

Regional overview

Waikato

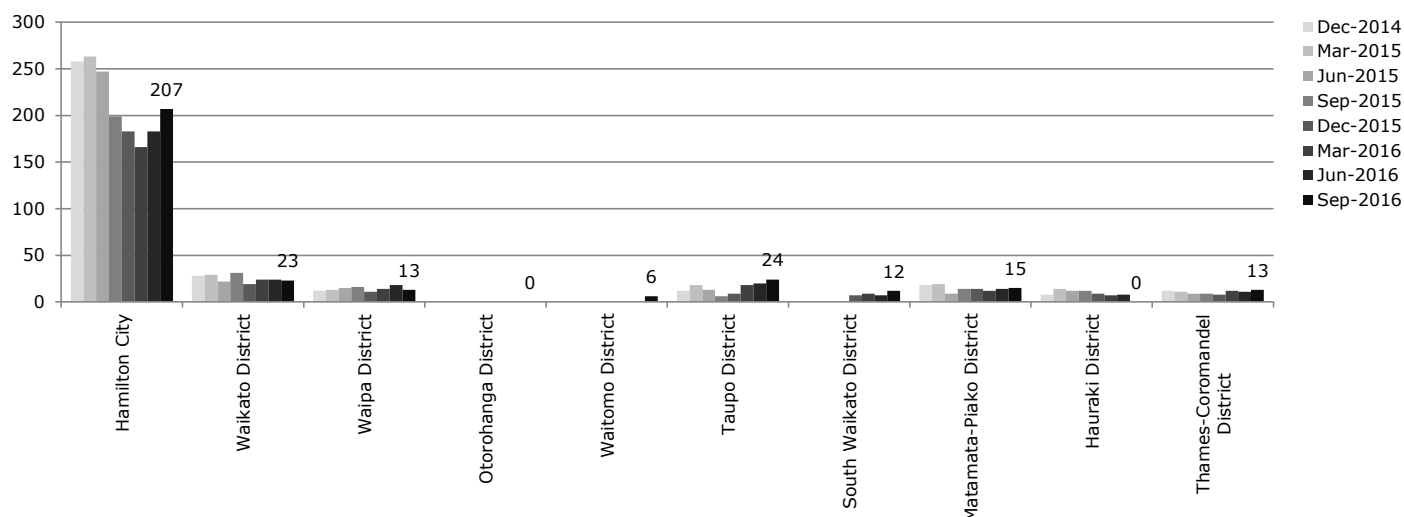
Purchasing intentions - additional income-related rent subsidy (IRRS) places

Area	Number of bedrooms				TOTAL
	1	2	3	4+	
Hamilton City	100	20	30	20	170
Waikato District	5	5	0	0	10
Waipa District	0	0	0	0	0
Otorohanga District	0	0	0	0	0
Waitomo District	0	0	0	0	0
Taupo District	10	10	0	0	20
South Waikato District	0	0	0	0	0
Matamata-Piako District	0	5	0	0	5
Hauraki District	0	0	0	0	0
Thames-Coromandel District	0	0	0	0	0
Waikato total	115	40	30	20	205

Purchasing intentions - change within the base of existing IRRS places

Area	IRRS places as at 30 Sept 2016	Change within the base, by number of bedrooms			
		1	2	3	4+
Hamilton City	2,733	Increase	Increase	Increase	Maintain
Waikato District	297	Maintain	Increase	Maintain	Decrease
Waipa District	218	Increase	Increase	Decrease	Decrease
Otorohanga District	35	Maintain	Maintain	Decrease	Decrease
Waitomo District	85	Maintain	Maintain	Decrease	Decrease
Taupo District	153	Increase	Increase	Decrease	Decrease
South Waikato District	26	Maintain	Maintain	Decrease	Decrease
Matamata-Piako District	156	Increase	Increase	Decrease	Decrease
Hauraki District	99	Increase	Maintain	Decrease	Decrease
Thames-Coromandel District	202	Maintain	Maintain	Decrease	Decrease
Waikato total	4,004				

Social housing register - trend over the last two years by TLA



* The number shown is the number on the register as at 30 September 2016.

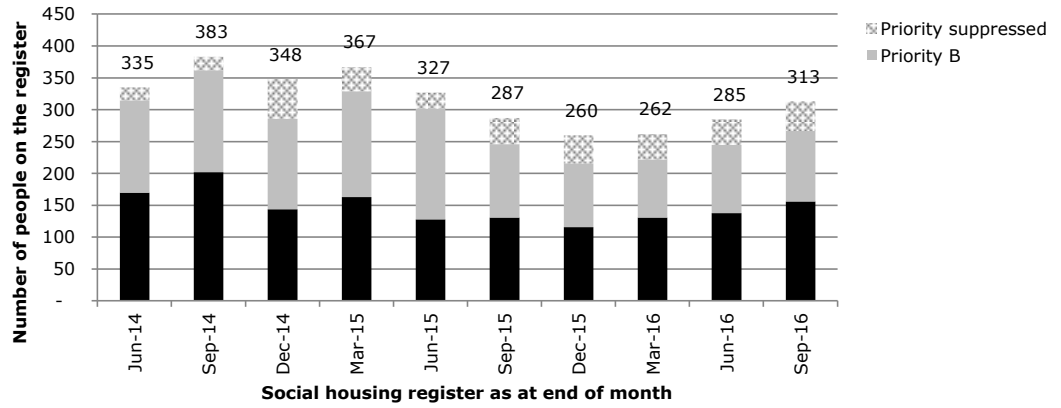
* Where there are 5 people or fewer on the register in a TLA, this will appear as zero in the graph.

* Source: Ministry of Social Development. (2016). Social housing register. Retrieved from: <http://housing.msd.govt.nz/information-for-housing-providers/register/index.html>

Demand in Waikato

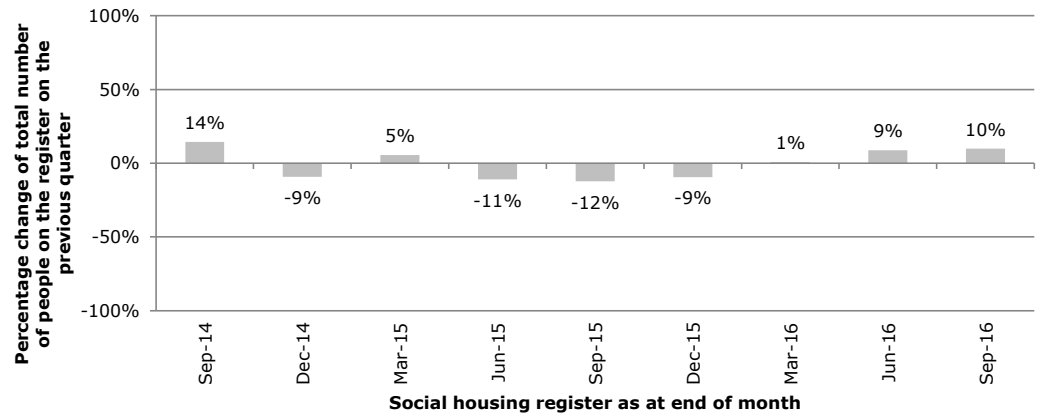
Social housing register by priority level - trend for the region

* Source: Ministry of Social Development. (2016). Social housing register. Retrieved from: <http://housing.msd.govt.nz/information-for-housing-providers/register/index.html>



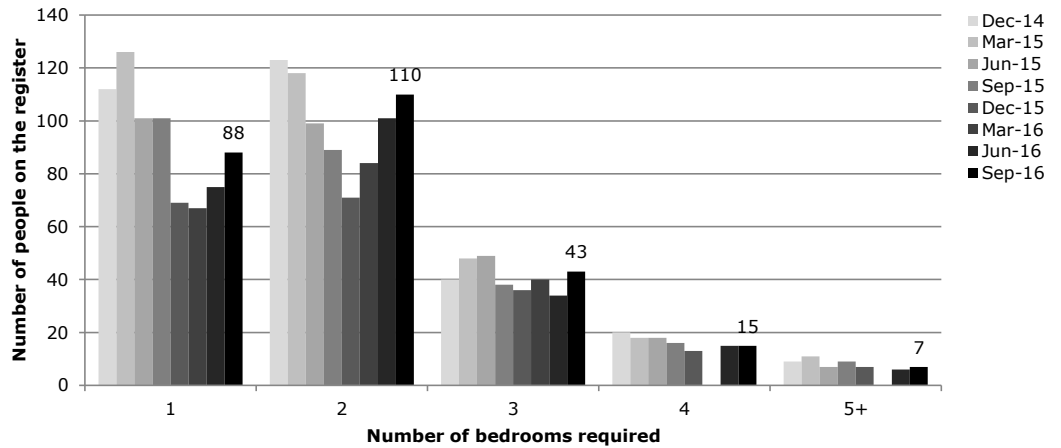
Percentage change on total number of people on the register in previous quarter - trend for the region

* Source: Ministry of Social Development. (2016). Social housing register. Retrieved from: <http://housing.msd.govt.nz/information-for-housing-providers/register/index.html>



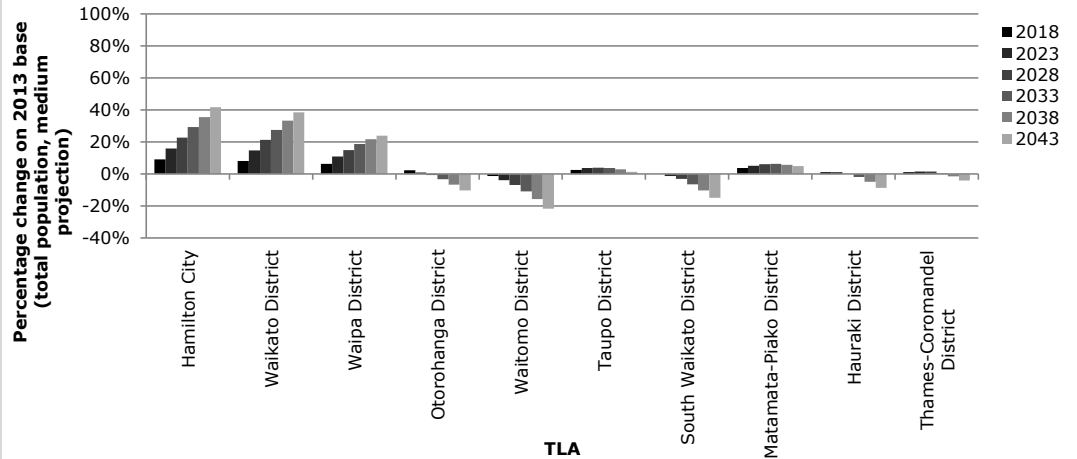
Types of houses required by people on the register - trend for the region

* Where there are 5 people or fewer on the register in a TLA, this will be appear as zero in the graph.
* Source: Ministry of Social Development. (2016). Social housing register. Retrieved from: <http://housing.msd.govt.nz/information-for-housing-providers/register/index.html>



Population projections - percentage increase on 2013 base, by TLA

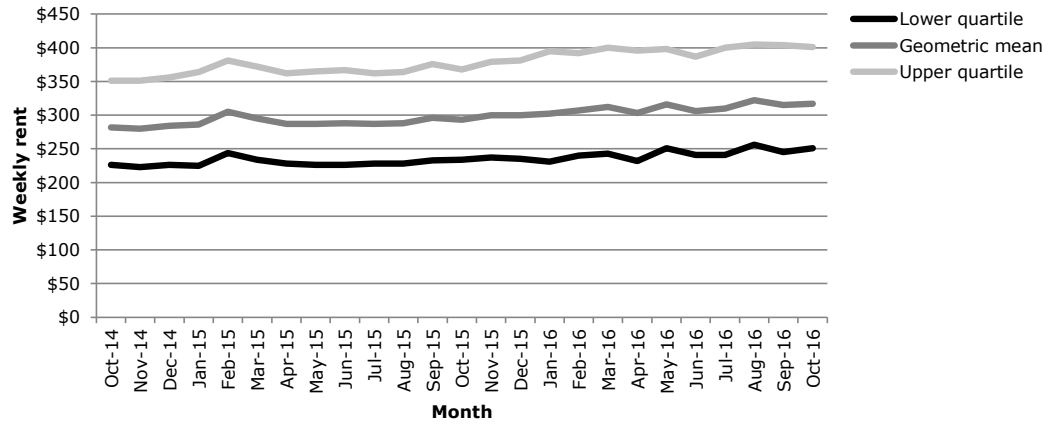
* Projected percentage increase in total population on 2013 base (medium projection), for TLAs in the region.
* Source: Statistics New Zealand.



Private market supply in Waikato

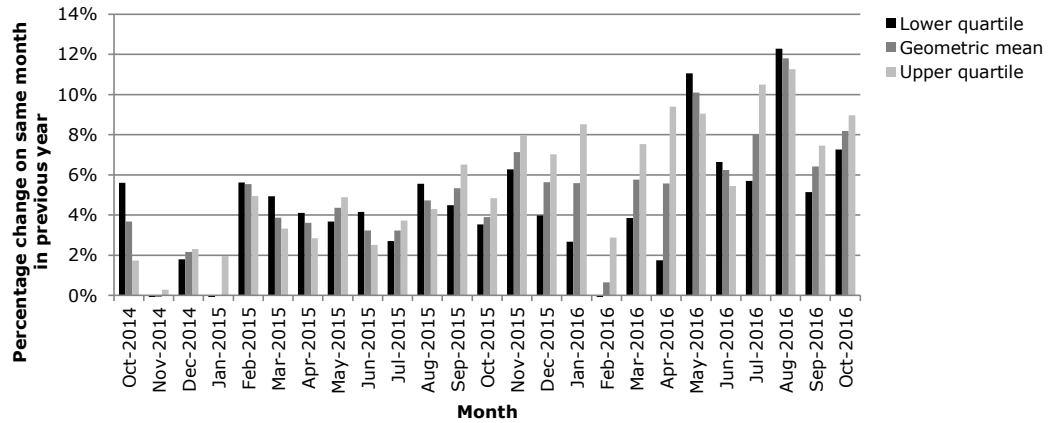
Weekly rental - trend of absolute values

* Weekly rent, based on new bonds lodged each month.
 * Data relates to all rentals, not just social housing.
 * Source: Ministry of Business, Innovation and Employment. (2016). Rental bond data. Retrieved from: <http://www.mbie.govt.nz/info-services/housing-property/sector-information-and-statistics/rental-bond-data>



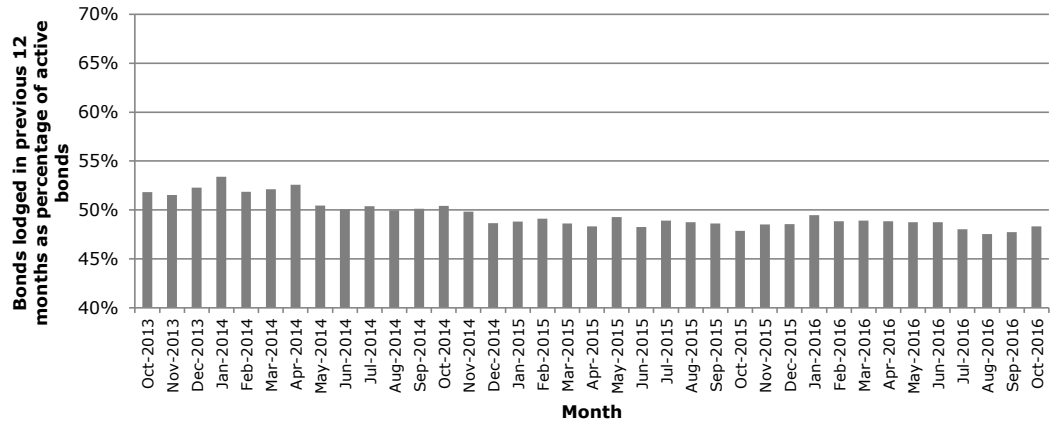
Weekly rental - percentage change on same month in previous year

* Graph shows percentage change on same month in previous year.
 * Weekly rent, based on new bonds lodged each month.
 * Data relates to all rentals, not just social housing.
 * Source: Ministry of Business, Innovation and Employment. (2016). Rental bond data. Retrieved from: <http://www.mbie.govt.nz/info-services/housing-property/sector-information-and-statistics/rental-bond-data>



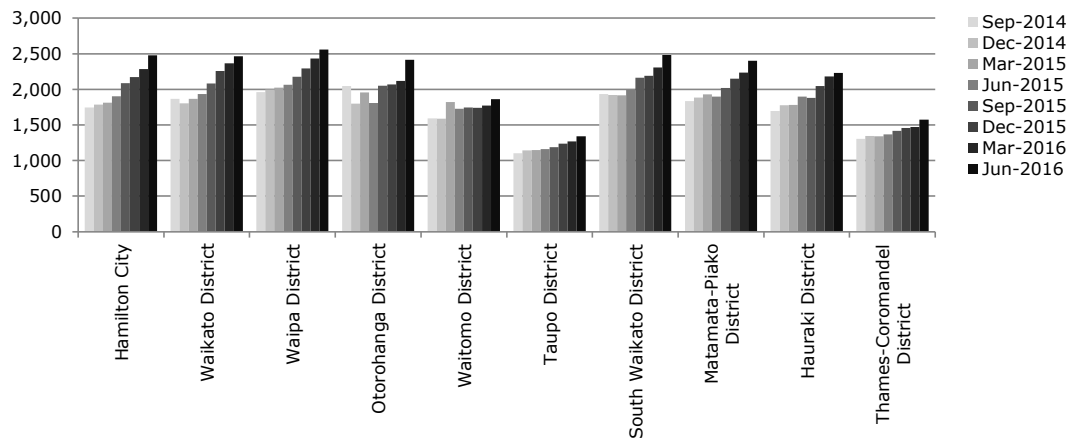
Bonds lodged in previous 12 months as percentage of active bonds

* Data relates to all rentals, not just social housing.
 * Source: Ministry of Business, Innovation and Employment. (2016). Rental bond data. Retrieved from: <http://www.mbie.govt.nz/info-services/housing-property/sector-information-and-statistics/rental-bond-data>



QV Quarterly House Price Index for TLAs in this region

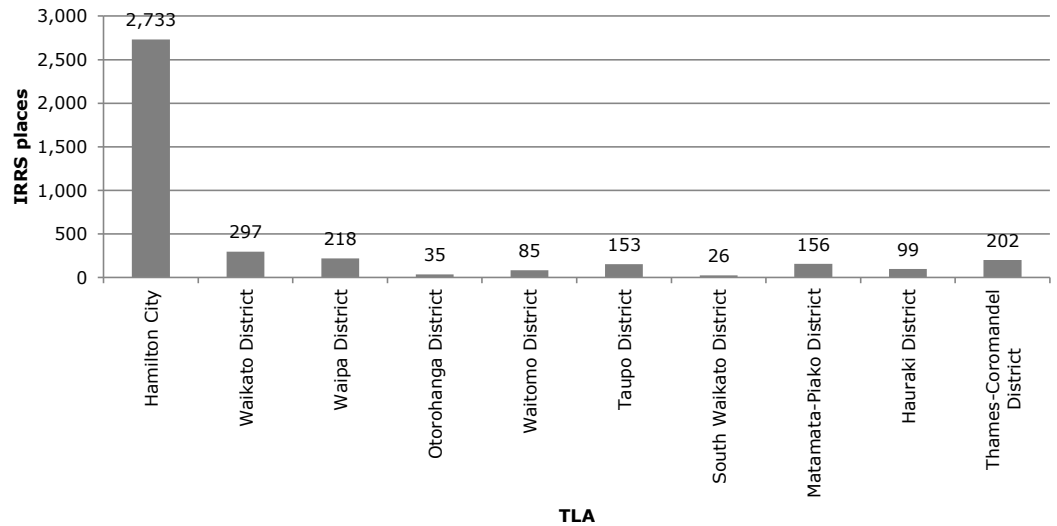
* Data relates to all dwellings (houses, flats, apartments etc).
 * Data for Auckland is reported by QV for the TLA, and then broken down under the former council structure.
 * Source: Quotable Value. (2016). Residential House Price Index. Retrieved from: <https://www.qv.co.nz/resources/residential-house-price-index>



Social market supply in Waikato

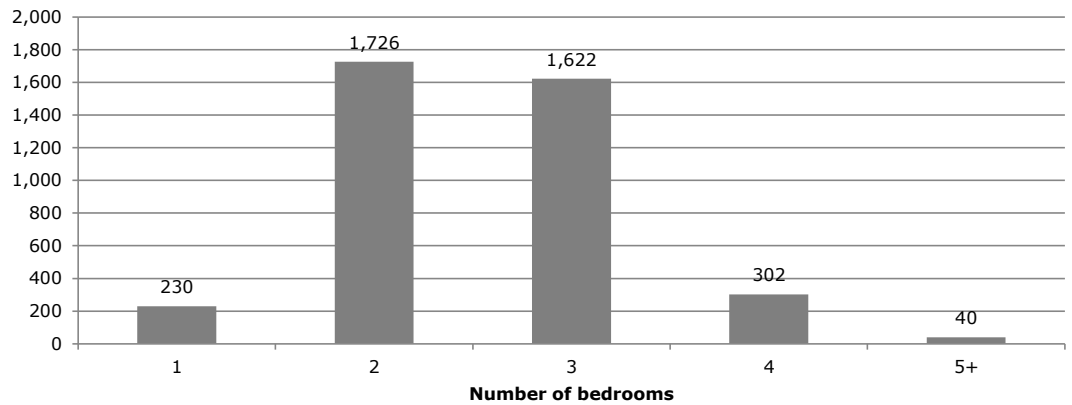
Current IRRS places by TLA

* Data covers IRRS places provided by CHPs and HNZ, as at 30 September 2016.
 * Data provided by MSD.



Current IRRS places in Waikato - by number of bedrooms

* Data covers IRRS places provided by CHPs and HNZ, as at 30 September 2016.
 * Where there are 5 or fewer tenancies, this will appear as 0 in the graph.
 * Data provided by MSD.



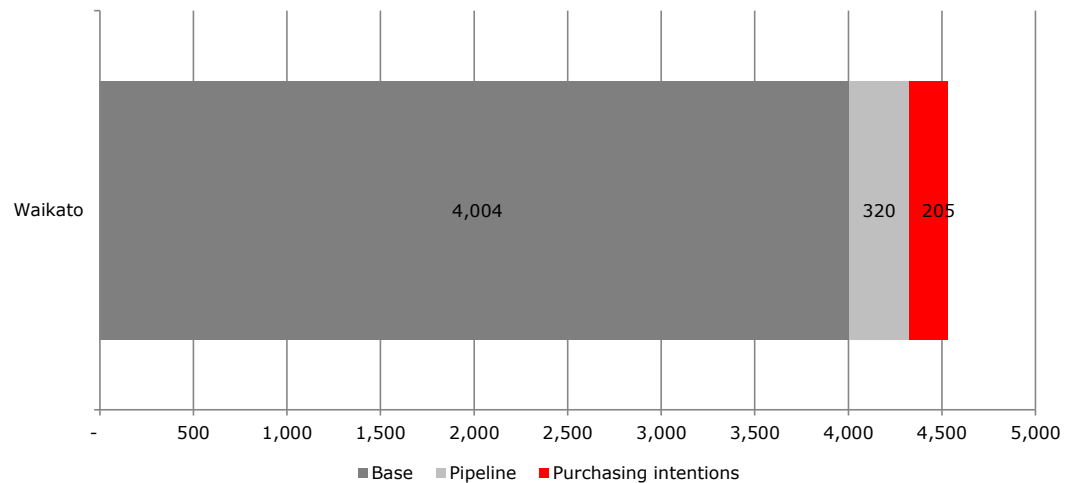
Current IRRS places by TLA and number of bedrooms

* Data covers IRRS places provided by CHPs and HNZ, as at 30 September 2016.
 * Where there are 5 or fewer tenancies, this will appear as an empty cell in the table.
 * Data provided by MSD.

	Number of bedrooms				
	1	2	3	4	5+
Hamilton City	211	1,221	1,019	242	40
Waikato District		104	159	29	
Waipa District		80	116		
Otorohanga District		18			
Waitomo District		43	35		
Taupo District		48	83	17	
South Waikato District			18		
Matamata-Piako District		67	77		
Hauraki District		51	40		
Thames-Coromandel District	19	94	75	14	

Overview of base, pipeline, and purchasing intentions for IRRS places for Waikato

* Base - refers to current number of IRRS places as at 30 Sept 2016.
 * CHP pipeline - refers to places that are either contracted or that MSD Housing Contracts team believes has a high certainty of eventuating.
 * Purchasing intentions - refers to the total number of additional IRRS places signalled in the 2016 update to the Purchasing Strategy for IRRS places.



Weekly rent in Waikato

Social housing (IRRS places)

Average total rent by TLA and number of bedrooms

* Data refers to the total rent - this is the sum of:

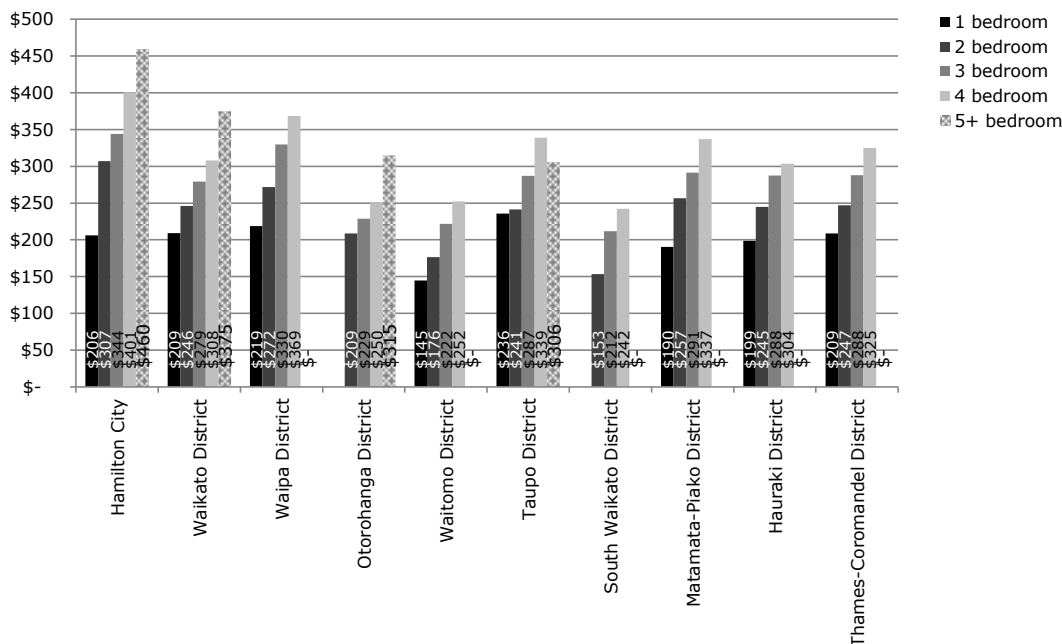
- the income-related rent (IRR) paid by the tenant; and
- the income-related rent subsidy (IRRS) paid by MSD.

* Data covers IRRS places provided by CHPs and HNZ, as at 30 September 2016.

* Where there is no data for a specific TLA or number of bedrooms, this means that:

- either: there are no IRRS tenancies;
- or: there fewer than 5 tenancies.

* Data provided by MSD.



MSD weekly maximum market rents for TLAs in this region

* Source: Ministry of Social Development. (2016) Purchasing Strategy for IRRS Places.

TLAs	1	2	3	4	5
Hamilton City	\$275	\$350	\$425	\$500	\$575
Waikato District	\$275	\$350	\$425	\$500	\$575
Waipa District	\$250	\$300	\$350	\$400	\$450
Otorohanga District	\$250	\$300	\$350	\$400	\$450
Waitomo District	\$250	\$300	\$350	\$400	\$450
Taupo District	\$275	\$350	\$425	\$500	\$575
South Waikato District	\$250	\$300	\$350	\$400	\$450
Matamata-Piako District	\$250	\$300	\$350	\$400	\$450
Hauraki District	\$250	\$300	\$350	\$400	\$450
Thames-Coromandel District	\$250	\$300	\$350	\$400	\$450

All rentals

Weekly rental for TLAs in this region, as at Oct 2016

* Source: Ministry of Business, Innovation and Employment. (2016). Rental bond data. Retrieved from: <http://www.mbie.govt.nz/info-services/housing-property/sector-information-and-statistics/rental-bond-data>

TLAs	Lower quartile	Geometric mean	Upper quartile
Hamilton City	\$260	\$332	\$423
Waikato District	\$273	\$336	\$414
Waipa District	\$285	\$350	\$430
Otorohanga District	\$213	\$255	\$306
Waitomo District	\$191	\$213	\$237
Taupo District	\$245	\$299	\$366
South Waikato District	\$164	\$199	\$242
Matamata-Piako District	\$285	\$320	\$358
Hauraki District	\$255	\$289	\$327
Thames-Coromandel District	\$272	\$310	\$353