

Regional overview

Bay of Plenty

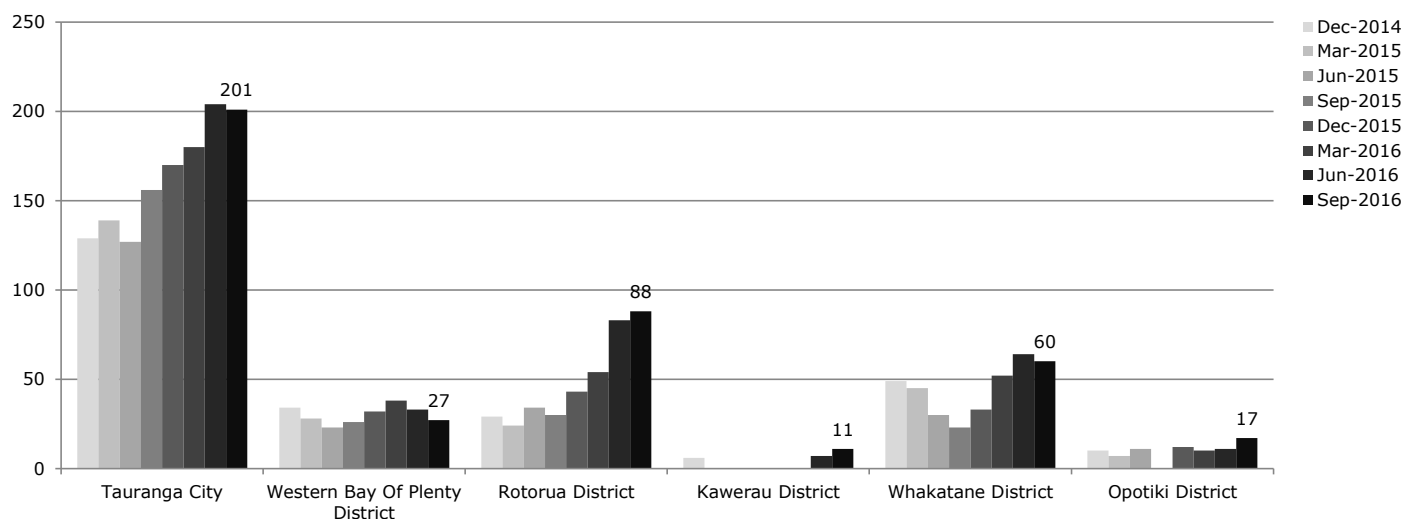
Purchasing intentions - additional income-related rent subsidy (IRRS) places

Area	Number of bedrooms				TOTAL
	1	2	3	4+	
Tauranga City	90	25	30	5	150
Western Bay Of Plenty District	10	10	0	0	20
Rotorua District	40	30	10	0	80
Kawerau District	0	0	0	0	0
Whakatane District	15	20	5	0	40
Opotiki District	0	0	0	0	0
Bay of Plenty total	155	85	45	5	290

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+
Tauranga City	1,198	Increase	Increase	Increase	Maintain
Western Bay Of Plenty District	98	Increase	Increase	Increase	Maintain
Rotorua District	612	Increase	Increase	Increase	Consider decrease in future
Kawerau District	34	Maintain	Maintain	Maintain	Maintain
Whakatane District	484	Increase	Increase	Increase	Consider decrease in future
Opotiki District	104	Maintain	Maintain	Maintain	Maintain
Bay of Plenty total	2,530				

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.

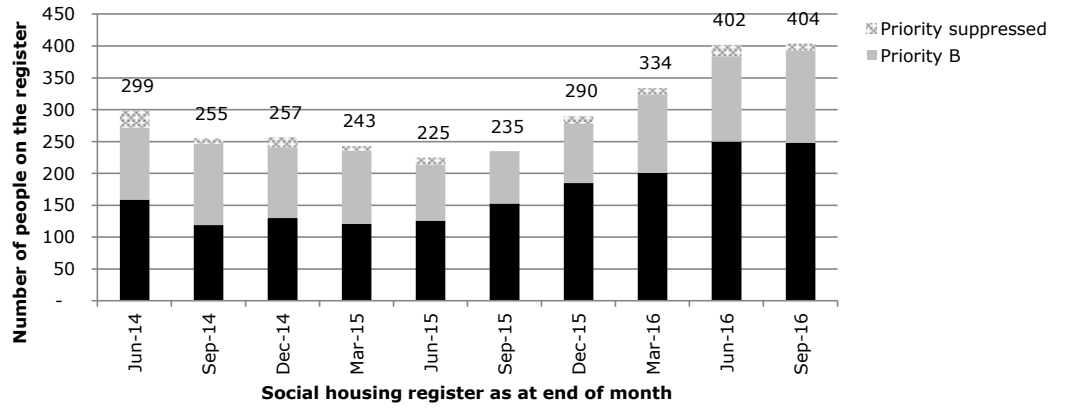
* Where there are 5 people or fewer on the register in a TLA, this will appear as zero in the graph.

* 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 Bay of Plenty

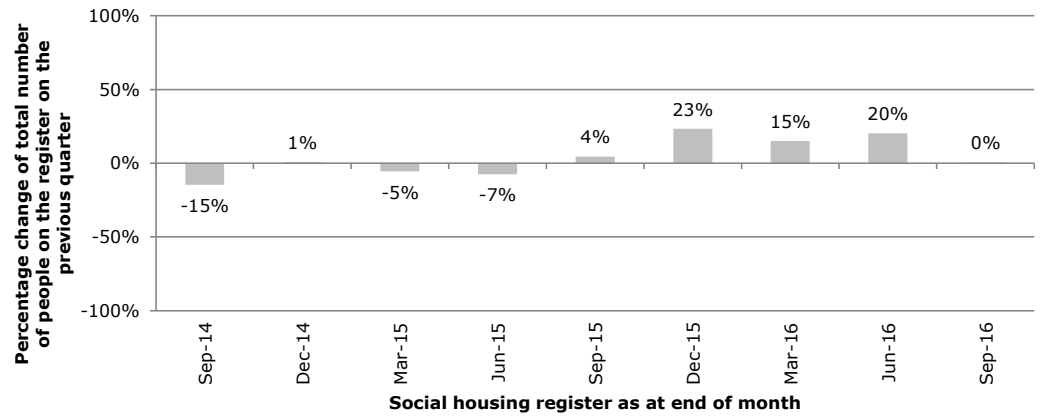
Social housing register by priority level - trend for the region

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



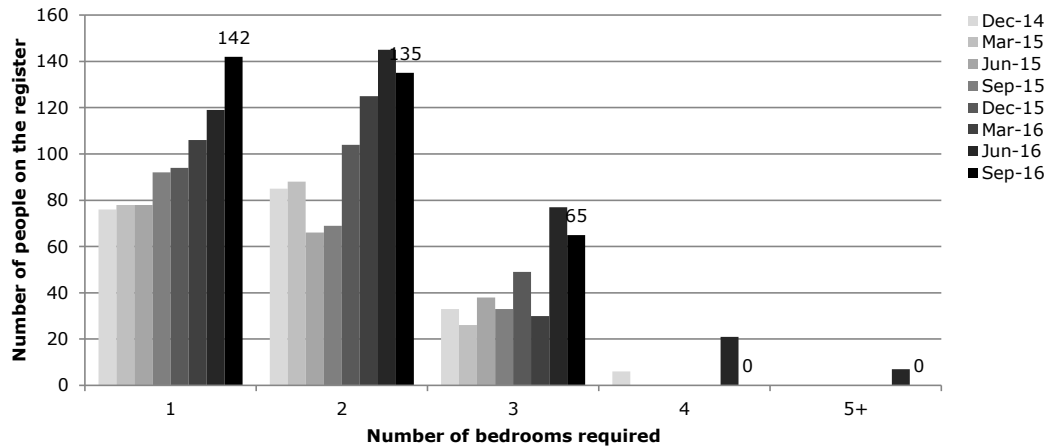
Percentage change on total number of people on the register in previous quarter - trend for the region

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



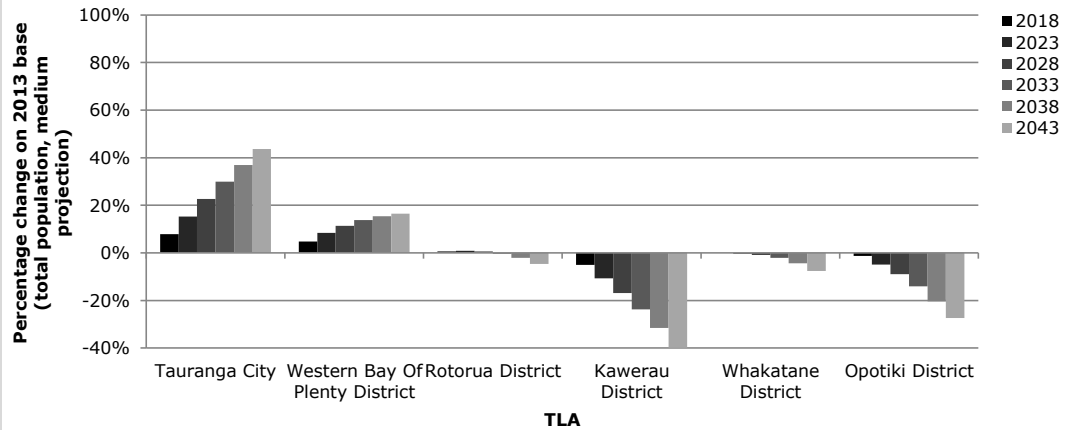
Types of houses required by people on the register - trend for the region

* 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

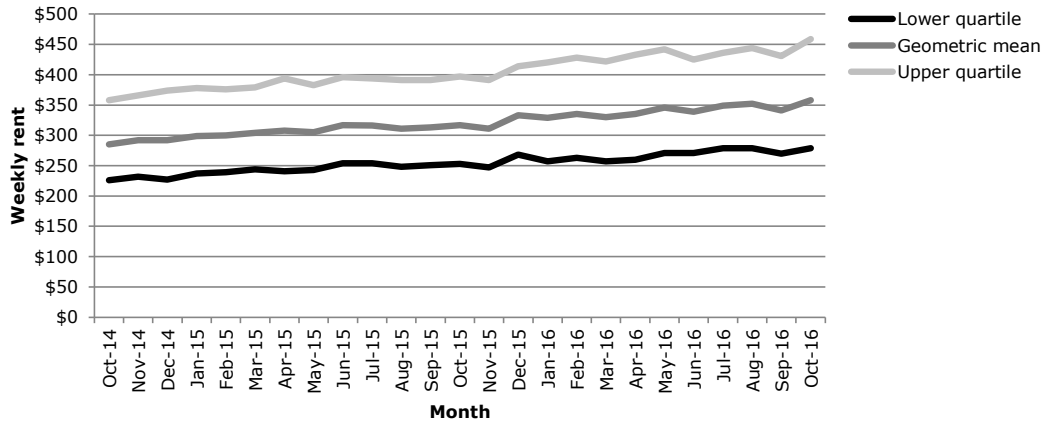
* Projected percentage increase in total population on 2013 base (medium projection), for TLAs in the region.
 * Source: Statistics New Zealand.



Private market supply in Bay of Plenty

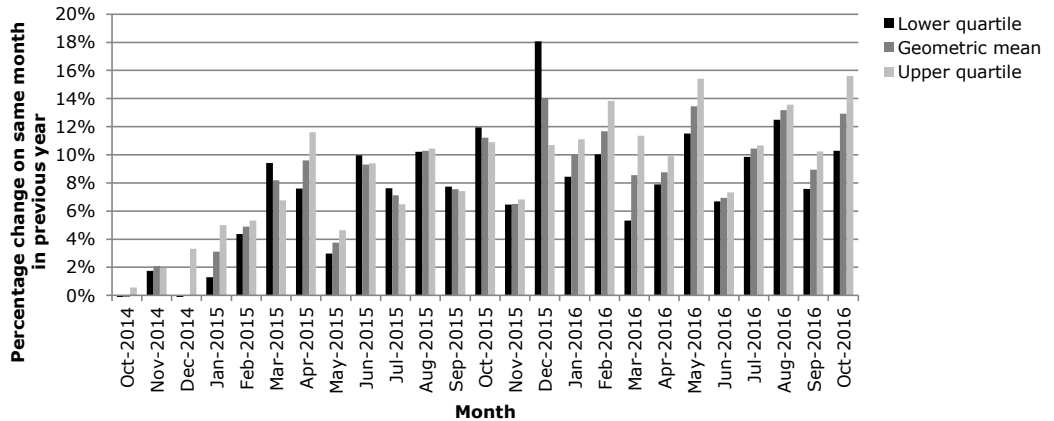
Weekly rental - trend of absolute values

* 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>



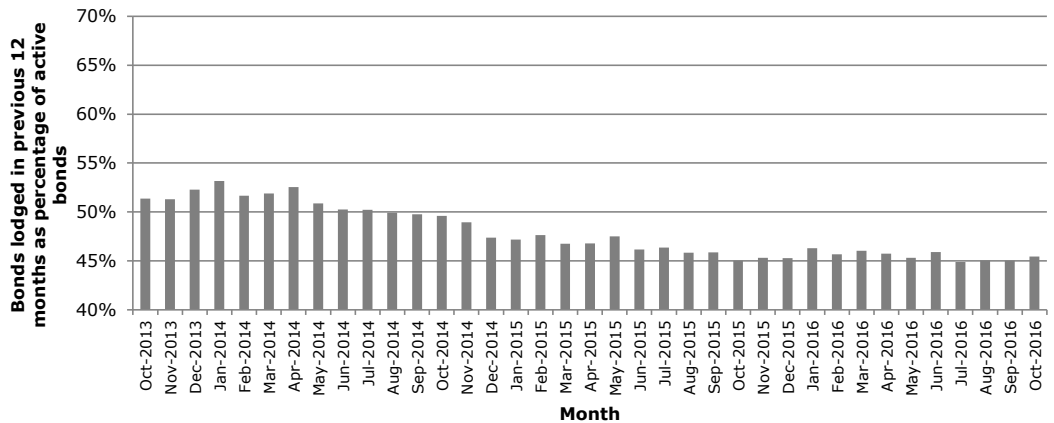
Weekly rental - percentage change on same month in previous year

* 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>



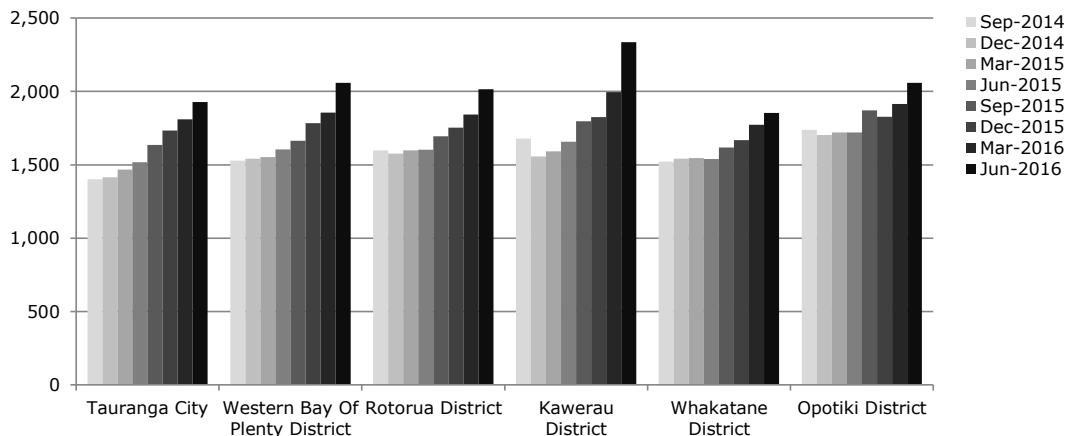
Bonds lodged in previous 12 months as percentage of active bonds

* 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

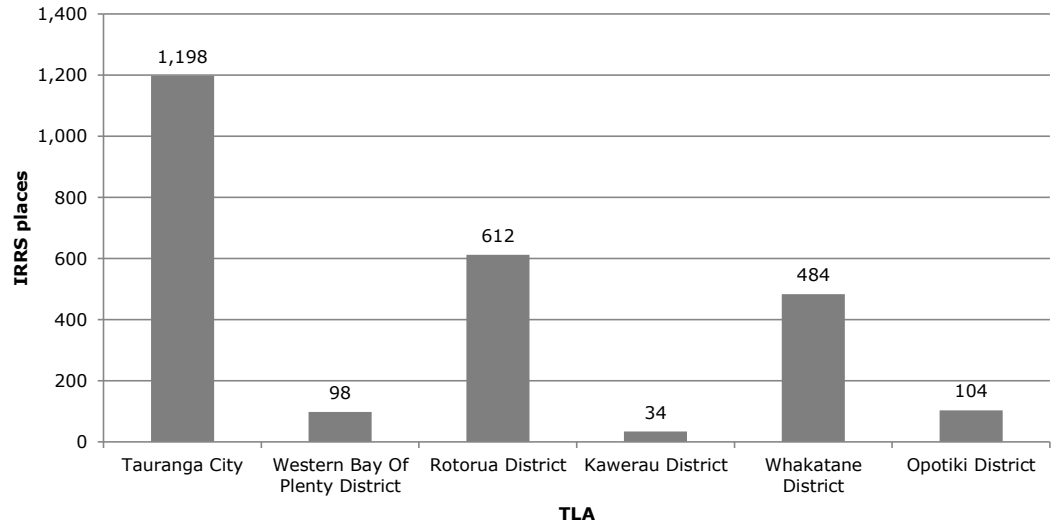
* Data relates to all dwellings (houses, flats, apartments etc).
 * Data for Auckland is reported by QV for the TLA, and then broken down under the former council structure.
 * Source: Quotable Value. (2016). Residential House Price Index. Retrieved from: <https://www.qv.co.nz/resources/residential-house-price-index>



Social market supply in Bay of Plenty

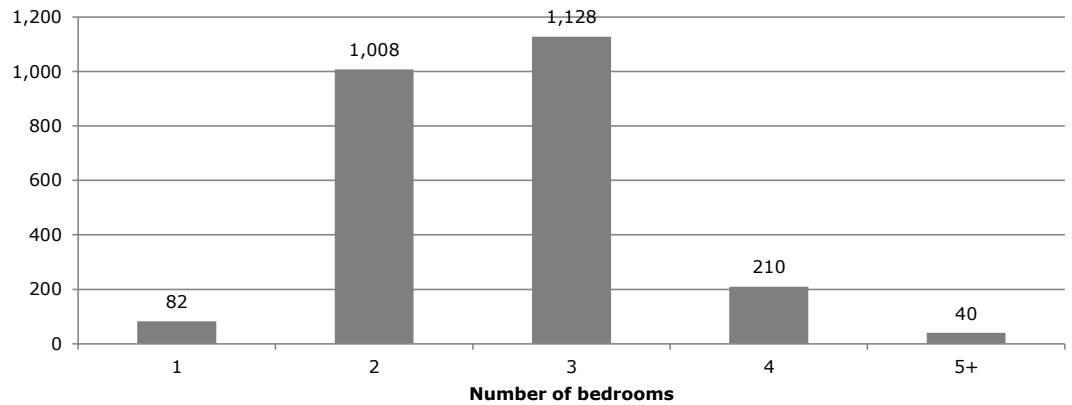
Current IRRS places by TLA

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



Current IRRS places in Bay of Plenty - 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.



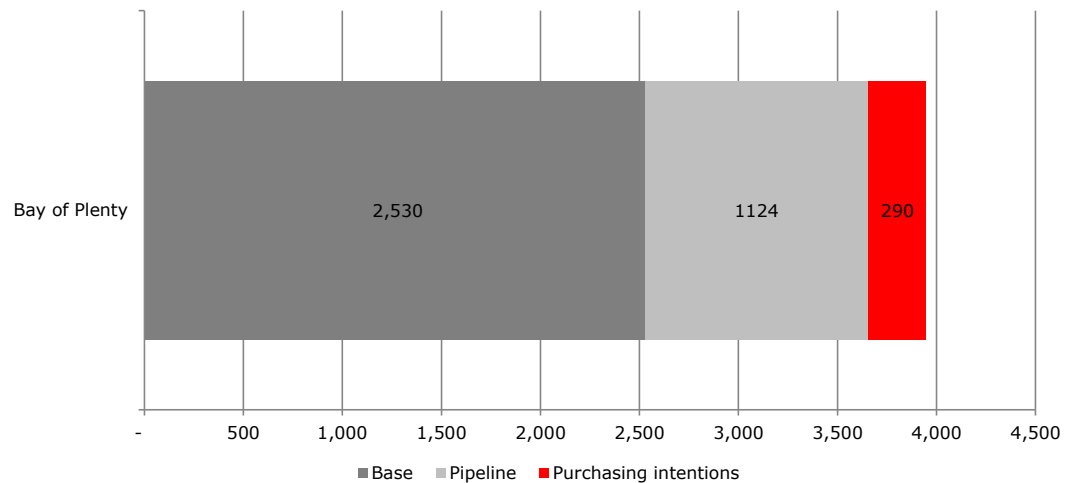
Current IRRS places by TLA and number of bedrooms

* 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+
Tauranga City	57	503	504	101	33
Western Bay Of Plenty District		44	46		
Rotorua District	25	252	281	47	7
Kawerau District			17		
Whakatane District		175	223	52	
Opotiki District		34	57	10	

Overview of base, pipeline, and purchasing intentions for IRRS places for Bay of Plenty

* 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 Bay of Plenty

Social housing (IRRS places)

Average total rent by TLA and number of bedrooms

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

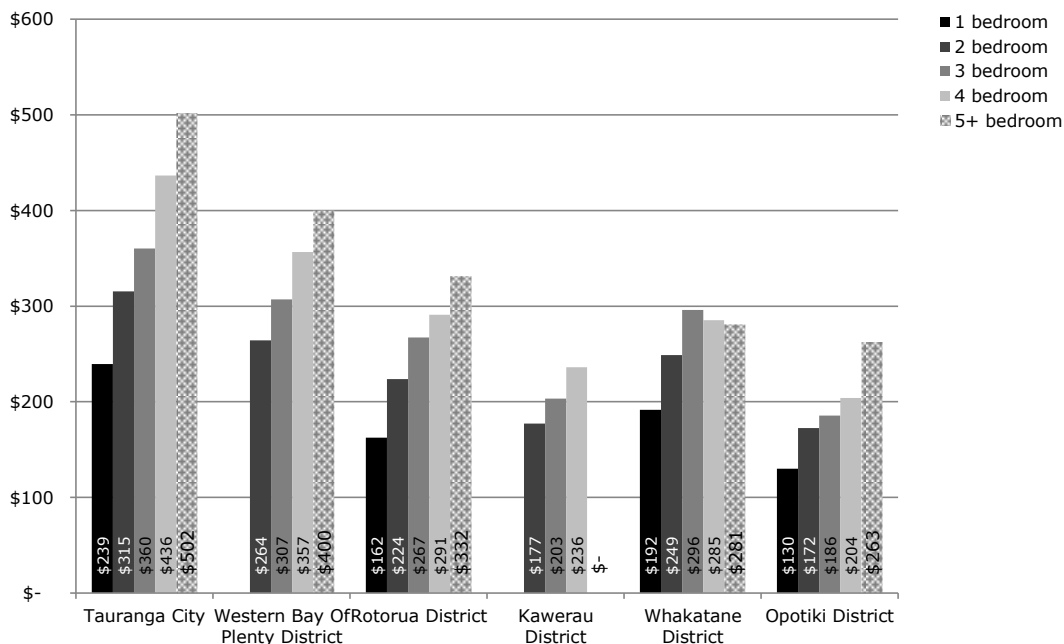
- the income-related rent (IRR) paid by the tenant; and
- the income-related rent subsidy (IRRS) paid by MSD.

* 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
Tauranga City	\$275	\$350	\$425	\$500	\$575
Western Bay Of Plenty District	\$250	\$300	\$350	\$400	\$450
Rotorua District	\$250	\$300	\$350	\$400	\$450
Kawerau District	\$250	\$300	\$350	\$400	\$450
Whakatane District	\$250	\$300	\$350	\$400	\$450
Opotiki 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
Tauranga City	\$330	\$409	\$508
Western Bay Of Plenty District	\$275	\$354	\$457
Rotorua District	\$242	\$299	\$369
Kawerau District	\$123	\$152	\$189
Whakatane District	\$249	\$306	\$376
Opotiki District	\$201	\$219	\$240