



BRANZ House Condition Survey

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The Survey



- ▶ **Fourth in a series of BRANZ Surveys (1995, 1999, 2005)**
- ▶ **Random sample of about 500 stand alone dwellings surveyed**
- ▶ **Site visits involving 6 inspectors**
 - consistent approach to previous surveys

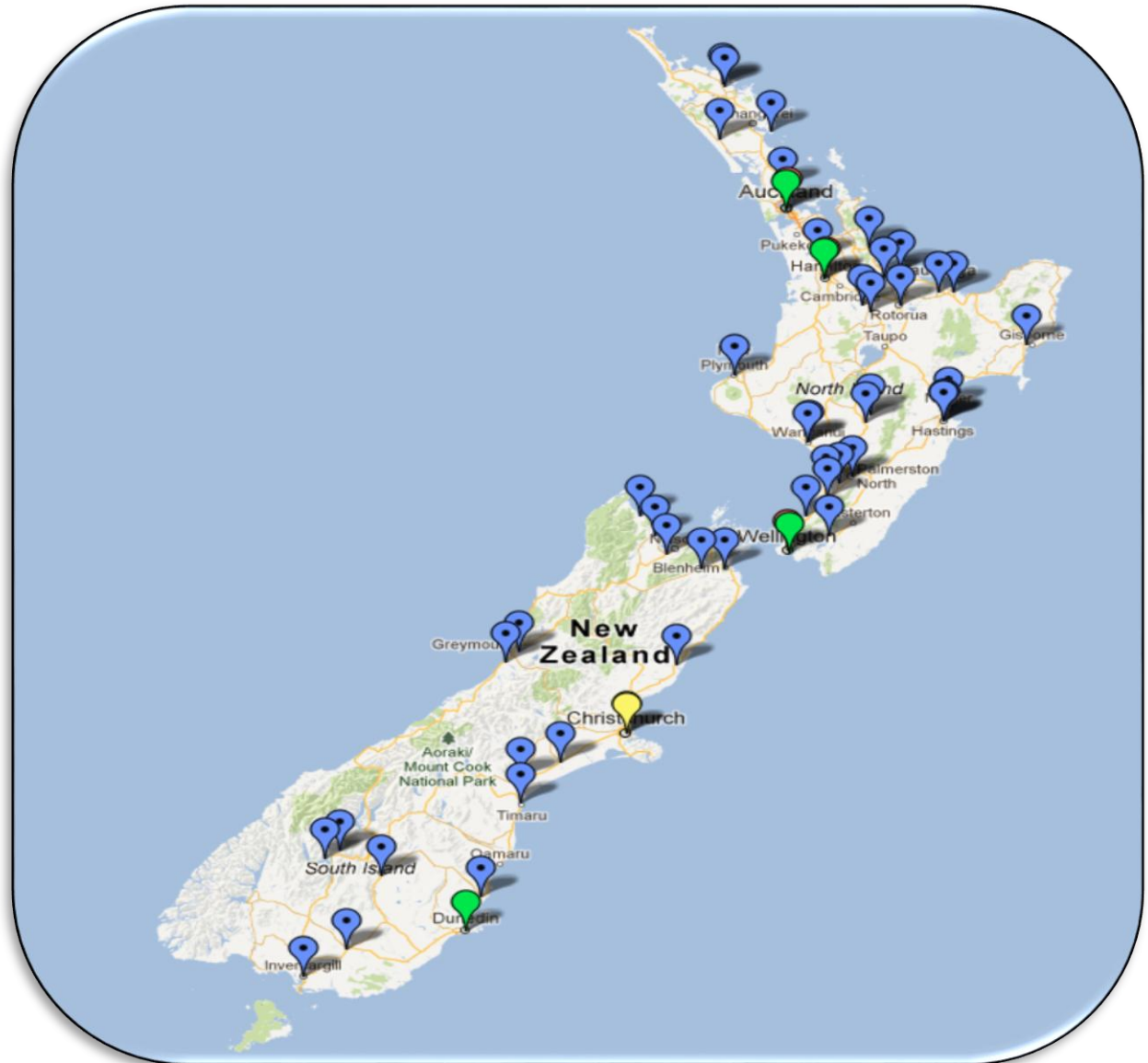
1995, 1999, 2005

Previous Surveys Auckland Wellington & Christchurch



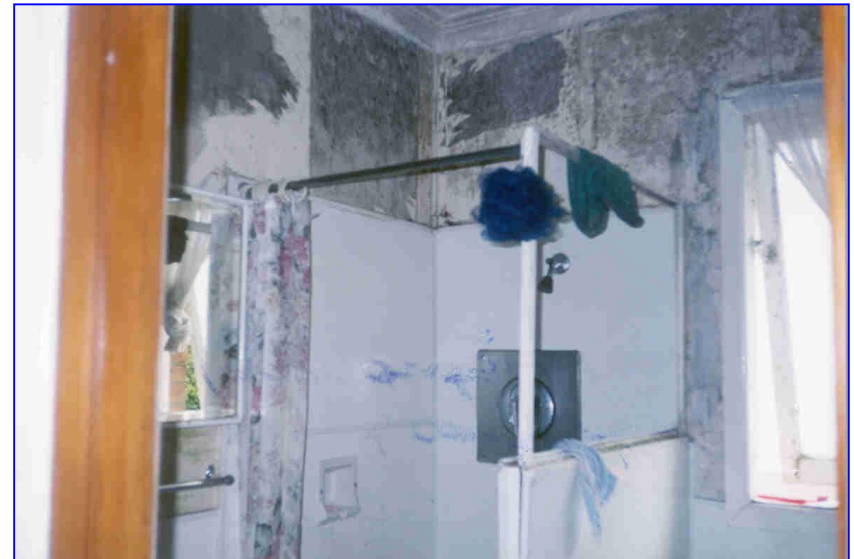
2010 Locations

2010 Survey Across NZ



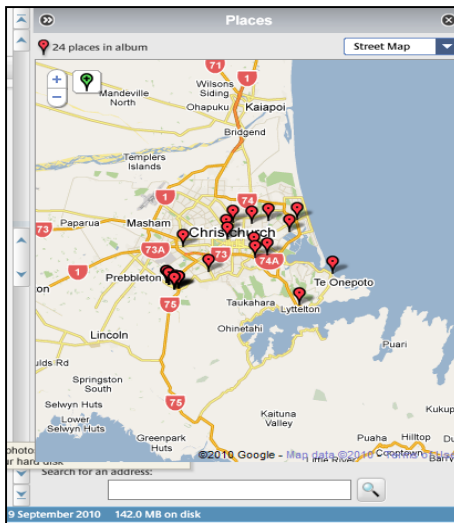
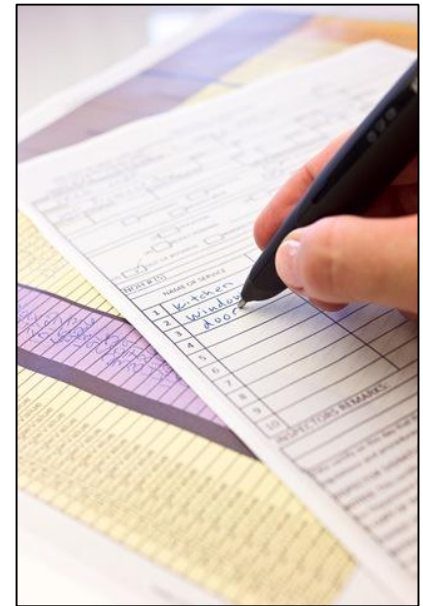
2010 Improvements

- ▶ Visited during winter and spring
- ▶ Over 100 rental properties included
- ▶ Increased number of rural properties
- ▶ Increased details – 40 page form



Other Improvements

- ▶ More questions added to home owner interviews (done by CRESA)
- ▶ Digital pens used
- ▶ Geographical location recorded
 - GPS enabled digital cameras

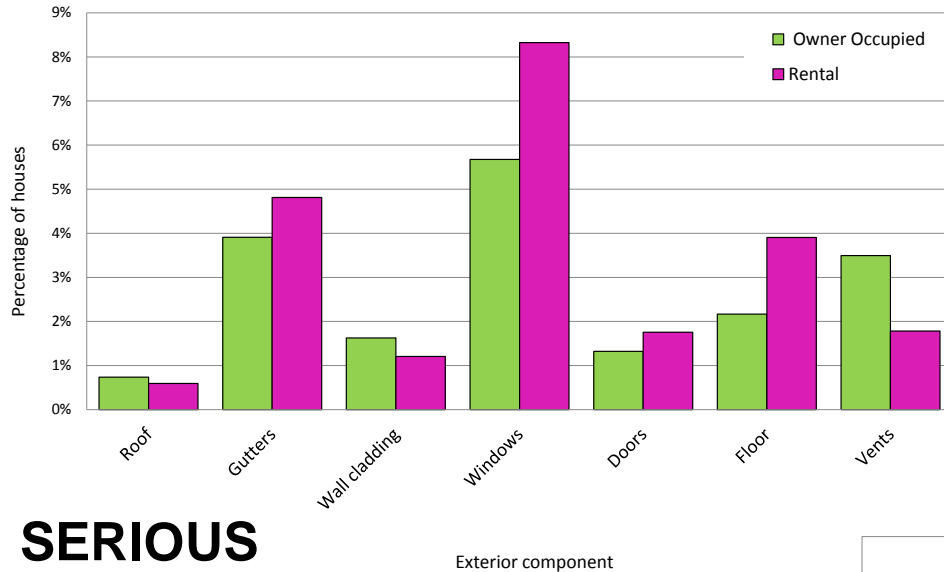


Rating Scale and Analyses

CONDITION	Description			Rating
SERIOUS	Health & safety implications, needs immediate attention.			1
POOR	Needs attentions shortly - within the next three months			2
MODERATE	Will need attention within the next two years			3
GOOD	Very few defects - near new condition			4
EXCELLENT	No defects - as new condition			5
Frequency of defects	0-10%	10-25%	25-50%	50-100%

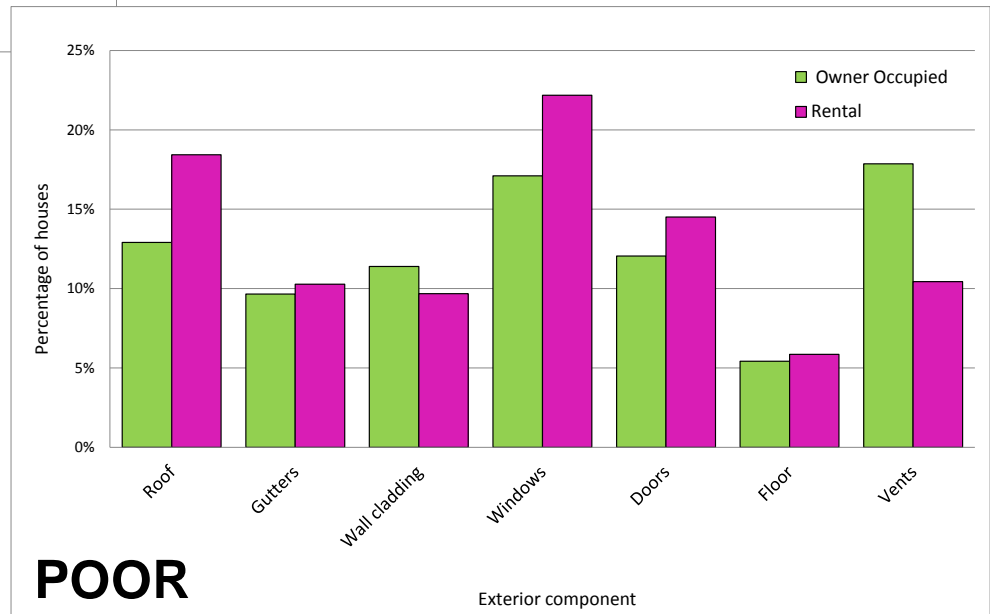
- ▶ **Assessment of interior and exterior components**
- ▶ **Information from telephone surveys**
- ▶ **Calculation of costs of repair**
- ▶ **Look at components and materials**

Exterior Items



- ▶ Windows and floors of rentals
- ▶ Subfloor vents of owned

- ▶ Roofs of rentals
- ▶ Subfloor vents of owned



Subfloor vents



- ▶ **70% had a subfloor**
- ▶ **About 65% of subfloor spaces were inadequately ventilated**
- ▶ **37% of vents were blocked in some way**

Water features



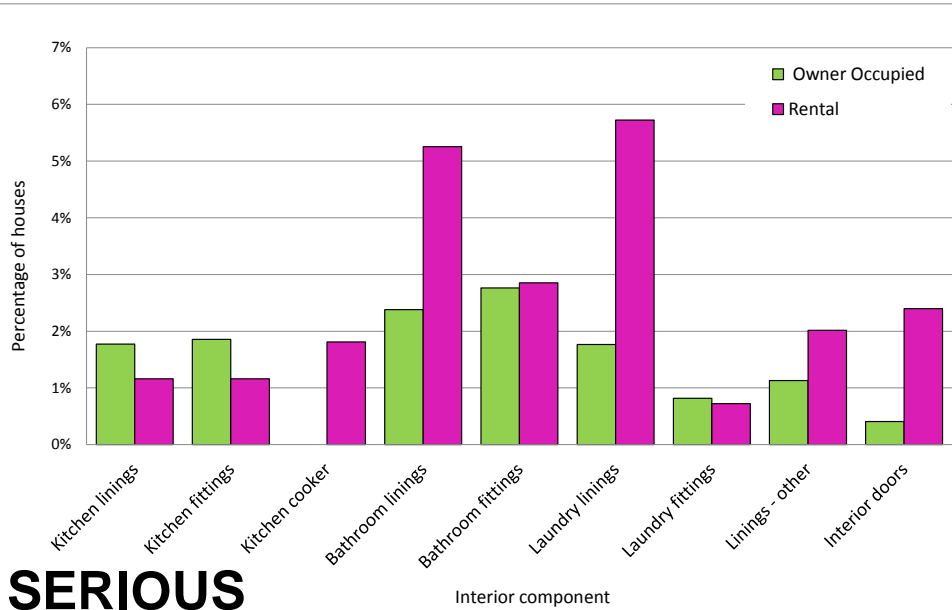
- ▶ **High moisture levels in subfloor timbers for 25%**
- ▶ **21% had inadequate clearance**

Subfloor water



► **Water ponding
in 11%**

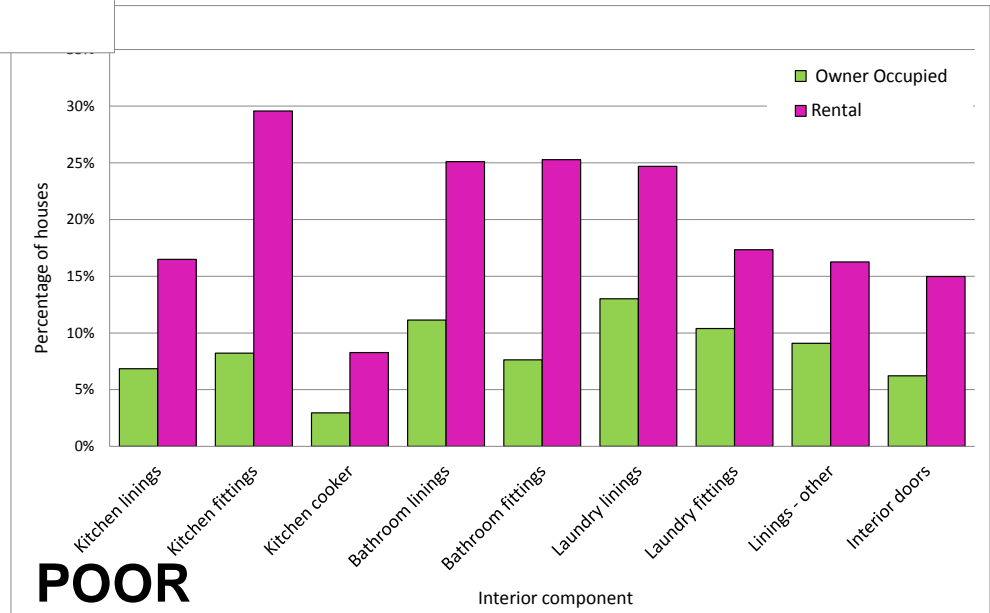
Interior Items



SERIOUS

► **Linings and interior doors of rentals**

► **All areas for rentals**



POOR

Indoor items



Indoor plants



- ▶ 21% had mould
- ▶ 39% were damp



► **12% insulation damaged / displaced**

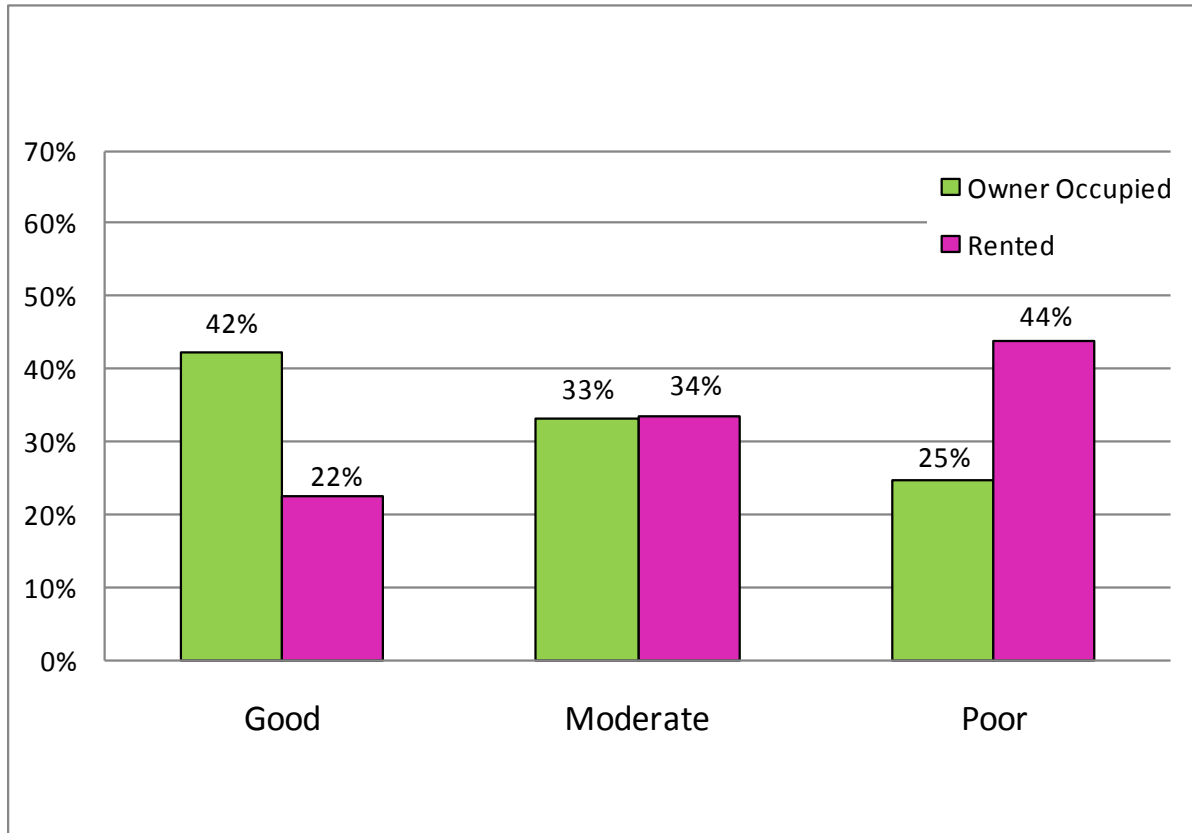
Interesting fixes



Interesting fixes



General Condition

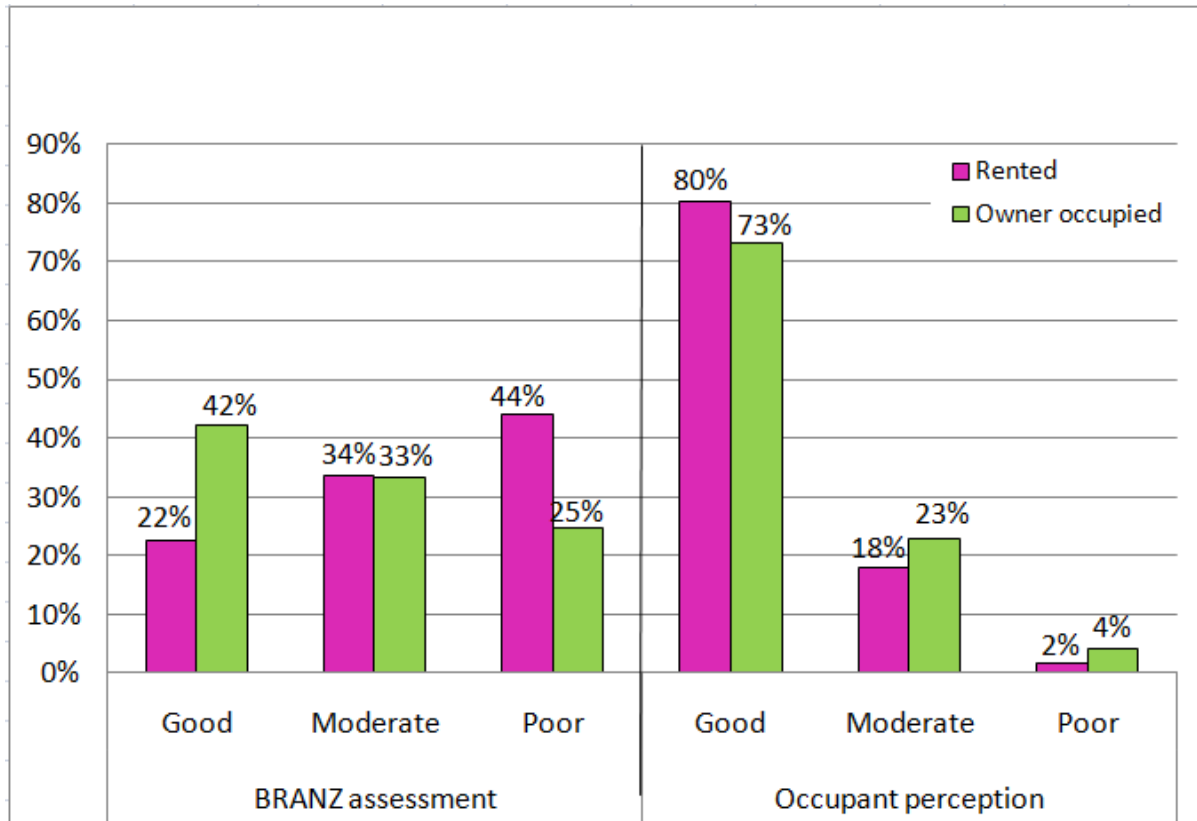


- ▶ More rentals in poor condition than good
- ▶ More owner-occupied in good condition than poor

Summary of Stock Condition

- ▶ **44% (nearly 200,000) rentals in poor to serious condition, compared to**
- ▶ **25% (nearly 220,000) owner-occupied homes in poor to serious condition**
- ▶ **Rentals over-represented with components in poor to serious condition**

Occupants Perceptions



- ▶ Occupants don't know what to look for
- ▶ Often limited maintenance is done

- ▶ **How much needs to be spent?**
- ▶ **Estimate: Total stock under investment in repairs & maintenance ~\$11 billion**

Outputs

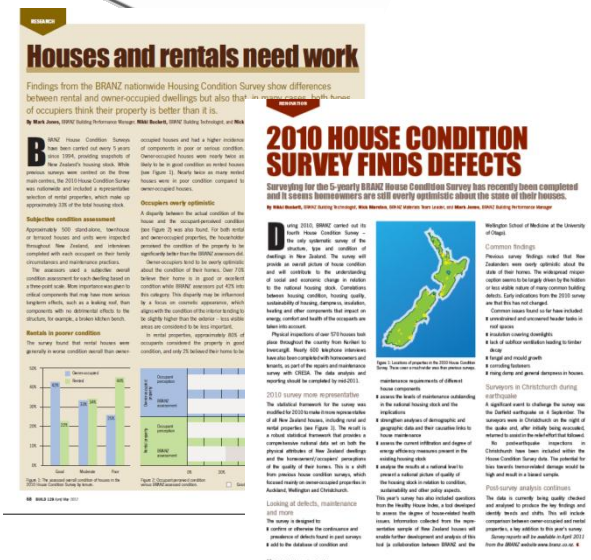


► BRANZ Study Reports

- Average stock condition
- Common defects
- Comparison of rentals to owner occupied
- Costs of repair

► Home Maintenance Survey (CRESA)

► BUILD articles



▶ Subfloor moisture management

- Building Research Levy funded
- Year 3 of 4 year programme



▶ House Condition Survey 2015

- Commences later this year
- Surveying in winter next year
- Reporting mid-2016

Acknowledgements



▶ **Building Research Levy**



▶ **Building and Housing Group**



**Ministry of Business,
Innovation & Employment**

▶ **CRESA**



▶ **BRANZ team**

▶ **Surveyors**