Chair: Jago Dodson	Renting Room: 403-402 Chair: Steven Rowley	Ageing and Downsizing Room: 403-404 Chair: Melanie Milicich	Panel / Workshop Room: 401-439 Chair: Wendy Stone
	44. Perhaps There's A Better Way? Bodies Corporate Management In New Zealand *Deborah Levy and Harvey Perkins*	62. Renting In A Home Owning Society: Disaster, Deviance Or Diversity? *Kath Hulse*	*47. '*Under-Occupation': Narratives Of Choice And Constraint Among Down-Sizing Older Public Housing Tenants *Lynda Cheshire*	71. Children And Housing: Towards A Research Agenda *Wendy Stone, Emma Baker, Rebecca Bentley, Peter Phibbs*
	104. Management Companies And Everyday Life In High-Rise Condominiums Housing – A Comparative Perspective *Dorit Garfunkel*	53. The Consequences Of Long-Term Renting In Low Rent, Medium Rent And High Rent Rental Markets In Sydney And Melbourne *Alan Morris*	41. Cold Water Poured On Downsizing: Impacts Of Leaky Homes On Older Home-Owners' Plans And Prospects *Bev James*	

	59. The Perpetual Gentrification Of Ponsonby: Triumph Or Tragedy? *Olga Filippova*	38. Exploring The Impacts Of The Aged Care Reforms – Will They Help Low Income Older Renters Age In Place? *Victoria Cornell*	31. Households At Mid-Life: 'Life Event' Threats To Housing Security In Old Age *Andrea Sharam*	
	29. Changing Tenure Patterns For Māori And Pacific People In New Zealand 1981 – 2013 *Rosemary Goodyear*	117. 'New Generation' Boarding Houses *Judy Stubbs*	58. Housing Wealth And The Geography Of House Prices *Michael Rehm*	
12.30pm	Lunch			

Concurrent Session 5

1.30pm	**Policy and Politics** **Room: 403-401** **Chair: Ken Gibb**	**Maori Housing Issues** **Room: 403-402** **Chair: Ruth Berry**	**Community Contexts** **Room: 403-404** **Chair: Deborah Levy**	
	75. Housing Policy And Multi-Level Governance: An Australian Instrumental And Economic Perspective *Jago Dodson*	45. Hybrid Whareuku and Container Home (UkuTeina) Feasibility Evaluation *Robyn Manuel*	30. Have Housing Problems Increased In Greater Christchurch After The Quakes?: Trends In Housing From The Census Of Population And Dwellings *Rosemary Goodyear*	

	10. Interpreting The Language Of Politics: A Foucauldian Informed Analysis Of Housing Privatisation Initiatives In Australia *Keith Jacobs*	82. Older Māori: Downsizing Experiences, Outcomes And Needs *Fiona Cram*	100. Home As A Socio-Legal Space In A Post-Earthquake Environment *Ann Dupuis*	
	23. 'Housing First' And The Changing Terrains Of Homeless Governance *Tom Baker*	122. Tane Whakapiripiri: Indigenous Housing Aspirations In A National Science Challenge *Simon Lambert*	20. Time-Use And Resource Use In Private Open Space In New Zealand *Brenda Vale*	
	102. A Policy Of Cynical Neglect: The Slow Demise Of The Accommodation Supplement *Alan Johnson*			
3pm	Afternoon Tea			

Concurrent Session 6

3.30pm	**Construction And Health Issues** **Room: 403- 401 Chair: Robyn Phipps**	**Social Mix** **Room: 403-402 Chair: Keith Jacobs**	**Reconceptualising Housing** **Room: 403-404 Chair: Penny Lysnar**	**Affordability** **Room: 423-340 Chair: Steven Rowley**
	64. Health Effects Of Mechanised Residential Ventilation Systems *Lucy Telfar Barnard*	115. A Realist Evaluation Of Who Benefits From Public Housing Renewal Programmes *Bernadette Pinnell*	67. Security, Risk And The Meaning Of Home In Australia's Housing System *Tamlin Gorter, Gina Zappia*	42. At What Income Level Does Housing Affordability Become A Public Policy Problem? *Luc Borrowman*

70. State House Remediation Experiment: The Feasibility Of A Simple Solar Air Collector As A Solar Dehumidifier For Damp Housing *Thomas Aldershof*	25. Rental And Home Ownership Mixed Neighbourhoods – Policy For Well-Being Or Distraction? *Kay Saville-Smith*	15. Transforming Social Signifiers - Housing, Inequality And Poverty In Public Spaces *Anselm Boehmer*	79. Trends In The Level Of Owner Occupation And Growth In The Intermediate Housing Market In New Zealand *Ian Mitchell*
93. Harmful No2 Level During Unflued Gas Heater Operation In New Zealand Homes *Mikael Boulic*	50. (Re)Generating Responsible Citizens: Reading The Tāmaki Strategic Framework Against The Grain *Emma Fergusson*	124. Mapping Housing For The Disabled In New Zealand *Adele Leah*	91. The Role Of Social Media In Housing Market Information Dynamics *Sachinkumar Wasnik, Nicole Gurran*
66. State House Remediation Experiment: Observed Thermal And Humidity Impact Of The Replacement Of An Existing Concrete Tile Roof With Colorsteel® Endura® *Joanne Purdy*		54. Energy Hardship and Housing *Terry Burke*	

6.30pm	Conference Dinner Fale Pasifika, 20 Wynyard Street, University of Auckland

Friday 19 February

Concurrent Session 7

9.30am	Housing as Place **Room: 403- 401** **Chair:** **Andrea Sharam**	Accessibility and Renovation **Room: 403-402** **Chair:** **Errol Haarhoff**	Construction **Room: 423-340** **Chair:** **Michael Rehm**
	61. Window To A Preferred Urban View: A Case Study At The University Of Auckland *Leila Mirza*	27. Consumer Sovereigns, Supply Drivers Or What? Getting Universal Design Into Our Homes *Kay Saville-Smith*	49. Safety Risks For House Roofers: An Observational Study *Robyn Phipps*
	43. The Houses We Live In: Perceptions Of Housing Quality In 2014/15 *Eimear Doyle*	98. Repairs, Renovation, Restoration, Demolition or Replacement of Multi-Dwelling Units on a Single Title: BRANZ Research Project *Elizabeth Toomey*	56. Bim Adoption In The Uk Housing Sector *Kenneth Sungho Park*
	17. Large Housing In New Zealand: Are Bedroom And Room Standards Still Good Definitions Of New Zealand House Size? *Brenda Vale*	63. Meeting The Needs Of Multi-Generational Households *Penny Lysnar*	120. Construction Quality In New Housing *Ian Page*
10.30am	Morning tea		

Concurrent Session 8

11am	Housing Markets **Room: 403-401** **Chair: Tom Baker**	Housing Environments **Room: 403-402** **Patricia Austin**	Migration & Place Issues **Room: 423-340** **Chair: Penny Lysnar**
	12. Can An Uber For Multi-Owned Housing Development Solve Some Common Housing Problems? Andrea Sharam	81. Prototyping Plywood Architecture *Yusef Patel, John Chapman*	36. The Attribute Of Migrants Resilience: Identifying Social And Structural Infrastructures Affecting Migrants' Settlement Patterns And Housing Choices *Francesca Perugia*
	88. Creating An Inventory Of Not For Profit Real Property Assets In Australia *Lyndall Bryant*	96. Domestic Dust As An Air Quality Indicator In New Zealand Homes *William Trompetter*	74. University Halls Of Residence And Travel Plan: A Case Study Of University Of Auckland *Asif Khan*
	76. The Relevance Of Geospatial Tools For New Zealand Cities: Enhancing Better In Residential Redevelopment Outcomes *Maria Rita Dionisio*	19. The Environmental Impact Of The Way Residential Parking Facilities Are Used In New Zealand *Brenda Vale*	127. Findings from the BRANZ 2015 New Home Owners' Satisfaction Survey *Anne Duncan*
12.30pm	Lunch and conference conclusion		
1.30pm	Field Trips (see page 8 for further details)		

Keynote Speakers

Professor Ken Gibb,
University of Glasgow

Ken Gibb is professor of housing economics in the school of social and political sciences and director of Policy Scotland, both at the University of Glasgow. Ken has researched housing finance, economics and policy for more than 25 years. Recent research has been funded by the Economic and Social Research Council, the Joseph Rowntree Foundation, the Scottish Government, AHURI and the Wheatley Group. Ken is leading a new international housing knowledge exchange project with colleagues and practitioners in the UK, Canada and Australia. Ken is a former head of department and associate dean at the University of Glasgow. He also spent 10 years as managing editor of the Urban Studies journal. Ken has also been actively involved with Sanctuary housing association in Scotland and at UK board level and advised the Scottish Parliament's infrastructure and capital investment committee.

Abstract: Diverging Paths? Housing Policy in Scotland and England after Devolution

It was thought when devolution was enacted in 1999 that one benefit from the process would be to explore social policy differentiation, to conduct experiments in one jurisdiction or part of it to see if it had wider currency and more broadly learn what works from the proliferation of local innovation. Seventeen years on we certainly have considerable housing policy divergence both in terms of ends and means and considerable local policy innovations not replicated on the other side of the respective English and Scottish borders. It would be hard to argue however that there has been much genuine lesson learning, cross border sharing or even common thinking about such things. Rather we have a series of politicised phases and a sense of divergence

accelerating after the demise of New Labour in Scotland and the UK and the rise of austerity in Whitehall and Nationalism in Holyrood. Nonetheless, there has been considerable interdependence alongside sharing of new policies to suit local needs, if carried out in a rather messy and incoherent fashion (after all, we should not imagine that housing policy was anything else regardless of the implications of devolution).

This paper attempts to make sense of this process by looking at the conceptual questions, the track record for four major housing policy questions (social housing investment and affordable models of housing; housing market policy; welfare reform; and, homelessness), and to shed light on the underlying trade-offs, contradictions and interdependencies that prevent this area from being a neat and tidy devolved area of responsibility. The paper concludes by reviewing two key contemporary battlegrounds: the decisive if nonetheless confusing shift in policy goals signalled by the UK Government since the general election in June 2015 and the possibilities (and tensions) that arise from the proposed financial and wider powers associated with further devolution to the Scottish Parliament.

Professor Nicole Gurran,
University of Sydney

Nicole Gurran is Professor of Urban and Regional Planning at the University of Sydney, where she directs the University's AHURI (Australian Housing and Urban Research Institute) research centre. She also leads Urban Housing Lab@ Sydney, a research 'incubator' funded in 2015 by the Henry Halloran Trust. Nicole's research focuses on the interface between urban planning and the housing system, and has been funded by AHURI, the Australian Research Council, and state and local governments. Her book Australian Urban Land Use Planning; Principles, Systems and Practice, now in its second edition (SUP, 2011) explains and compares planning systems and policies in Australia, including detailed coverage of planning approaches for delivering diverse and affordable housing supply. Forthcoming publications include Politics, Planning and Housing Supply (Routledge, with Nick Gallent and Rebecca Chiu) and Urban planning and the housing market: international perspectives for policy and practice (Palgrave Macmillan, with Glen Bramley). Prior to joining the University of Sydney in 2001, Nicole worked for the NSW state government as a housing analyst and urban planner.

Abstract: Permission impossible? Planning and the Supply of Affordable Homes

With house prices in nations like New Zealand and Australia now amongst the highest in the world, debates about the role of land use planning in constraining housing supply and intensifying affordability pressures remain unresolved. This presentation explores these debates, canvassing both the public policy discourse as well as the empirical research literature on urban planning and the supply and price of new homes. Since much research uses housing markets and planning systems in North America and the United Kingdom as a point of reference, particular attention is placed on how international evidence and experience might translate to Australasia. Whether or not current approaches to land use planning explain the current shortage

of affordable homes in metropolitan Australia and New Zealand, many other countries routinely use land use planning mechanisms to mandate inclusion of low cost homes in new and renewing communities. The presentation concludes with an overview of contemporary inclusionary planning measures which predominate in the global cities of the US and Europe but remain nascent in Australasia. While inclusionary planning approaches have many limitations, their strength lies in seeking to ensure that the benefits of public infrastructure investment and urban development are not solely capitalised in house and land values, and in counteracting socio-spatial polarisation. In the case of Australia at least, the presentation highlights how a failure to secure affordable homes for low and moderate income groups in successive housing development and redevelopment processes since the early 1990s, has helped exacerbate spatial sorting by wealth in cities like Sydney and Melbourne. With planning system reform again on the agenda, the question is what types of changes will best support the supply of affordable homes?

Abstracts

10. Keith Jacobs, Kathleen Flanagan, Laura Wynne

University of Tasmania

Interpreting The Language Of Politics: A Foucauldian Informed Analysis Of Housing Privatisation Initiatives In Australia

Our paper considers the politics of housing and the rationalities (such as social mix and regeneration) that are deployed by commercial and government agencies to justify the break-up of public housing estates. Whilst considerable attention has been paid to the negative impact of privatisation on low-income communities, there has been less attention paid to the discursive techniques and mechanisms deployed by agencies to pursue housing privatisation; in particular, advertising and public relations engagements. Our paper seeks to address this gap through an analysis of marketing and other documents produced by state governments in Australia. We seek to show how privatisation policies enacted by governments rely on consensual language that occludes more contentious manoeuvrings and realities. Amongst our conclusions, is our claim that a critical reading of policy texts can provide new insights about the role of marketing as an instrument for driving through contested reforms such as the privatisation of social housing and the break-up of areas of public housing in the name social mix. The paper is organised as follows. We begin with a brief outline of the landscape of Australian housing noting the influence of neoliberal ideologies on government policy making. We then set out the methods of research (Foucauldian inspired discourse analysis) and the selection of texts for the study. The main part of the paper reports our findings from the analysis undertaken. Finally, we conclude with a discussion of the strengths and limitations of discourse analysis and the long term impact should privatisation policies prevail.

12. **Andrea Sharam**

Swinburne University of Technology

Can An Uber For Multi-Owned Housing Development Solve Some Common Housing Problems?

This paper considers how the economic theory underpinning E-commerce technology platforms such as Uber, Market Design (and specifically a two-sided matching markets), may be utilised to de-risk multi-owned housing development, and thus contribute to improved housing affordability. Semi-structured interviews with operators of real estate platforms aggregating demand and with 'deliberative developers' (DIY development syndicates) are used to determine if the principles of Market Design are informing innovation in the Australian multi-owned housing development process. Findings confirm that some new real estate Internet platforms are explicitly or implicitly informed by knowledge of two-sided matching markets, and that the benefits of aggregating demand are recognised as a key mechanism for reducing development risk thus enabling apartments to be obtained by DIY developers at a substantially lower price than offered in the market.

13. **Guy Johnson[1], Gavin Wood[2], Yi-Ping Tseng[3]**

[1]RMIT University, [2]RMIT University, [3]The University of Melbourne

The Dynamics Of Homelessness: Examining The Relationship Between Structural Conditions And Individual Characteristics And Transitions Into And Out Of Homelessness.

In this paper we combine micro-level longitudinal data obtained from 1682 Australian income support recipients, with area-level observations of housing and labour market conditions to explore the relationship between

structural conditions, individual characteristics and transitions into and out of homelessness. Drawing on discrete choice theory we find that people with risky behaviours such as recent incarceration, regular use of drugs as well as people in poor physical health, or with biographies marked by acute disadvantage, are at a higher risk of becoming and remaining homeless, irrespective of the condition of local housing and labour markets. However, the risk of becoming and remaining homeless for individuals without behavioural issues is tied to the condition of local housing and labour markets, with the chances of becoming homeless greater in regions with higher median rents and slack labour markets. The results emphasise the importance of thinking about entries and exits from homelessness separately.

15 **Anselm Boehmer**

University of Applied Sciences Ravensburg-Weingarten

Transforming Social Signifiers - Housing, Inequality and Poverty in Public Spaces

Societal transformations of welfare states occur especially in social structures and processes. Semiotic and poststructuralist theories (Laclau, Žižek) help to identify urban challenges as production of distinct chains of equivalence. In urban research these chains can be reconstructed by reading the cities (Lynch, Barthes) – their programs of housing as well as their discursive formations (Foucault).

These aspects were elaborated in two research projects in Germany (2013) and Australia (2015). Using a design of mixed methods allowed comparative and transnational approaches to public space. Both studies show – different – social signifiers dealing with urban marginalization:

- "shelter" facing housing of people in detoxification as well as other citizens,

- "security" dealing with different groups in public space,

- "space" as social challenge of different social groups using public resources.

Future implications of housing, inequality and working on poverty in public spaces are thus transforming urban relations requiring housing policy and social planning.

16. **Jade Kake**

UNITEC Institute of Technology

Pehiāweri Marae Papakāinga: Culturally Appropriate Housing For Te Tai Tokerau

This thesis project explores the ways in which architecture can facilitate the reconnection of Māori people to their lands, and the resumption of ahi kā (or, a living presence) through the design of a papakāinga project located at Pehiāweri Marae in Glenbervie in Whāngarei. The project has been conceived as a final year architectural thesis project, however is now being developed further as a built proposal.

The 8-unit papakāinga development includes a mix of 1, 2 and 4 bedroom units arranged in clusters of 2-3 dwellings, which have been designed for flexibility and with the ability to be configured as intergenerational whānau homes or separate dwellings as needs change over time. The papakāinga also includes additional communal facilities that will support interdependence and community resilience, whilst still retaining a balance between private, shared and communal spaces.

17. **Iman Khajehzadeh and Brenda Vale**

Victoria University of Wellington

Large Housing In New Zealand: Are Bedroom And Room Standards Still Good Definitions Of New Zealand House Size?

Globally censuses and crowding indices use number of bedrooms/rooms (bedroom/room standards) as a measure of house size although the average house size varies in different countries. According to Statistics NZ and studies by BRANZ, in recent years New Zealand houses have changed in terms of overall size and types of rooms. Results of a floor plan study of 200 NZ houses shows that new houses have many specialized rooms and common room types (sleeping bedrooms, living rooms) are bigger in new houses. Though bathrooms/laundries are never considered habitable rooms, in new houses some are bigger than a bedroom in a 3-bedroom NZ state house. The study shows the floor area of a 3-bedroom house in New Zealand varies from 90-225m2, thereby questioning whether existing census data could be underestimating house size in New Zealand and other developed countries. This study presents evidence to suggest that censuses and crowding indices need more complicated tools for predicting house size and discusses what form these might take.

19. **Brenda Vale and Iman Khajehzadeh**

Victoria University of Wellington

The Environmental Impact Of The Way Residential Parking Facilities Are Used In New Zealand

New houses in New Zealand almost doubled in size from 1974-2011 and one feature of this change is the presence of several garages and/or on site carparks. Statistics NZ state that from 1986 to 2013 households with 2 and 3+ cars increased by 34.3% and 83.0% respectively. A questionnaire based survey of 256

NZ houses shows an average a 3.3 carparks per house (1.6 cars per household) and that the number of parking facilities increases with house size. This study also shows that 52% of these parking facilities are never used for parking cars and many people use garages for other purposes, preferring carports, on-site parking spaces and the road for parking their cars. On a week-based average in this sample people park their cars at home 19.6 hours/day, with almost 50% of this usage between 9pm-6am, and with most parking spaces vacant from 9am-4pm on weekdays. Considering the total number of available carparks for each house, the average time-use per parking space is 9.4 hours/day (39% of 24 hours). This paper investigates the environmental impact of these underused residential parking spaces, the alternative use made of garages, and the impact of this on parking on the roads rather than within the curtilage of the dwelling.

20. **Brenda Vale and Iman Khajehzadeh**

Victoria University of Wellington

Time-Use And Resource Use In Private Open Space In New Zealand

New Zealand has a temperate climate and according to Statistics NZ in 2013, 81.1% of NZ dwellings were detached, and therefore had open space. There is also a growing trend for buying more outdoor furniture for New Zealand houses. However, a time-use microenvironment study on 538 individuals living in 214 owner-occupied houses in New Zealand shows that on average New Zealanders spend 0.55 hours/day using the gardens/decks of their home in summer. Analysis shows that time-use at home-outdoors differs for day type and age, and that having more outdoor furniture does not necessarily lead to more time-use at home-outdoors by the household. Most outdoor furniture is made of wood products, a great part of which is imported from tropical countries. Statistics show that the total value of imported forestry products increased by 82% from 1997 to 2014, despite New Zealand having a forest industry. This paper presents the life-cycle implications of making and furnishing the outdoor spaces of this sample of New Zealand homes, and

further investigates this as a proportion of the total life-cycle environmental impact of the house.

22. Michael G. Young and Kathleen Manion

Royal Roads University

A Preliminary Assessment Of The Emergency Warming Centre In Inuvik, Canada: Qualified Support For Harm Reduction Through Housing First From An International Comparative Perspective

This research examines the effectiveness of the wet shelter in Inuvik, Canada at reducing rates of morbidity and mortality for homeless persons with concurrent disorders. Evaluation involved interviews about residents' experiences at the centre, an assessment of their social health using the SF-12 Health Form and their readiness to change using the Readiness to Change Questionnaire (RCQ). Interviews showed that residents benefitted from a safe place to stay and felt better about their overall health. However, the results from the SF-12 and RCQ between pre and post-tests do not demonstrate significant differences. Compared with research on wet shelters in New Zealand, Great Britain, the United States this research reveals that harm reduction-based housing first models for homeless persons with concurrent disorders require significant investments in infrastructure, which are not readily available. Yet, the lessons learned from these jurisdictions might be extrapolated to communities like Inuvik to develop alternative housing strategies.

23. Tom Baker[1] and Joshua Evans[2]

[1]*University of Auckland,* [2]*Athabasca University*

'Housing First' And The Changing Terrains Of Homeless Governance

Over the last fifteen years, programs based on 'housing first' models have swept to prominence as solutions to homelessness. Such programs serve a small subset of the overall homeless population, namely the 'chronically' homeless, offering direct access to permanent housing with comprehensive and flexible support services attached. While hailed as socially progressive responses to homelessness—based on opposition to traditional emphases on client passivity, sobriety and moralised deservingness—the popularity of housing first models has often depended on congruence with wider projects of welfare retrenchment and fiscal austerity. This paper discusses the rise of housing first, but moves beyond program-level concerns including operational efficacy, efficiency and fidelity. Highlighting the ambivalent politics and purposive translation-work associated with housing first ideas and their implementation, the paper discusses how housing first discourses, policies and programs are being co-constituted with local, national and international terrains of homeless governance. To appreciate the full significance of housing first, it is argued that literature on the operational performance of particular programs must be complemented with 'constructively deconstructive' accounts pitched at a range of scales.

24. **Bev James**

Public Policy & Research Ltd

Downsizing In New Zealand: Meaning And Experiences

We know very little about the experiences, practicalities and outcomes of downsizing in New Zealand. This paper reports on qualitative findings from the public-good research programme, Finding the Best Fit. Interviews and focus groups were conducted with older people and providers of housing and other services for older people.

Participants were considering, and doing, a range of housing strategies: moving, as well as staying put and making changes to their current housing. They wanted to remain independent, as well as have warm, low-maintenance, safe, well connected, and affordable housing. Access to in-home care and modifications are important to realising their desired housing future. The

most common drivers for downsizing were: health and mobility concerns; maintenance of house and gardens; and financial concerns. Downsizing was more in response to financial pressure, rather than to release equity for lifestyle reasons or to accumulate funds.

25. **Kay Saville-Smith**

CRESA – Centre for Research, Evaluation and Social Assessment

Rental And Home Ownership Mixed Neighbourhoods – Policy For Well-Being Or Distraction?

The 1980s saw a series of experiments with the provision of subsidized housing, particularly the large public housing estates in North America and to a lesser extent Britain and Australia. This was driven partly by the dilapidation of those estates and the need for substantial infrastructural investment and partly by a preoccupation with neighbourhood effects. The neighbourhood became an independent variable of poor life chances because of its putative provision of poor role modelling, socialisation into cultures of poverty, underinvestment in local services and infrastructure, poor informal regulation and social control, and limited ties with people who could pave the way into better education and employment. From those dual concerns there arose a series of policies and programmes ranging from re-locating poor tenants to more tenure mixed areas to re-developing and embourgeoising public housing estates. In New Zealand this was manifest in the implementation of the accommodation supplement and the removal of income-related rent subsidies in the state housing stock and the development of implicit and sometimes explicit decisions in Housing New Zealand to limit its presence in some areas. Since then problems of affordable housing development, rather than public housing developments, have seen social mix reflected in inclusionary zoning regulations in some overseas jurisdictions. However, the idea of de-concentrating poverty and improve life chances through tenure mixed neighbourhoods continues to bubble away.

This paper reflects on the evidence base for tenure mix approaches to improving outcomes, diversifying communities and reducing unmet housing

need and housing stress among people marginal to in the housing market. It is based on a more extensive rapid review funded by Social Policy Evaluation and Research Unit (SuperRU) to explore the outcomes for social housing tenants of higher or lower concentrations of social housing stock within particular neighbourhoods and the factors that might mitigate possible negative outcomes.

26. **Kay Saville-Smith**

CRESA – Centre for Research, Evaluation and Social Assessment

The Implications Of The Tenure Revolution For New Zealand In A Context Of Ageing And Diversity

What are the implications for an increasingly diverse New Zealand experiencing not only structural population ageing but what is effectively a housing tenure revolution? New Zealand's previously very high rate of owner occupation is falling rapidly and is accompanied by a rising dependence on the (mainly private) rental market. This combination of tenure shock and structural ageing, likely to be highly differentiated regionally and ethnically. This paper overviews a new multi-method research programme funded as part of the Ageing Well Science Challenge and designed to establish the extent to which current policy, market, service and socio-cultural institutions are aligned or misaligned to the new rental future, consider the impacts of the combined effects of structural ageing and falling owner occupation, and find adaptive strategies across housing, health and services.

27. **Kay Saville-Smith**

CRESA – Centre for Research, Evaluation and Social Assessment

Consumer Sovereigns, Supply Drivers Or What? Getting Universal Design Into Our Homes

With an increasing focus on the alignment between the building industry and what people need in their homes, this paper presents data from three research programmes around the extent to which new builds are meeting what people want and need out of new builds. With reference to surveys and interviews of older people who have sought to downsize, older people who have moved to retirement villages, and two hundred people who have commissioned or moved recently into a newly built home, the alignments and misalignments between the desire for functional and adaptable homes and the dwellings supplied are explored. The paper culminates with a comment on the issues or moral hazard and externalities associated with misalignment and possible responses to mitigating their costs.

28. **Deborah Oxlade**

University of Queensland

Life Course Factors Predictive Of Housing Security In Later Life Among The Ex-Service Households Of Queensland

This paper examines the extent to which life course factors influence the housing outcomes of the retired ex-service households of Queensland (N=729). In particular it examines the relationship between service in Defence, subsequent key life events and later life housing security. Housing security or the independence, security and control afforded a household by their housing circumstances is operationalised using an a priori theoretical construct developed from contemporary housing security literature. A series of multiple regression analyses are conducted to assess which factors are predictive of housing security. This research addresses an important and surprising gap in our knowledge of the housing outcomes of the ex-service households in receipt of Australian Department of Veteran's Affairs benefits. It contributes to our knowledge of housing security by exploring the predictors of housing security.

29. **Rosemary Goodyear**

Statistics New Zealand

Changing Tenure Patterns For Māori And Pacific People In New Zealand 1981 – 2013

Housing is a significant part of family wealth in New Zealand, with home-ownership providing a means to pass on resources between generations. Comparative studies have shown that the amount of family wealth tied up in housing in New Zealand is greater than in many other countries such as the United Kingdom (Thorns 1995). However, home ownership rates are much lower for Māori and Pacific peoples and have been declining at a faster rate than for other ethnic groups.

This paper will aim to answer some of the following questions. Have changing home ownership rates for Māori and Pacific varied by region or urban/rural location? Are the differing tenure patterns related to the different age composition of Māori and Pacific populations? How have the types of rented dwellings changed for Māori and Pacific since the 1980s? What are the implications of the fall in home ownership rates for Maori and Pacific peoples?

30. **Rosemary Goodyear**

Statistics New Zealand

Have housing problems increased in greater Christchurch after the quakes?: Trends in housing from the Census of Population and Dwellings

On 4th September 2010 Canterbury residents awoke at 4.35 am to experience a magnitude 7.1 earthquake centered near Darfield. This was the first in a series of earthquakes that rocked the region, with the most destructive being the February 22nd earthquake of 2011. The quakes destroyed and severely damaged dwellings, resulting in a loss of population from Christchurch city over

the following two years. By mid-2013, CERA estimated that the earthquakes resulted in around 16,000 properties suffering severe damage and over 9,000 becoming uninhabitable. Over 171,000 properties in greater Christchurch placed a dwelling claim to the Earthquake Commission.

Overseas research suggests that after major disasters, housing problems increase, especially for low income households. Grieve and Whyte (2014) note that 'It was not possible for vulnerable populations to achieve full recovery to the same level and at the same rate as the rest of the population'.

This paper focuses on changes to housing in greater Christchurch with particular focus on whether housing problems, such as household crowding, have increased in greater Christchurch after the earthquakes. While the major focus is on changes between 2006 and 2013, the paper also looks at trends in housing back to the early 1990s.

31. **Andrea Sharam, Sharon Parkinson, Liss Ralston**

Institute for Social Research, Swinburne University of Technology

Households At Mid-Life: 'Life Event' Threats To Housing Security In Old Age

Using longitudinal data from the Household Income and Labour Dynamics Australia survey and cross-sectional data from the Survey of Income and Housing, supplemented by qualitative interviews Households at mid-life investigates the impact of income and asset-threatening life events in mid-life that appear to fracture housing pathways and disrupt the wealth accumulation required to sustain households in retirement. Analysis will focus on the longer-term consequences of these events and how they impact men and women differently over time.

32. **Andrea Sharam**

Institute for Social Research, Swinburne University of Technology

Nightingale Affordable Housing Model To Disrupt The Market

The Nightingale is an Australian not-for-profit company that supplies architect–designed, affordable apartments that incorporate a high level of sustainability. Nightingale licenses architects to use free intellectual property that enables the architect to become the project proponent replacing the developer. The development margin is passed through to buyers. The architect-as-developer also gains access to the Nightingale buyer's 'waiting list' thus reducing settlement risk and marketing costs. The model reflects deliberative development (Sharam et al 2015a,b,c), and Market Design (Sharam & Byrant forthcoming).

Recognising the reduced risk of this model, the debt financiers (social impact investors) have agreed future projects, established as cooperatives can proceed with 10% equity rather than the current 30%. As debt is much cheaper than equity this will save $100,000 per apartment (based on the project metrics for the first Nightingale project). An action research approach has been used to capture data.

33. **Christine Stephens[1], Christina Severinson[2], Mary Breheny[2]**

[1]School of Psychology, [2]School of Public Health, Massey University

Ageing in Unsuitable Places

Ageing in place policy focuses on the provision of support to enable older people to age in community residences adapted to their needs. We drew on 143 interviews with older people in New Zealand to examine the narratives used to describe housing preferences in later life. Personal and public narratives were used to provide four different identities: 'practical planner', 'rugged

pioneer', 'where I belong', and 'rooted in place'. This analysis demonstrates that some older people do narrate decisions to age in 'sensible' places with good access to services. Others live proudly in 'unsuitable' places and do not wish for support to move or upgrade their housing. Identifying the multiple narratives that structure the identities of older people enables understanding of the limitations and possibilities of ageing in place. These understandings will support ageing in place policies that do not disrupt the personal identities that are part of housing.

36. **Francesca Perugia**

University of Western Australia

The Attribute Of Migrants Resilience: Identifying Social And Structural Infrastructures Affecting Migrants' Settlement Patterns And Housing Choices.

Despite the crescendo of interest toward the topic, resilience is still very much unexplored with regard to the reading of migrants' resettlement in relation specifically to housing issues. This paper aims to highlight the opportunities offered by the use of the concept of Social Resilience as a theoretical framework for the reading and narrating of the migrants housing choices and settlement patterns using the case study of the Sudanese refugee migrants settled in the metropolitan area of Perth, Western Australia. The paper discuss how the study of the attributes of resilience has helped explaining the complex interactions between settlement processes and supporting structures by exploring the complex socio-spatial interactions that exist between housing, infrastructure and social organizations.

38. **Victoria Cornell**

The University of Adelaide

Exploring The Impacts Of The Aged Care Reforms – Will
They Help Low Income Older Renters Age In Place?

The 2013 Australian aged care reforms aim to deliver increased service
flexibility, choice and control for consumers. A greater capacity to age-at-home
is one of the expected impacts. However, little attention has been paid to the
consequences for older renters. Rental tenants often have constricted rights
to modify their accommodation; limited discretionary income; and a restricted
understanding of government programs. These issues may lead to reduced
opportunities to exercise the choice and control envisaged in the aged care
reforms.

There is limited practical knowledge and awareness about how consumer
directed care will interact with other parts of the Australian welfare system,
including our system of housing supports. This presentation introduces, and
solicits feedback on, a project aiming to explore experiences and preferences
of older low income renters with respect to community aged care; while also
exploring perspectives of housing and aged care service providers.

39. **Nevil Pierse**

University of Otago (Wellington)

SHELTER: Safe Housing Enabling Long Term Effective
Recovery

Our previous randomised control trials have found that insulation, heating
and injury prevention have all resulted in health benefits. We also evaluated
the health benefits of the first 100,000 homes in the Warm Up NZ: Heat Smart
programme, which showed a significant reduction in hospitalisation.

As well as free or subsidized insulation, a range of community groups provide

free energy efficiency and home advice services. These services are often not well coordinated or provided to those most in need. Low income children hospitalized for disease potentially attributable to housing are 5 times more likely to be hospitalized in the following 4 years. The SHELTER project will examine if a DHB run coordination service can reduce this burden. We will deliver this intervention to 800 families in Wellington in 2015 and 2016.

40. Maria B. Yanotti[1], Mardi Dungey[1,2], Firmin Doko Tchatoka[3]

[1]TSBE, University of Tasmania, [2]CAMA, ANU, [3]School of Economics, University of Adelaide

Loan Size And Mortgage Interest Rates In The Australian Household Mortgage Choice

This paper studies mortgage product choice, loan size and interest rate determination by considering sample selection bias and endogeneity in the mortgage choice. First, we correct for endogeneity by predicting the loan size and instrumenting the value of the property under the mortgage contract. Second, we correct selection bias by estimating mortgage interest rates using truncation methods. This approach improves our understanding of the risk assessment and risk sharing in the mortgage product choice by exploring further interest rate and loan size determination. We find that the role of borrower characteristics is significant in determining mortgage choice directly and indirectly, through loan size and interest rate determination. Borrower characteristics reveal risk assessment and negotiation power in mortgage pricing. We show which borrowers take larger loans and which receive discounts in the mortgage rates they pay.

41. **Bev James[1] , Michael Rehm[2], Kay Saville-Smith[3]**

[1]Public Policy & Research Ltd, [2]University of Auckland, [3]CRESA

Cold Water Poured On Downsizing: Impacts Of Leaky Homes On Older Home-Owners' Plans And Prospects

One of the purported benefits of housing downsizing is to release equity, but what happens if one's housing asset is impacted by building industry failure? What are the impacts of leaky buildings and the stigmatizing effects of leaky buildings on the use value and financial value of older people's homes, their retirement planning, and their housing future? This paper reports on a case study for the public-good research programme, Finding the Best Fit, which is concerned with the experiences, practicalities and outcomes of downsizing in New Zealand. This case study builds on Rehm (2009) and others' work on leaky building syndrome and stigma.

The paper reports on in-depth interviews with current and former leaky home owners in the wider context of how the market values monolithic-clad homes, which are widely perceived as being more prone to leaky building problems.

42. **Luc Borrowman[1], Gennadi Kazakevitch[2], Lionel Frost[2]**

[1]Monash University Malaysia , [2]Monash University

At What Income Level Does Housing Affordability Become A Public Policy Problem?

There is a relationship between changes in household income and the role of housing. At low incomes, housing is primarily a necessity. As incomes rise, housing becomes an item of lifestyle consumption and investment. At what level of income does the role of housing change and how does this vary for particular household types? We consider whether the housing sector requires

public policy intervention, and if so, whether there is a particular level of the household income, below which public policy should apply. Among OECD countries, the perception of the need for and practices of housing public policies vary. The differences are mostly historic and cultural; particular policies are not always conceptually substantiated. We develop a metric to establish a household income borderline, below which a housing assistance policy safety net should apply. This borderline is different for different household compositions. In a case study, we quantify this metric based on the Australian Income and Housing Survey. Our approach will assist in the development of efficient housing policies that target particular types of low-income households.

43. **Eimear Doyle**

Statistics New Zealand

The Houses We Live In: Perceptions Of Housing Quality In 2014/15

Housing adequacy is essential to people's wellbeing. It is a major contributor to outcomes in many social domains, such as health, education, paid work, economic standard of living, social connectedness, culture and identity, safety and security, and leisure and recreation (Statistics New Zealand, 2009). Poor housing can have an adverse effect on many areas of people's lives. There is an established body of evidence linking poor housing quality with poor physical and mental health. Poor housing quality can also have an adverse effect on the economy.

The New Zealand General Social Survey (NZGSS) has been collecting data on housing quality since its inception in 2008. Findings from the survey have shown that certain population subgroups are more likely to be affected by housing quality problems. This paper explores the results of the 2014 NZGSS and aims to identify if certain factors influence housing outcomes; home ownership, ethnicity, family type, personal income, age, and region.

44. **Deborah Levy and Harvey C Perkins**

University of Auckland

Perhaps There's A Better Way? Bodies Corporate Management In New Zealand

This paper responds both to calls by scholars to pay further attention to the conflicts of interests between owners and property managers of multi-owned housing and recent stories in the news media about the urgent need for more effective bodies corporate management in New Zealand. The paper focuses on the management of multi-owned housing primarily from the perspective of bodies corporate managers since the passing of the Unit Titles Act 2010. We theorise their roles using data drawn from interviews with managers and bodies corporate members in Auckland, New Zealand, and ideas drawn from the literatures on (i) financial and service intermediation, (ii) the social geography of house and home, and (iii) customer relationships, service quality and customer satisfaction. In taking this approach our objective is to understand better the challenges faced by the bodies corporate management industry in New Zealand and to seek ways to improve the quality of the services it offers to bodies corporate.

45. **Robyn Manuel[1] and Kepa Morgan[2]**

[1]*Mauri Oho Mauri Ora Limited* [2]*The University of Auckland*

Hybrid Whareuku and Container Home (UkuTeina) Feasibility Evaluation

A warm, healthy home is a fundamental requirement for all families in Aotearoa New Zealand. Unfortunately for many families there are many barriers making such an ideal aspirational rather than real. Irrespective of geographical location, age or income, more Māori live in substandard, insecure and overcrowded living situations than non-Māori.

For whanau wanting to reside on Papakāinga, building costs must be met

entirely from savings as bank finance is not available to build on Māori land. The exception is Kiwibank who require that the home must be re-locatable. This limits the build to poorer quality materials and excludes the superior Whareuku, flax fibre reinforced rammed earth solution. A conceptual hybrid of Whareuku living spaces with containerized utilities has been evaluated. The containerized component is portable and has the potential to meet the criterion for mortgage finance. Focus group feedback supported the UkuTeina concept for construction on Papakāinga.

46. Errol Haarhoff and Lee Beattie

The University of Auckland

Higher Density Development And The Enhancement Of Liveability: A Review Of Recent Research Findings.

Cities in Australia and New Zealand have urban growth policies that promote higher density development. Typically this takes the form of directing transit-oriented development to defined centres spread across metropolitan regions. Despite persistent evidence for preferences for lower density housing, there has been a significant increase in the supply of higher density housing over recent years. More recent iterations of urban growth management policies are now justified on the grounds that higher density will result in enhanced liveability. Reviewing research findings, this paper examines the extent to which liveability is being enhanced in through medium density housing in suburban contexts. Using resident expressions of satisfaction with the dwelling unit and associated urban centre as an indicator of liveability, the findings point to some positive outcomes. However, despite these perceptions, future housing aspirations tend to remain oriented to lower density detached housing that raises key points of discussion concerning the management of urban growth.

47. **Lynda Cheshire, Walter Forrest, Judy Rose, Angela Ballard**

The University of Queensland

'Under-Occupation': Narratives Of Choice And Constraint Among Down-Sizing Older Public Housing Tenants

In recent decades the under-occupation of public housing properties — defined as properties with two or more bedrooms in excess of household needs — has become a significant policy. Attempts to rectify the issue through a bedroom tax, or by proposing that tenants share their homes with others, have impacted negatively upon tenants. This paper examines a new approach to addressing under-occupancy by the Brisbane Housing Company through the provision of purpose-built apartments for older public housing tenants wanting to move into a smaller home. Based on interviews with eligible tenants and survey data, this paper examines the choices and constraints in tenants' accounts of their moving decisions. For some tenants, the complex allows them to 'downsize' into a smaller and newer property: an opportunity that often evades public housing tenants. For others, the decision has been made under pressures emanating from public discourses about under-occupancy. The findings illustrates the impact that housing policy debates have upon older public housing tenants as they contemplate their current and future housing needs.

48. **Lee Beattie and Errol Haarhoff**

The University of Auckland

Are Urban Growth Management Strategies All The Same: A Critical Appraisal Of Six Pacific Rim Cities

Urban growth management strategies in North American, New Zealand and Australian cities seek to promote what is argued to be more sustainable urban form and enhanced liveability. Sprawl is constrained by urban boundaries and

future development at higher density is directed to designated nodes, corridors and town centres within walking distances of transit. Questions are raised about the effectiveness of these policies in achieving the sustainability and liveability outcomes.

This paper reports on critical and comparative investigations of urban growth management strategies in Portland, Vancouver, Auckland, Sydney, Melbourne and Perth. Each is examined to understand how the policy aims achieve sustainable and liveable outcomes. What is revealed are considerable differences of outcomes and success in achieving these aims. In part this is a result of differences related to specific contexts, cultural and governance arrangements. The paper questions the effectiveness of this policy approach and offers reasons for the perceived shortcomings.

49. **Morne Botha, Jamie Postlewait , Robyn Phipps**

Massey University

Safety Risks For House Roofers: An Observational Study

The roofing is a high risk trade with falls from height being a significant risk. Little research has been undertaken on the practices of roofers and the hazard that are faced by this trade. An observational study was undertaken in two cities, Auckland and Wellington New Zealand, The practice of installing new and replacements roofing underlay and sheet metal roofing for residential buildings was undertaken. The results found that the risk of falling increased were roofing underlay was used as it concealed the roofing framing. Further the weather had a significant effect on the hazards present; with wind action on metal sheets as these were being maneuvered into location and fixed had the potential to destabilize the roofer. This research has the potential to highlight methods to increase worker safety.

50. **Emma Fergusson**

The University of Auckland

(Re)Generating Responsible Citizens: Reading The Tāmaki Strategic Framework Against The Grain

The 'transformation' of Tāmaki in Auckland's east exemplifies many aspects of regeneration approaches seen in the UK and US over the past twenty years. The promotion of mixed-tenure, mixed-income communities, the desire to deconcentrate social housing and open it up to the private sector, and a focus on increasing attractiveness for businesses and investment are all commonplaces in regeneration policy; significantly, both the rationale for and the impact of these policies are all debated and problematised in the academic literature. This paper provides a brief background to the Tāmaki renewal project before critically analysing the Tāmaki Strategic Framework. This document, which sets out the programme of change in the area, demonstrates the way in which outcomes for residents of deprived areas are often represented as matters of individual responsibility.

53. **Alan Morris[1], Kath Hulse[2], Hal Pawson[3]**

[1]*University of Technology Sydney,* [2]*Swinburne University of Technology,* [3]*University of New South Wales*

The Consequences Of Long-Term Renting In Low Rent, Medium Rent And High Rent Rental Markets In Sydney And Melbourne

The implications of long-term private renting (ten years or more) have not been examined in depth, despite long-term renters (LTRs) now constituting one third of all private renters. In this paper, drawing on 60 in-depth interviews with LTRs in Sydney and Melbourne, we examine the impacts of long-term renting in regards to LTRs' wellbeing and capabilities, social connectedness, their capacity

to make a home, perceptions of security of tenure and their ability to plan for the future. We compare households in low, medium and high rent areas. A key finding is that the experiences of long-term renting vary considerably with household type and location being major factors explaining this variation. A proportion of interviewees told of how they were able to lead decent lives despite being LTRs. However, especially for low-income households in low-rent areas, the implications of being a LTR can be profoundly negative, particularly for families with children.

54. **Terry Burke**

Swinburne University of Technology

Energy Hardship and Housing

In recent years there has been growing concern with energy hardship, i.e. the idea that rising energy costs is creating substantial financial difficulties for lower income households.

This paper looks at Australian energy costs and impacts on the household budget over the last twenty years but with a particular emphasis on the relationship to housing. The paper explores the various ways housing can affect energy costs or a household's ability to manage these costs and then uses data from the ABS Household Expenditure Survey (HES) to assess the degree to which different housing attributes e.g. tenure, type and affordability impacts on energy hardship. The paper controversially argues that actual energy hardship or poverty in the Australian context has been overstated and where there is a problem it is more one of housing attributes than an energy cost problem.

55. **John Minnery**

Griffith University

Ideas, Interests And Institutions In Affordable Housing: A Case Study Of The Brisbane Housing Company

This paper uses a framework of 'ideas-interests-institutions' to explore the creation and continuing work of the Brisbane Housing Company Ltd (now called BHCL). The company was created in 2002 as a vehicle for increasing the supply of affordable housing in inner Brisbane with the Queensland government and the Brisbane City Council as the two principal shareholders and funders. Unusually, it also had a cluster of 'community shareholders' who play an active role in electing board members, discussing and approving the directions the company is taking, and forming a link between the company and the community.

The paper explores the ideas behind the formation of the company, the different interests that came together in 2002, and the roles of the institutions involved. The research is based on in-depth interviews with people who played key roles in the company, supported by document analysis. It ends with conclusions about the potential impact of institutions such as BHCL and speculations about its future.

56. **Kenneth Sungho Park**

Massey University

BIM Adoption in the UK Housing Sector

The importance of housing construction and its environmental impact have been argued in the past decades; the increase in housing maintenance and refurbishment will have significant implications for the New Zealand and UK economy as the residential sector contributes almost a third of total UK construction output and about 79% of the New Zealand housing stock has one or more components in poor or serious condition. Whole house

maintenance and refurbishment seems to be challenging due to the highly fragmented nature of construction practice, which makes the integration of diverse information throughout the project life-cycle difficult. Although Building Information Modelling is becoming increasingly important in the housing sector in order to enhance the practicality of housing construction and management, the current uptake of BIM in housing is very low (i.e. UK housing sector: 25%).

This research reviews current BIM application and adoption in housing and investigates applicable decision support and appraisal tools to enhance the practicality of housing information modelling in a way that a traditional life cycle assessment (LCA) or whole life cost (WLC) does not. The potential way to integrate both life cycle assessment and whole life cost methodologies can be suggested in order to measure the environmental and economic impacts of UK and New Zealand affordable housing to seek zero carbon home. As a result, it would reveal that what information is required and how data can be developed from stakeholders' requirement in housing construction and management.

57. **Daphne Habibis[1], Peter Phibbs[2], Rhonda Phillips[3], Angela Spinney[4]**

[1]University of Tasmania, [2]University of Sydney, [3]University of Queensland, [4]Swinburne Institute of Technology

Tenancy Management on Remote Aboriginal Communities: The Policy Roundabout

In the period following the demise of ATSIC, Indigenous housing policy in Australia swung away from local provision by Aboriginal organisations towards the mainstreaming of housing delivery. In remote communities this culminated in the National Partnership Agreement on remote Indigenous housing (NPARIH), which saw housing management transferred from the Indigenous community housing sector to state and Territory housing departments. This policy turn occurred while mainstream housing policy had swung in the opposite direction from state to community provision. Drawing

on an investigation into the NPARIH reforms, this paper argues that tenancy management services to Aboriginal people are most effective when they are provided by locally based services that are adaptive to local conditions and include a high component of Aboriginal staff. We show that in the closing years of NPARIH, policy is once again heading in this direction and reflect on how this policy roundabout impacts on Aboriginal communities.

58. **Laurence Murphy and Michael Rehm**

The University of Auckland

Housing Wealth and the Geography of House Prices

Housing assets constitute a significant proportion of household wealth in New Zealand and the dynamics of the housing market looms large in media and official government discourses. Since the early 2000s the New Zealand housing market has experienced significant price inflation, particularly in the Auckland region, and considerable attention has been given to issues relating to housing affordability problems and the potential risks of a market downturn. Much of the debate around the role of homeownership as an asset has centred on house price dynamics operating at the national or Auckland regional level. In this paper we examine the dynamics of house price appreciation at a number of geographical scales. We identify significant local and regional variation in house price appreciation and argue that this has profound implications for homeowners and for the role of homeownership in wealth accumulation.

59. **Olga Filippova, Michael Rehm, Laurence Murphy**

The University of Auckland

The Perpetual Gentrification of Ponsonby: Triumph or Tragedy?

The suburb of Ponsonby, Auckland has long been the subject of academic study and represents New Zealand's most prominent instance of gentrification. In this paper we examine the trajectory of Ponsonby's house prices, demographics and its socioeconomic characteristics from 1986 through 2014. Contrary to Latham (2003) who portrayed the suburb in the mid-1990s as an idyllic urban melting pot of all walks of life where gentrification has benefited and enriched the suburb, our analysis shows the suburb's gentrification has continued unabated and is more homogenous than ever. For homeowners and investors who hold title to Ponsonby's heritage homes, the astronomical house price appreciation is undoubtedly a triumph, but for the neighbourhood's working class families that have been displaced through perpetual gentrification, the process is tragic.

61. **Leila Mirza**

The University of Auckland

Window To A Preferred Urban View: A Case Study At The University Of Auckland

Spending most of their times indoors, urban dwellers' quality of life is associated with the quality of their window views. Although the importance of having a view out has been highlighted by earlier studies on windows; there is a lack of research on what type of view is preferred. This paper explores perception and preferences of everyday urban views using an innovative method, called "Active Perception Technique" (APT). A pilot survey was conducted at the University of Auckland by studying both home and work window view preferences. While

the study showed that a view with natural features was preferred, almost without conditions, when it came to built features it depended on the context of the views. Preferences for some features were also found to differ across home and workplace windowscapes. Personal association with features was found to effect visual preferences. The results of this research have relevance to the City of Auckland which has based its long term planning vision on being the world's most liveable city.

62. **Kath Hulse[1], Alan Morris[2], Hal Pawson[3]**

[1]Swinburne University of Technology, [2]University of Technology Sydney, [3]University of New South Wales

Renting In A Home Owning Society: Disaster, Deviance Or Diversity?

An increasing number of Australians now rent in the private sector, notwithstanding the image of Australia as a home owning society. Whilst some still rent for short periods, for others renting has become a long-term experience. Typically viewed as a response to problems of 'housing affordability', this paper examines in more detail why people rent privately, their experiences of renting and plans for the future. It is based on a new household survey of 600 private renters in high, moderate and low rent areas in Sydney and Melbourne.

We investigate to what extent private renting in these areas is a manifestation of increasing inequality in household wealth and incomes or a lifestyle choice for some people at some juncture in their lives. Do private renters see themselves as being in a dire situation locked out of home ownership and finding it difficult to make a home and establish a sense of belonging? To what extent do private renters deliberately choose to rent in ways that challenge established social norms? Is increased renting a manifestation of increased diversity in lifestyles, incomes and life cycles indicative of diverse ways of negotiating through the fluidity and individualised risks that characterise late modernity?

63. **Penny Lysnar and Ann Dupuis**

The University of Auckland

Meeting The Needs Of Multi-Generational Households

This paper reports on the findings from a BRANZ-funded research project on multi-generational households (MGHs) in New Zealand. We report on findings from our literature review, analysis of Census data on extended family households, and in-depth interviews with multi-generational householders, housing professionals and stakeholders in Auckland and Christchurch. We argue that while urban intensification goals focus on increased housing density and smaller houses, the needs of MGHs are overlooked. We also argue that a fundamental shift is required from the active discouragement of MGH living that has resulted from ambiguous and complicated rules and regulations, towards clear policy and planning tools that recognise the growing trend of MGH living and the benefits that well designed multi-generational dwellings can provide.

64. **Lucy Telfar Barnard**

He Kainga Oranga/Housing and Health Research Programme, Department of Public Health, University of Otago

Health Effects Of Mechanised Residential Ventilation Systems

This paper reports preliminary results of a BRANZ-funded study of health differences, if any, between people living in homes with mechanized residential ventilation systems (MRVS) and those living in similar homes without MRVS.

Indoor air quality is important to human health. Previous New Zealand MRVS studies have been small or modelled, and results have been mixed. This nationwide study aimed to measure the effect of installing MRVS on health outcomes. Addresses of MRVS installations from major companies were matched to suitable control addresses, and then anonymized for use with NHI-associated health data.

Pharmaceutical prescriptions and hospitalization rates before and after MRVS installation were compared to rates for control addresses. Mortality rates after MRVS installation were compared for people who had previously been hospitalized.

Early results of these comparisons will be reported for the first time in this presentation.

65. **Zhi Dong**

The University of Auckland

How Do Monetary and Credit Policies Affect Housing Affordability? A Case of the New Zealand Housing Market

This paper investigates the effectiveness of monetary and credit policies on New Zealand housing market. Empirical tests are conducted to investigate the causal effect from the change of Official Cash Rate (OCR) and credit policies on housing affordability for would-be home owners and vice versa. The study separates the sample period into different economic phases. It captures the influence of funds from overseas on the house price, by controlling the residual effect of exchange rates between New Zealand and U.S. dollars.

This research shows the empirical findings of causal effect between these policies and housing affordability. It presents and discusses the time lag of the response and effectiveness of the policies. The paper contributes to the literature of monetary related policies on housing affordability. It addresses implications on would-be homeowners' life quality under the change of monetary and credit policies. It provides additional insights into researchers' and policy makers' understanding of monetary versus credit policies and the interaction between them, when a "healthy" housing market is anticipated.

66. Joanne Purdy[1], Katrin Schuenemann[2], Troy Coyle[2], Geoff Austin[1]

[1]University of Auckland, Department of Physics, [2]New Zealand Steel Ltd, Innovation and Product Development Division

State House Remediation Experiment: Observed Thermal And Humidity Impact Of The Replacement Of An Existing Concrete Tile Roof With Colorsteel® Endura®.

Two state houses have been relocated from Glenn Innes to the University of Auckland Ardmore field site and fitted with new insulation. Solar gain has been equalised by making changes to windows. The houses, including attic spaces, were equipped with an extensive array of sensors for temperature, humidity and solar radiation. The concrete tile roof on one house was replaced with COLORSTEEL® Endura® roofing, with self-supporting roofing underlay.

The results of this change were increased attic temperature and decreased attic humidity in the COLORSTEEL® roofed house compared to the tile roofed house. Contrary to expectations, the attic of the COLORSTEEL® roofed house was also warmer at night, probably due to decreased attic air exchange. Evidence of small sprays of water drops entering the tiled roof cavity during heavy rain and high winds was also obtained.

The impact of these findings with respect to the attic ventilation regimes is discussed.

67. Tamlin Gorter and Gina Zappia

University of Tasmania - School of Social Sciences

Security, Risk And The Meaning Of Home In Australia's Housing System

Australia's housing system is changing; people are renting for longer, home purchase is being delayed and households are taking on greater mortgage

debt. This presents housing researchers with the challenge of considering how we might best make sense of the effects of these changes on the ways people experience their housing. Our paper considers the application of Bourdieu's notion of habitus and Beck's theory of risk, to an understanding of home and housing. We find that both have some utility in understanding security and risk for renters and home owners, however they also fall short in a number of ways. In our conclusion we argue that a synthesis of these insights provides a useful structure for continued research in this area.

70. **Thomas Aldershof, Andrew Coffin, Joanne Purdy, Geoff Austin**

University of Auckland, Department of Physics

State House Remediation Experiment: The Feasibility Of A Simple Solar Air Collector As A Solar Dehumidifier For Damp Housing.

Hospital admission rates for respiratory illnesses in Auckland are elevated with respect to summer levels during autumn through to spring, suggesting any incremental improvement in indoor living conditions might lead to measurable health benefits. Domestic trickle ventilation systems have previously sought to manage building internal condensation at all times, frequently introducing cooler air. An alternate approach would be to periodically dry the building during favourable weather conditions using relatively high flow rates of warm air from a separate solar collector.

Preliminary modelling of the minimum wintertime air drying achievable from an inexpensive roof mounted solar air heater indicates a meaningful improvement in living conditions is likely to be feasible. The scenarios in which a solar dehumidifier might be of benefit are discussed. Two state houses located at the University of Auckland field site at Ardmore are equipped with an extensive array of sensors for temperature, humidity, solar radiation and carbon monoxide, providing an ideal facility for future in situ testing.

71. **Wendy Stone[1], Emma Baker[2], Rebecca Bentley[3], Peter Phibbs[4]**

[1]Swinburne University, [2]Adelaide University, [3]Melbourne School of Population and Global Health, [4]University of Sydney

Children And Housing: Towards A Research Agenda

Housing has a significant impact on a number of aspects of the lives of children including their health, their social networks, their educational outcomes and their life chances. However there has been surprisingly little research on this topic, particularly in Australasia. This session aims to critically discuss what are the important connections between housing and children, and explore key research opportunities.

Speakers and their topics:

Wendy Stone - Why housing and children?

Emma Baker - Housing and children's health

Rebecca Bentley - Housing and children: Current and potential data sets

Peter Phibbs - Housing and school education

Panel discussion topics:

- What aspects of housing are most important for children?

- Which housing issues should we focus on?

- Where are the most pressing research priorities?

- What is the "first" research project?

72. **Stephen Whelan[1], Sharon Parkinson[2], Rachel Ong[3] & Alan Duncan[3]**

[1]Swinburne University, [2]University of Sydney, [3]Curtin University, [4]Curtin University

Revisiting The Oswald Thesis: Home Ownership And The Dynamics Of Labour Market Adjustment In Australia.

Empirical support for the Oswald Thesis which postulates that home ownership contributes to unemployment through impediments to labour mobility remains mixed. Existing research typically focuses on unemployment as a static category or outcome. As labour markets, including those in Australia become more fragmented, more nuanced approaches to examining when and how tenure might adversely impact upon labour market adjustments of individuals is needed. This paper provides a synthesis of key findings from studies drawing on macro cross-sectional analysis and micro individual panel datasets to present the most recent evidence and methods used to study the complex relationship between tenure and employment. We then present some preliminary findings from a current study in progress that draws on Australian micro panel data from the Household, Income and Labour Dynamics in Australia (HILDA) survey and outline our approach to examining the links between home ownership and labour adjustments in contemporary labour market contexts.

73. **Shelley Mallett, Joseph Borlagdan, Deb Keys, Rachel King**

Brotherhood of St Laurence, University of Melbourne

Preliminary Findings From A Longitudinal Evaluation Of The Innovative Education First Youth Foyer Model

The Victorian Government has funded the development of three new Education First Youth Foyers (EFYF) in collaboration with Launch Housing

and the Brotherhood of St Laurence. The first of these foyers commenced operations in May 2013 at Holmesglen's Glen Waverley campus, the second in June 2014 at Kangan's Broadmeadows campus. EFYFs provide an integrated form of support to young people who are unable to live at home and at risk of homelessness. Foyers provide housing for up to two years while residents undertake education and training studies to gain skills to transition to independent living and employment.

The five-year evaluation composes of a quasi-experimental research design that includes process, outcomes and cost-benefit components. The purpose of the evaluation is to examine the fidelity of the model, and its effectiveness in achieving sustainable education, employment and housing outcomes for EFYF students. The evaluation focuses on six elements--education, employment, housing, social connections, health and wellbeing and community participation for the first waves of EFYF students.

Drawing from quantitative and qualitative data from the first two years of the evaluation, this paper discusses some initial findings about what is working well, and the challenges of evaluating an unfolding, adaptive and innovative model. This initial data indicates that the EFYF program is opening doors for young people, particularly in the areas of education and employment. Preliminary data comparing the outcomes of EFYF students with other homeless young people will also be discussed.

74. **Asif Khan**

The University of Auckland

University Halls Of Residence And Travel Plan: A Case Study Of University Of Auckland

Halls of residence contribute to the life of university students in many ways. They provide an accommodation which is suitable for student lifestyle. One of the biggest contributions of these halls is the privilege they provide to the students to live on the campus or at places in their vicinity. By virtue of their close proximity to the campus, this type of housing offers the opportunity to

the students to commute in a sustainable way. This practice not only reduces their transportation costs but it is also beneficial for their heath. However, an important outcome that is often overlooked is the contribution of these halls to reduce traffic congestion on the road network leading to the universities. This positive effect is more pronounced when the campus is located in the city.

The University of Auckland is New Zealand's largest university with student enrolment figure greater than 33,000 and about 5,000 staff. Its main campus is located in the heart of the Central Business District, where the traffic congestion level is very high. The university adopted a travel plan in 2007 with a view to enable the students and staff to commute to the campus in a sustainable way and reduce the congestion in the CBD. This study will review the travel plan focusing on student housing aspects. It will look into issues related to halls of residence and other forms of student housing arranged by the university and discuss how they can be better addressed in the new travel plan to be adopted from 2017. This research will use secondary data on student travel patterns and housing. The research findings will be useful for other universities around the world which have campuses in or near the city centre.

75. Jago Dodson[1], Ashton de Silva[2], Sarah Sinclair[3], Tony Dalton[4], Christian Roggen-buck[5]

[1]RMIT University, [2]RMIT University, [3]RMIT University, [4]RMIT University, [5]RMIT University

Housing Policy And Multi-Level Governance: An Australian Instrumental And Economic Perspective

This paper asks how housing policy is organized in a multi-level governance system and what are the economic consequences, at multiple levels, of housing policy instruments? The paper is founded in the observation that in many jurisdictions, including Australia, housing policy instruments are applied at multiple levels of government, such as federal, state or local governments. Similarly the economic effects of housing policy instruments may be

spatially differentiated and channeled. The various multi-level housing policy instruments may however not be coherently understood or coordinated. Accordingly this paper seeks to better understand the multi-level nature of housing policy and its economic effects and identify the potential implications arising from a more systematic approach to housing policy structure and coordination.

76. Maria Rita Dionisio[1], Simon Kingham[1], Roman Trubka[3], Peter Newman[3], Stephen Glackin[2], and Peter Newton[2]

[1]University of Canterbury, [2]Swinburne University of Technology, [3]Curtin University

The Relevance Of Geospatial Tools For New Zealand Cities: Enhancing Better In Residential Redevelopment Outcomes

The housing demands in New Zealand's major cities are placing significant pressures on urban planning to provide affordable housing exemplars while achieving better community life, sustainability, urban intensification, walkability and public transport. The decision-making intricacies for residential redevelopment require now expertise on novel areas of planning - such as water demand, carbon emissions or embodied carbon -, when communicating and engaging communities and stakeholders. This paper focuses the relevance of geospatial tools for New Zealand cities aiming at residential redevelopment, presenting two geospatial software systems: Envision and ESP, developed within the Greening the Greyfields project. These systems integrate geospatial tools to support residential redevelopment through the identification of redevelopment areas, and modelling of regeneration scenarios considering several planning metrics. The implementation of the systems comprises a workflow to facilitate residential redevelopment in mid-suburban areas of Melbourne, Perth (Australia), and in Christchurch (New Zealand). This paper examines some experiences of implementing the geospatial tools in these

cities, and explores their potential for supporting local planning agencies, and other development stakeholders in major New Zealand cities, to foster better informed decision-making around residential redevelopment.

79. **Ian Mitchell**

Livingston and Associates Ltd

Trends in the level of owner occupation and growth in the intermediate housing market in New Zealand

The objective of this research was to examine trends in the level of owner occupation in New Zealand with a particular emphasis on the intermediate housing market. This research was funded by BRANZ via the Building Research Levy. The intermediate housing market is the fastest growing segment of the housing continuum and focuses on the households, who, under current market conditions, are unable to purchase a dwelling. The increase has been driven by house prices increasing at a faster rate than household incomes. To some extent the current low interest rates have masked Auckland's deterioration in housing affordability.

81. **Yusef Patel, John Chapman**

University of Auckland

Prototyping Plywood Architecture

The widespread availability of entry level CNC routers is increasing dramatically and is allowing for many 'design-build enterprises' to innovate. This paper investigates how computing technologies can be effectively utilized to democratise the production of building components for subsequent use in DIY housing projects. By experimenting with off-the-shelf engineered timber products, researchers produced projects with interesting results. Design parameters like the need for components to either be handled by one or two people became the driving ethos behind the projects. To date, there has been

the development of two construction mythologies. The first construction system the 'EdFab sleep-out' is based on flat pack plywood architecture, while the second the 'EdFab 2.0 - tiny house project' takes on a more of a hybrid digital–hands on approach. With each full scale prototype iteration, the use of less material, simpler manufacturing and assembly process was tuned to become more efficient.

82. **Fiona Cram**

Katoa Ltd

Older Māori: Downsizing Experiences, Outcomes And Needs

At the same time the population of older Māori (>65 years) is growing, the rate of home ownership among this population is declining. Downsizing accommodation in their later years can therefore be complicated for Māori, even before cultural aspirations are considered. This case study of older Māori and their experience of housing began with consultation with older Māori, followed by key informant interviews. Twenty-nine older Māori were then interviewed about their current, and any planned future housing. Their advice was that older Māori should consider downsizing and de-cluttering but not isolate or overcommit themselves. Most importantly older Māori should seek out whānau (family) support and find a community that is compatible with their own values and preferred way of living. If this is not possible then pragmatism is useful and people should make the best of the situation they find themselves in.

84. **Rebecca Bentley[1], Emma Baker[2], Peter Phibbs[3], Michael Lennon[4], Nevil Pierse[5], Philippa Howden-Chapman[5]**

[1]Melbourne School of Population and Global Health, [2]The University of Adelaide, [3]The University of Sydney, [4]Housing Choices Australia, [5]The University of Otago

An Australasian Healthy Housing Research Agenda

Australasia has challenges to face in terms of improving people's health with good quality, affordable housing. This session aims to critically discuss key issues and reflect on what is known and think about strategic future directions for research.

Speakers And Their Topics:

Rebecca Bentley - Framing housing as a social determinant of health

Emma Baker - Capturing housing as a health insult

Peter Phibbs - Getting housing onto the health agenda: an international update

Nevil Pierse - SHELTER: Safe Housing Enabling Long-Term Effective Recovery

Panel Discussion:

• Strategies for engaging health?

• How do we persuade governments that housing is a priority?

• Which housing issues should we focus on?

• What aspects of housing are most important?

• Where are the most pressing priorities?

85. **Gina Zappia**

University of Tasmania

'They Don't Talk To Renters' … Women, Long-Term Renting And Their Experiences Of Power And Agency.

This paper presents the preliminary findings of a broader study of the experiences of women, 55 years of age and over, living in the private rental sector. The study investigates how legislation, policies and cultural norms interact to shape the housing circumstances of women renters. Analysis of semi-structured interview data brings to light the impediments women renters confront in their efforts to attain housing security, and their capacity to mitigate or overcome housing vulnerability. Amongst the conclusions of the paper are: first, that women renters, whilst aware of their limited position as renters nonetheless adopt practices and subject positions in order to negotiate their challenging housing circumstances and second, research on this cohort needs to take more account of the fact that experiences of ageing are primarily shaped by the realities of financial insecurity.

86. **Catherine Gilbert[1] and Nicole Gurran[2]**

[1]The University of Sydney, [2]The University of Sydney

Do Plans Deliver? Measuring Housing Approvals and Performance Outcomes in New South Wales

Policy and research interest in the performance of the land use planning system in Australia has increased in recent years in the context of declining housing affordability and perceived mismatches between housing demand and supply. Monitoring efforts, however, have tended to focus on more easily quantifiable measures, such as dwelling approval volumes, while broader performance outcomes, such as the location, type, quality and affordability of new housing, have proven difficult to determine. To begin to address that gap, this paper examines residential/mixed use development proposals that were determined by the NSW Minister for Planning between 2006 and 2011 (under

legislation that was in effect from 2005 to 2011). It considers how the built form, development context and location of approved/refused proposals relates to higher level metropolitan planning objectives for the Sydney region, as defined in the 2006 metropolitan strategy. The paper considers not only the extent to which reform to major project provisions under NSW planning law operated to support increased housing supply, but whether approvals/refusals were consistent with broader metropolitan planning goals.

87. Steven Rowley and Amity James

Curtin University

Housing Affordability In Rural Australia

Much has been written about housing affordability with discussions usually conceptualised using standard measures of affordability based on secondary data. Such discussions are usually centred around metropolitan regions where data are more readily available. This work adopts a different approach rejecting the use of secondary data and instead implementing a more fine grained approach asking households directly about their perceptions of housing affordability and how their housing costs affect financial wellbeing. An on-line survey collected 3,000 responses across both regional and metropolitan areas supplemented with a number of qualitative interviews to dig deeper in household experiences of housing affordability. There are significant differences between regional and metropolitan housing markets and the characteristics of households living in these two broad areas. This paper explores whether there are also differences in housing affordability outcomes.

88. **Lyndall Bryant[1], Andrea Sharam[2], Ian McShane[3], Ashton De Silva[3]**

[1]Queensland University of Technology (QUT), [2]Swinburne University, [3]RMIT University

Creating An Inventory Of Not For Profit Real Property Assets In Australia

Anecdotally, the not for profit ("NFP") sector is asset rich, however little is known about the nature, scale and value of this sector's asset inventory. Optimising the use of such assets can contribute to a wide range of outcomes such as: affordable housing, service provision and community building. The first step in optimising the performance of such portfolios, is to create an inventory of the assets.

There are methodological challenges in developing an inventory of NFP real property asset holdings which drive the research question. These challenges revolve around the nature of and access to existing data sources.

This paper documents research into the creation of a NFP real property asset inventory, using Brisbane, Queensland as a case study. The findings indicate that whilst data on property holdings is publicly available, the development of such an inventory for the NFP sector is complex and fraught with many challenges.

89. **Eziaku Onyeizu Rasheed, Jun Bai William Huo, Temitope Egbelakin**

Massey University

Is Mixed Use Development Beneficial To Auckland City? (Developers' Perspective)

The aim of this study is to determine if mixed use developments can be viable for developers in a medium density city such as Auckland city. Past research

conducted in oversea cities suggest that it is beneficial to invest in mixed use developments in the high density cities, however, there is a gap in knowledge if the same result can be achieved in a medium density city to the extent in which investors are prepared to invest in mixed use developments.

The findings provide interesting insights on the readiness of stakeholders to invest in mixed-use developments in Auckland city. This study is part of a research that examines the prospects of mixed use development as an urban development strategy to meet the present and future development needs of Auckland city.

90. Eziaku Onyeizu Rasheed, Richard Callister, Temitope Egbelakin

Massey University

Liveability In Mixed-Use Developments (Occupiers' Perceptive)

With Auckland's population projected to increase by 2.2 million people by 2043 (Stats NZ, 2012), the demand for urban growth management is imperative. Recent research indicates that while the aims of densification align well with urban growth management strategies, there is still resistance to high density living amongst occupiers of Auckland City (Haarhoff et al., 2012). The aim of this study is to understand the perception of Auckland city occupiers on liveability to the extent which the stakeholders are prepared to invest in mixed use developments as a support to high quality densification.

The findings provide interesting insights on the quality of life amongst occupiers in mixed-use developments in Auckland city. This study is part of a research that examines the prospects of mixed use development as an urban development strategy to meet the present and future development needs of Auckland city.

91. **Sachin Wasnik, Somwrita Sarkar, Nicole Gurran, Sanjay Chawla, Peter Phibbs**

University of Sydney

The Role Of Social Media In Housing Market Information Dynamics

Collective information sharing is thought to affect market dynamics through behaviors variously described as herd behavior or irrational exuberance, which have been found to affect investment booms and busts. While the role of information dissemination in housing markets is poorly understood, the rise of social media platforms such as Twitter offer a new source of data on the ways in which market sentiment travels and intersects with real world trends. This paper undertakes a baseline examination of social media tweet data from Twitter, focusing on the Sydney housing market. Using data mining techniques, we examine Twitter activity between 2009-2015 examining 'tweets' and 'retweets' about the Sydney housing market, and the distributions of positive and negative sentiments encoded in the texts of the tweets. We find that a small number of large real estate players are the originators of most tweets, and a very few "big media" and newspaper article sources are the most tweeted about, with the numbers of positive sentiment tweets (of a rising market) far outnumbering the number of negative tweets (of market stagnation or decline). If social media, like conventional media, has the power to influence collective public thinking, to what extent are sponsored interests able to use new tools such as Twitter to influence economic behavior in the housing market?

92. **Bruce Tranter and Jed Donoghue**

University of Tasmania

Housing Tenure And Health In Australia

A nationally representative survey of Australian adults shows lower levels of self-assessed health among social housing tenants, compared to private renters

or those buying or owning their home. These health results are due to higher instances of illness and disability among public housing tenants, but the poorer health of public tenants may also be associated with inter-related risk factors, such higher levels of smoking and higher average body mass index among public tenants, compared to other housing tenures. However, Australians in private rental and those with a mortgage consume more alcohol than home owners or public rental tenants, results that stand even after holding constant socio-demographic factors such as age, sex and level of education. Further investigation is required to establish the nature and extent that patterned inequalities of self-assessed health and associated risk factors are linked to different housing tenures.

93. Mikael Boulic[1], Par Fjällström[2], Robyn Phipps[1], Don J Cleland[1], Malcolm Cunningham[3], Philippa Howden-Chapman[4]

[1]Massey University, [2]Swedish Environmental Research Institute, [3]BRANZ, [4]University of Otago

Harmful No2 Level During Unflued Gas Heater Operation In New Zealand Homes.

More than 15% of the New Zealand households are still operating unflued gas heaters (UGH), also called liquefied petroleum gas (LPG) cabinets or portable gas heaters. These heaters are known to release nitrogen dioxide (NO_2) directly in the home environment. Exposure to NO_2 sources is linked to difficulty breathing, chest tightness, asthma attacks and disturbed sleep from wheezing.

Thirty four homes (14 homes with an UGH and 20 homes without an UGH) were real-time monitored for NO_2 level in the living rooms and bedrooms. After one hour of UGH operation, the NO_2 level increased on average by 50 times in the living rooms and by 25 times in the bedrooms, and the WHO 1-hour maximum level was reached in 64% of the living rooms and 30% of the bedrooms. No NO_2 increase was detected in homes without an UGH.

Despite being located in the living rooms, the UGHs impacted on the bedroom NO2 level. The operation of an UGH is definitely considered to be the main source of NO2 in homes and a potential health hazard.

94. Melanie Andersen[1,2,3], Anna Williamson[1,3], Peter Fernando[3], Darryl Wright[4], Sally Redman[1,3]

[1]The University of New South Wales, [2]AHURI, [3]The Sax Institute, [4]Tharawal Aboriginal Corporation AMS

Urban Aboriginal Housing Conditions: Tenure Type Matters

While the majority of Aboriginal Australians live in cities or large regional towns, most research into housing conditions for Aboriginal people has focused on remote communities. The Study of Environment on Aboriginal Resilience and Child Health (SEARCH) is based in urban NSW, Australia. Carers (n=600) of participating children provided information about their housing including: dwelling type; tenure; occupancy levels; structural and functional problems; mould; vermin; and temperature control.

Most SEARCH households lived in social housing (57%). The prevalence of reported housing problems was high. Poor physical dwelling conditions were significantly more prevalent for families in social housing, though affordability problems were less prevalent than for families renting privately or paying a mortgage. Crowding did not vary significantly by tenure type.

These findings reflect Australia's current housing landscape and support previously conducted qualitative research. Examination of the relationships between housing and health and wellbeing for urban Aboriginal families is indicated.

95. **Christian A.B. Nygaard**

University of Reading

On Geology, Landscape, Urban And Social Structures – Soil And The Emergence Of Modern Neighbourhoods

This paper examines the role of geology and landscape on urban structures. Much of the housing economics literature focuses on short-term price movements. As important as these studies are it is often difficult to identify factors that generate persistence in urban structures and constraints on adjustments. Housing markets and urban structures are the result of a complex interplay of economic, social and political factors. In this paper we analyse 1) evidence of path dependency in urban structures due to geological factors and 2) the role of geology in the amenity value of housing. Specifically we hypothesise that if geology and topology historically gave rise to systematic variation in patterns of land use and neighbourhood characteristics, then modern property prices and social structures may continue to reflect the geological foundations of cities. A reduced form house price equation is estimated that jointly tests for geologically conditioned low frequency drivers of urban and social structures. The analysis finds little evidence of geological determinism, but geological and topological factors, relating to amenity value of soil, are found statistically relevant in understanding the distribution of modern property prices. The analysis is conducted for England with city studies for London (UK) and Melbourne (Australia).

96. **William (Bill) Trompetter[1], Mikael Boulic[2], Travis Ancelet[1], Perry Davy[1], Robyn Phipps**[2]

1GNS Science, 2Massey University

Domestic Dust As An Air Quality Indicator In New Zealand Homes

National standards, regulatory monitoring and research on air quality, are primarily focused on outdoor ambient air quality. As a result there is a significant body of knowledge and understanding of outdoor air particulate sources and their activities. Comparatively, indoor air quality is poorly understood where typical indoor particulate sources and their concentrations are largely unknown. Communities spend more time indoors which can have sources of particle pollution unique to indoors.

In this study, the elemental and organic composition of indoor dust samples from bedrooms and living rooms in 30 homes from Hutt Valley area (Greater Wellington, New Zealand) where determined. The composition of indoor dust samples has been shown [Weschler 2010] to be a good indicator of the associated indoor Air Particulate matter (APM) composition. Therefore the compositions of the dust presented in this paper are used to infer the composition and sources of the APM in these homes.

97. **Robert Paulin[1], Noah Orr[1], Derek Kawiti[1], Jody Toroa[2] and Richard Brooking[2]**

1Victoria University,2 Ngai Tāmanuhiri -Tutu Poroporo Trust

Exploring Papakāinga Housing Typology Diversity - A Collaborative Research Project With Ngai Tāmanuhiri

Current papakainga housing solutions could be said to suffer from inflexibility and obsolescence due to a lack of typology diversity. The authors argue that

since the inception of papakainga housing models and its derivative; kaumatua housing (age focussed housing designed for kaumatua and kuia), the model has not been fully aligned through design to the diverse and complex family types found in many Maori communities. The return of younger iwi members and their families back to tribal landholdings over the last 30 years has meant that papakainga design needs to become more responsive, robust and appropriate to reflect broader needs of this generation in times of massive cultural change and diversity.

Examples from a collaborative early stage design project between Ngai Tamanuhiri and VUW School of Architecture researchers will be presented to highlight an approach that attempts to understand the potential and limits of papakainga housing typologies.

98. **Elizabeth Toomey**

University of Canterbury

Repairs, Renovation, Restoration, Demolition or Replacement of Multi-Dwelling Units on a Single Title: BRANZ Research Project

Our research team based at the School of Law, University of Canterbury in Christchurch and the School of Law, University of Otago, Dunedin has been granted funding from the New Zealand Building Research Association New Zealand (BRANZ) and the New Zealand Law Foundation to investigate the problems that have occurred with repairs, renovation, restoration, demolition or replacement of multi-dwelling units on a single title or units or buildings where mixed commercial or industrial use is combined with residential use. This paper demonstrates some of our early findings as a result of an extensive literature review of overseas models of these types of ownership. For instance, the concept of green leases in overseas jurisdictions, although it comes from a health and safety angle, embraces many of the same problems that are found in damaged or leaky multi-dwelling units on a single title.

99. **Hal Pawson[1], Kath Hulse[2], Bill Randolph[3]**

[1]University of New South Wales, [2]Swinburne University, [3]University of New South Wales

Exploring The Anatomy Of Australia's Private Rental Investment Boom

With over 40% of all new housing loans going to 'investor landlords' rather than owner occupier purchasers in 2015, the former are now major players in Australia's housing market. Paralleling developments in other countries including the UK, the rapid expansion of private rental housing in Australia over the past decade has sparked vigorous public debate on investor impacts on house price inflation and the contended crowding-out of first time buyers. Given new research indicating private rental provision growing fastest in the most disadvantaged neighbourhoods, another effect may be to exacerbate socio-spatial polarisation.

Connecting with ongoing research, this paper will review existing knowledge on the drivers and consequences of growing private rental investment in Australia's major cities and present new analysis of socio-spatial impacts in Sydney.

100. **Ann Dupuis[1], Suzanne Vallance[2] & David Thorns[3]**

[1]Massey University, [2]Lincoln University, [3]University of Canterbury

Home As A Socio-Legal Space In A Post-Earthquake Environment

The Canterbury earthquakes provide the context through which we explore the idea of home as a socio-legal space. The paper focuses on the insurance-related issues of: apportionment (the determination of who is liable to pay claims); the

activities of assessors and estimators in establishing the extent and timing of damage; the complexity of settling claims for units in multi-unit developments; and the impact on home owners of delays in insurance settlements. Because of the many complex insurance issues to do with damage and remediation, we present a new framing of the home as a site co-constituted in and through socio-legal processes. This view has implications for the way the home is secured and serviced and raises major questions of where responsibility lies in these processes.

102. **Alan Johnson**

The Salvation Army

A Policy Of Cynical Neglect: The Slow Demise Of The Accommodation Supplement

The Accommodation Supplement is a demand subsidy and at an annual cost of $1.1 billion is New Zealand's main housing assistance programme. The Supplement is paid to around 300,000 individuals and probably supports the incomes and housing costs of around 25% of New Zealand's private sector tenants. Despite this important and in the face of rising rents, the total value of the subsidy is gradually falling. This decline is on account of a deliberate decision not to adjust the subsidy levels to reflect rising rents. The present policy settings have not been adjusted since 2007 and are based on 2005 rents.

This paper will document this deliberate policy of neglect and will assess the impact which this neglect is having on the budgets of New Zealand's poorest households. The paper will provide estimates of the additional expenditures required to address this neglect and will then briefly consider options for improvement in New Zealand's housing demand subsidy programme based on these higher expenditures.

103. **Penny Allan¹, Huhana Smith² and Martin Bryant¹**

¹Victoria University of Wellington, ²Massey University

Cultural Empowerment/ Cultural Resilience Through Papakāinga

Papakāinga provides a paradigm for Māori communities' relationships to their whenua (lands). However, many rural Papakāinga don't address present-day challenges such as: disconnection from ahi kaa, 'home' or ancestral bases; unemployment and lower socio-economic environments; substandard housing; impacts of depleted mauri (vitality) due to widespread ecological decline; inability to gather customary foodstuffs safely; individual property titles that prevent intergenerational housing; and limits to Māori values and self-reliance.

This paper describes ongoing design research that investigates the spatial possibilities for new papa kāinga typologies for two regional communities, including whānau (extended family) communities in Kuku, Horowhenua and Ngāi Tamanuhiri Iwi o Muriwai, Gisborne. Papakāinga are explored from regional, settlement and dwelling perspectives to understand practical and everyday relationships with lands and built environment to foster a 'living presence' (based on Te Aranga principles) and interdependencies with self-sustaining (oranga ngatahi) land uses, which are culturally empowering and resilient.

104. **Dorit Garfunkel and Rachelle Alterman**

Technion - Israel institute of Technology

Management Companies And Everyday Life In High-Rise Condominiums Housing – A Comparative Perspective

Recently, cities are undergoing rapid transformations with the shift to high-rise, condominium (Strata-title) housing (HRCs). However, current legal and policy

frameworks are slow to adapt to changes HRCs bring.

The research adopts a cross-national comparative perspective to better understand legal, planning and governance challenges posed by HRCs, focusing on HRCs internal management. It examines interrelations between laws and real-life experiences.

The method includes laws analysis in selected countries. It also entails interviews with key stakeholders in each country on national scale (such as state officials, relevant associations) and in one city in each country including management companies, residents' associations and others.

To date, Israel (Tel-Aviv) and France (Paris) were examined. Additionally, NSW's Strata-title Act was preliminary analyzed. The interim comparative findings show how legal frameworks and other contexts interact differently with HRCs; new private "creatures" emerges, governed by potentially powerful private entities. This may open new horizons for understating forces impacting the broader urban scene.

110. **Louise Crabtree**

Institute for Culture and Society, Western Sydney University

Community Land Trusts And Aboriginal Housing: Exploring Issues And Appropriate Models For Home Ownership

Home ownership on Aboriginal and Torres Strait Islander lands is the focus of policy and public discussion in Australia. Previous research has shown that where such households or communities desire home ownership, non-economic objectives such as stability and autonomy feature more prominently than economic objectives such as anticipated wealth creation. This paper will present findings from research with two Aboriginal organisations that explored core issues for households and communities, and scoped potential models in response, based on community land trust principles as developed in the USA and UK. These models were seen as appropriate as they allowed flexible, context-specific articulation of community and households objectives,

including wealth creation if and as communities want this. The project's methods, governance and findings will be discussed.

115. **Bernadette Pinnell**

Compass Housing New Zealand

A Realist Evaluation Of Who Benefits From Public Housing Renewal Programmes

'Although the term [social mix] is widely used, there remain many open questions about how best to define mixed-income development, how best to implement it, and what are its expected effects' (Joseph et al., 2007:370):

Social mix is typical of programmes that are commonly described as the 'black box' problem (Chen and Rossi, 1989). The antonym of black box evaluation is 'white box' evaluation. This involves 'unpacking the inner box so that the inner components or logic of a programme can be inspected' (Pawson and Tilley, 1997; Weiss, 1995). In this empirical research, a pragmatic realist evaluation methodology was utilised to unpack how social mix theory worked in two interventions in two public housing estates in Australia. The findings provide insight into how - and in what context - social mix would work best to achieve positive social outcomes for tenants.

Internationally, the realist evaluation methodology is growing in popularity, in academic and government institutions. Its application as an evaluation tool is still limited particularly in the Australian context, which makes this research innovative and a contribution to both knowledge and practice.

116. **Alison Reid**

Auckland Council

The Housing We'd Choose – Relinquishing The Quarter Acre Dream

In 2014, Auckland Council commissioned a comprehensive study into the choices and trade-offs that households make when thinking about choosing a place to live. Titled The Housing We'd Choose: a study of preferences, choices and trade-offs in Auckland, this study contributes new and important insights into the nature of housing demand in Auckland.

A key feature of the research design was that respondents were asked to select a preferred housing option within their own 'real-world' financial constraints, and from a range of housing options that do not currently exist in some parts of Auckland. The inclusion of a discrete choice exercise and statistical modelling of the trade-offs that respondents made means that this research brings an exciting new dimension to the body of pre-existing research into housing preference and choice.

We found that Auckland households would choose a much wider range of housing types across Auckland, if they were available. In my presentation I will focus on these choices and the trade-offs that households made between location, dwelling size and dwelling type. I will also consider the implications of our findings for the vision for a quality compact city as outlined in the Auckland Plan and the proposed Auckland Unitary Plan.

117. **Judy Stubbs[1], John Storer [2], Tim Storer[1]**

Judith Stubbs & Associates[1], City Futures UNSW[2]

Keeping It Affordable: Matching Investment Opportunities in New Generation Boarding House with Affordable Housing Solutions

'New Generation' Boarding Houses can fill an important gap in the affordable housing market, including for young renters, older people and key workers. Despite increasing policy support, strong opposition from Councils and communities has constrained such developments in NSWs (Davidson et al 2013), and such accommodation is not always 'affordable' (Stubbs et al 2014).

The research that underpins this paper seeks to better inform local government decisions about Boarding Houses, and further explore the economic and planning barriers that limit their supply and affordability. Using a range of data and economic modelling, it examines the mismatch between supply and demand of Boarding Houses; and identifies LGAs where there is likely to be sufficient economic pressure to support redevelopment, including likely rates of return. It then examines where, for whom, and under what conditions, redevelopment for Boarding Houses is likely to be feasible, and what would be required to generate genuine affordability in high demand areas. Implications for local planning regimes, housing submarkets and political action are finally explored.

118. Judy Stubbs[1], John Storer [2]

Judith Stubbs & Associates1, City Futures UNSW2

Counting The Cost Of Homelessness: Toward A Cost Benefit Analysis Of Housing First Approaches

Most economic appraisals of the costs and benefits of homelessness are in effect Cost Effectiveness Assessments, primarily concerned with the net cost to government, and are otherwise limited in scope (Zaretsky and Flatau 2013; Johnson et al 2011). In contrast, NSW Treasury (2011) notes that its preferred model for the economic evaluation of public programs is Cost Benefit Analysis, which assesses the relative 'whole of the community' costs and benefits.

 This paper building on a range of economic analyses conducted by the authors, and develops and applies Cost Benefit Analysis to homelessness programs. Whist the costs of homelessness are relatively well understood, the development of a robust model for the calculation of the benefits of housing and support services enables a better understanding of this less developed area. The preliminary results of the model indicate that benefits of 'housing first' solutions to homelessness typically outweigh the costs by a considerable factor. An area requiring further research is that of community 'willingness to pay', and a preliminary model for calculation is presented.

119. **Martin Wall, Karen Witten, Penelope Carroll**

Massey University

New Zealand's Private Rental Sector Landlords: Investigating Their Characteristics, Viewpoints And Practices

In 2015, 406 landlords residing in Auckland, Wellington, Christchurch and Dunedin were interviewed by telephone on topics including: characteristics of their rental properties; reasons for investing (and disinvesting); decision making around dwelling type and location; opportunities and barriers to further investment; property management and repair and maintenance practices; interactions with tenants and practices around tenancy agreements and lodgement of bonds. Follow-up interviews with a sub-sample of landlords investigated issues in greater depth and explored landlords' medium and longer-term intentions within the rental sector. Landlords' views were sought on whether tenants should have greater tenure security and license to modify dwellings to better meet household needs and enhance their sense of home. Findings from both quantitative and qualitative interviews will be discussed in light of declining rates of home ownership and questions as to whether the private rental sector is 'fit for purpose' to contribute to meeting New Zealand housing needs.

120. **Ian Page**

Building Research Association of New Zealand

Construction Quality In New Housing

An on-site inspection of 225 houses under construction was undertaken in 5 cities in New Zealand. The houses were inspected for two main aspects, firstly compliance with the New Zealand Building Code, and secondly, the quality of finishes and aesthetic defects. The inspections were undertaken at various stages of construction and standardised checklist were filled out by the inspectors including photos of items of interest. An average of 2.2 compliance

defects per house was found and the finishes had an average of about 4 defects per house. The details provided by the designer were checked on some of the houses, and the completeness of these was assessed together with whether the details were "buildable".

121. **Greg Costello**

Curtin University

Housing Affordability-Land Supply And New Housing In Western Australia

This paper will examine housing market structure and affordability in Western Australia. The research evaluates micro data (individual transaction records). Specific methodology focuses upon allocation efficiency of affordable housing options across both income criteria and spatial classification. The research has a specific focus upon the "new build" housing components identifying and analysing vacant land and recent construction activity. The results constitute significant data in identification of relevant housing market segments. The research has evolved from funding provided through the Bankwest Curtin Economics Centre (BCEC) research grants scheme 2015. It is anticipated this research will have significant influence on policy for housing affordability in Western Australia.

122. **Simon Lambert[1], Kepa Morgan[2], Huhana Smith[3], Ella Henry[4], Andrew Waa, Derek Kawiti[5], Matt Roskruge[6]**

[1]Lincoln University, [2]University of Auckland, [3]Massey University, [4]Auckland University of Technology, [5]Victoria University of Wellington, [6]University of Waikato

Tane Whakapiripiri: Indigenous Housing Aspirations In A National Science Challenge

Aotearoa New Zealand science funding strategy has been augmented by a series of eleven National Science Challenges (NSCs). Throughout these Challenges, Māori have participated as consultants, individual researchers employed by an institution, iwi/hapū representatives and other collectives. Asserting Māori voices in this space has been difficult for the individuals and groups concerned. However, significant advances have been made. This paper presents insights from the Maori Science Leadership Team on NSC 11: Building Better Homes, Towns and Cities/Ko ngā wā kāinga hei whakamāhorahora. Māori concepts and processes were built into the Challenge at an early stage as the Challenge aims to make a fundamental contribution how Maori housing and urban planning will evolve over the 21st Century.

123. **Nick Preval[1], Edward Randal[1], Ralph Chapman[1], Jonathan Moores[1,2], Philippa Howden-Chapman[1]**

[1]New Zealand Centre for Sustainable Cities, [2]NIWA

Special Housing Areas And Sustainability: Evaluating Impacts Of A Policy Designed To Address Housing Short- ages And Affordability In A New Zealand City

New Zealand's largest city, Auckland, is currently facing a housing affordability crisis. Policy makers have attempted to address housing supply issues by creating Special Housing Areas (SHAs), intended to streamline consent processes and fast-track development. SHAs are predicted to accommodate around 40,000 additional dwellings over 10 or more years.

This research evaluates the impact of the SHAs on measures of sustainability. Using a variety of datasets the impacts of SHA location on weighted population density, carbon emissions from commuting, active transport share, and zinc and copper pollution from storm water runoff are estimated.

The research finds that SHAs nearer the centre of the city result in higher

population density and lower commute emissions (under a business-as-usual scenario). SHAs located beyond a 6km radius from the centre have fewer active commuters than the Auckland average. The average impact der dwelling of SHAs on stormwater pollution (zinc and copper) is lower for high density and infill developments than for greenfield developments. These findings are placed in the context of key policy documents, and emphasise the importance of coordinating land use, transport and infrastructure planning in order to address health, environmental and climate change concerns, while also addressing housing needs.

124. Jacqueline McIntosh and Adele Leah

Victoria University of Wellington

Mapping Housing for the Disabled in New Zealand

This study maps disability trends in New Zealand to identify future needs in terms of housing provision. Disability projections were produced which indicate that the disability rates will continue to rise faster than the overall population. Those with disability are more likely to be in the high deprivation groups and less likely to own their own homes. The existing housing stock is poor in quality requiring modification to accommodate the increasing numbers of elderly disabled. Affordable and accessible small-scale rental housing is required for the low-income disabled, as well as larger rental houses for the growing Māori and Pacific Island populations whom have larger than average disability rates.

126. Ruth Berry

BRANZ

Building Better Homes, Towns and Cities- Panel Session

In 2014 the government announced the Building Better Homes Towns and Cities: Ko ngā wā kaingā hei whakamahorahora National Science Challenge.

Since its announcement, a broad cross section of academic and industry researchers have been working to frame an appropriate research programme that will meet the goals of the challenge. This session will give an overview of the challenge's strategic framework and the initial research plan. The session will also give an overview of how the challenge will operate.
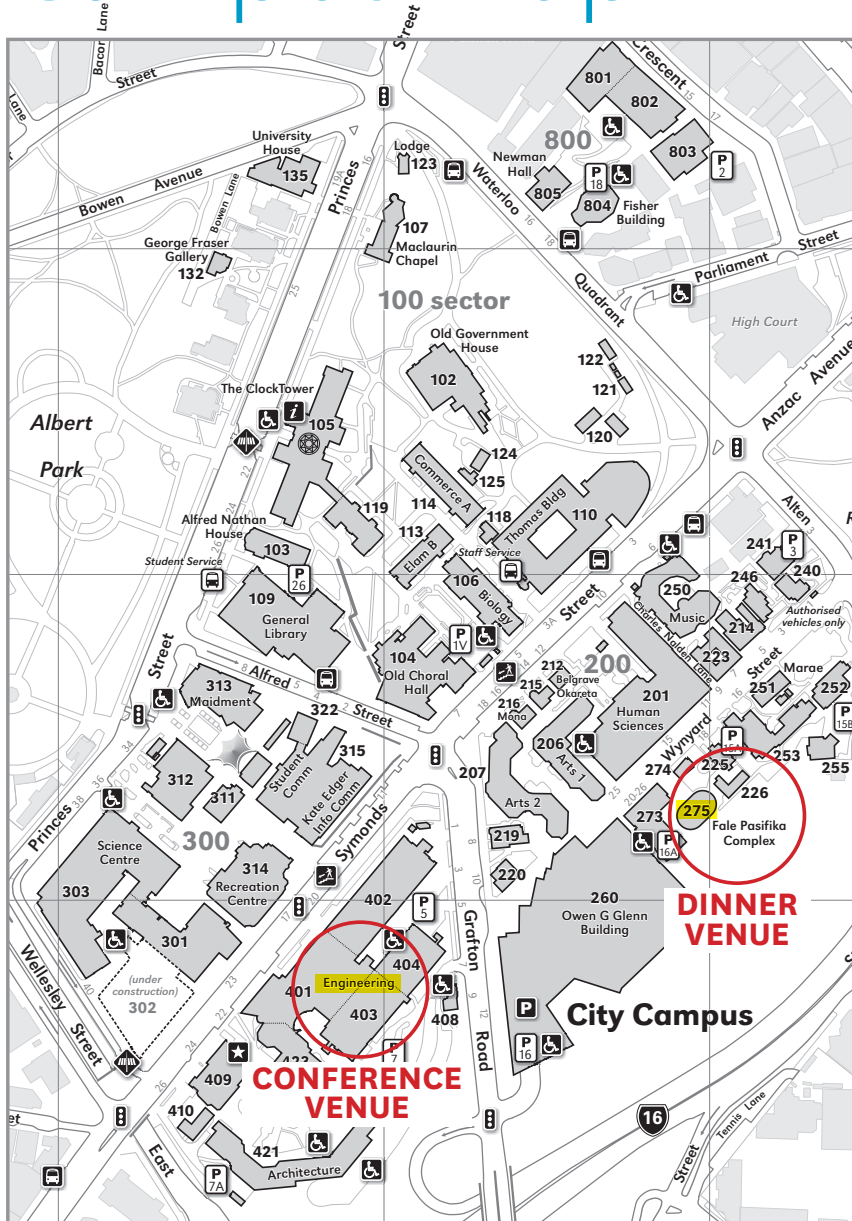
127. **Anne Duncan**

Findings from the BRANZ 2015 New Home Owners' Satisfaction Survey

The New House Owners' Satisfaction Survey looks at how new house owners rate their builder and how satisfied they are with the builder's performance. The survey covers a sample of New Zealand's housing consents. It excludes consents where the owner built their own house, the house was a spec-build, or the house was built by a family member.

Results highlight the continued struggle for new house owners in Canterbury. High workloads and new owners forced into building by the earthquakes have made for a tough environment for the industry. However, there is an expectation from owners that these builders need to find the time to follow up adequately after occupancy.

This survey saw a widening gap between performance and client expectations of the new house building industry. New house owners rated their builder lower on all of our key measures than they had a year previously. There was also a decrease in the proportion of respondents that would recommend their builder and an increase in the proportion that would speak critically.

Campus Map

Bacon Lane

Street

Bowen Lane

University House

Lodge
123

801
802

800

803

P2

Newman Hall

Waterloo

P18

805
804 Fisher Building

135

Bowen Avenue

Princes

George Fraser Gallery
132

107
Maclaurin Chapel

Quadrant

Parliament Street

Street

Anzac Avenue

High Court

Albert

Park

100 sector

Old Government House

102

122

121

120

The ClockTower

105

124
125

Commerce A

114

118

110

Thomas Bldg

Alfred Nathan House

103

113
Elam B

Staff Service

241

246 240

P3

Student Service

P26

106

Biology

Street

250

Music

214

223

Alten

R

109
General Library

Street

Alfred

104
Old Choral Hall

P1V

212
Belgrave Okareta

215

200

201
Human Sciences

Charles Felder Lane

251 252

Marae

P15B

Street

313
Maidment

322 Street

216
Mana

206
Arts 1

Wynyard

255

274

253

225

226

Student Comm

315

Kate Edger Info Comm

207

Arts 2

273

275

Fale Pasifika Complex

DINNER VENUE

312

311

300

314
Recreation Centre

219

220

Science Centre

303

301

260
Owen G Glenn Building

City Campus

P16

402

P5

404

401

Engineering

403

408

Grafton Road

16A

(under construction)
302

Wellesley Street

409

423

CONFERENCE VENUE

410

421
Architecture

P7A

East

16

Tennis Lane

Street

AHRC 2016 | Page 88

Notes

ahrc2016.nz