

Finding the Best Fit: Housing Downsizing and Older People in a Changing Society.

Homeownership, Ageing and House Price Dynamics

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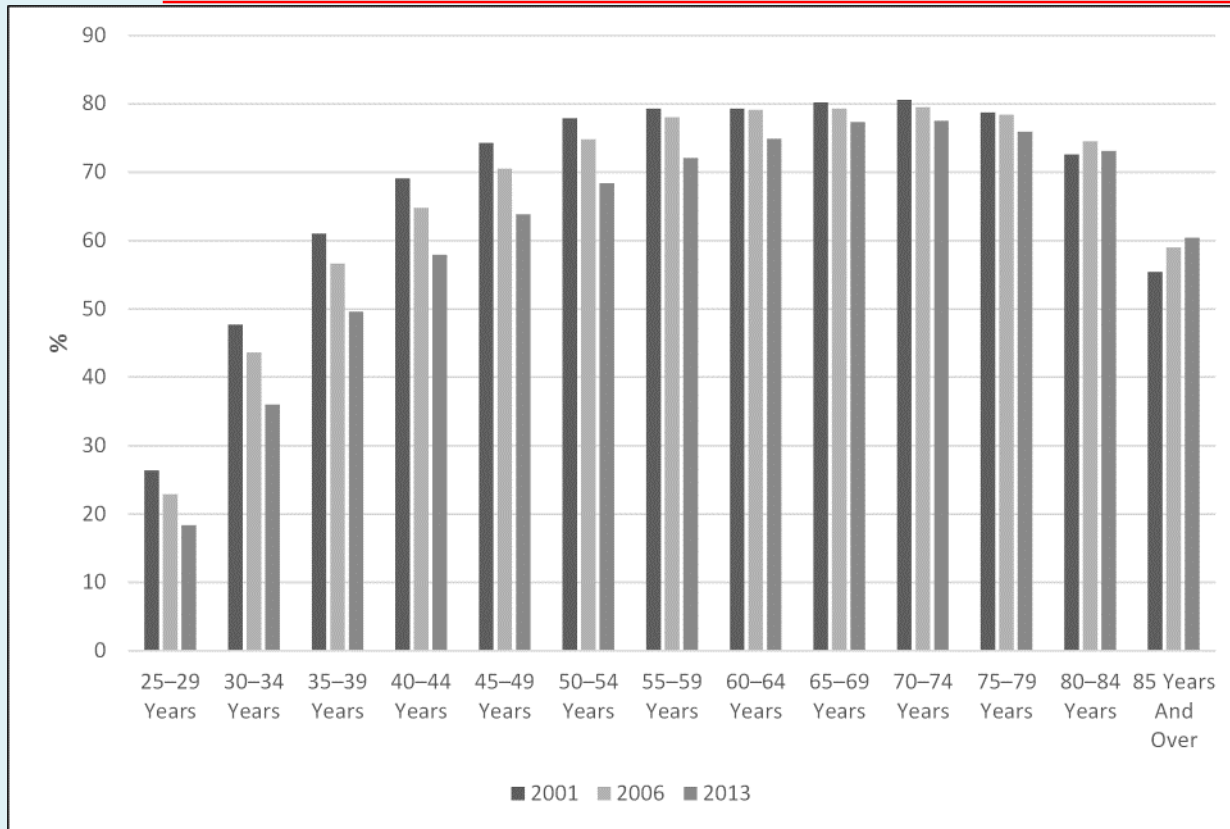
Homeownership and Ageing

Changing nature of Homeownership
(citizenship financial asset/ pension)

Asset-based Welfare
(rise of the actuarial subject)

Spatial and Temporal Dynamics of housing market

Homeownership Rates

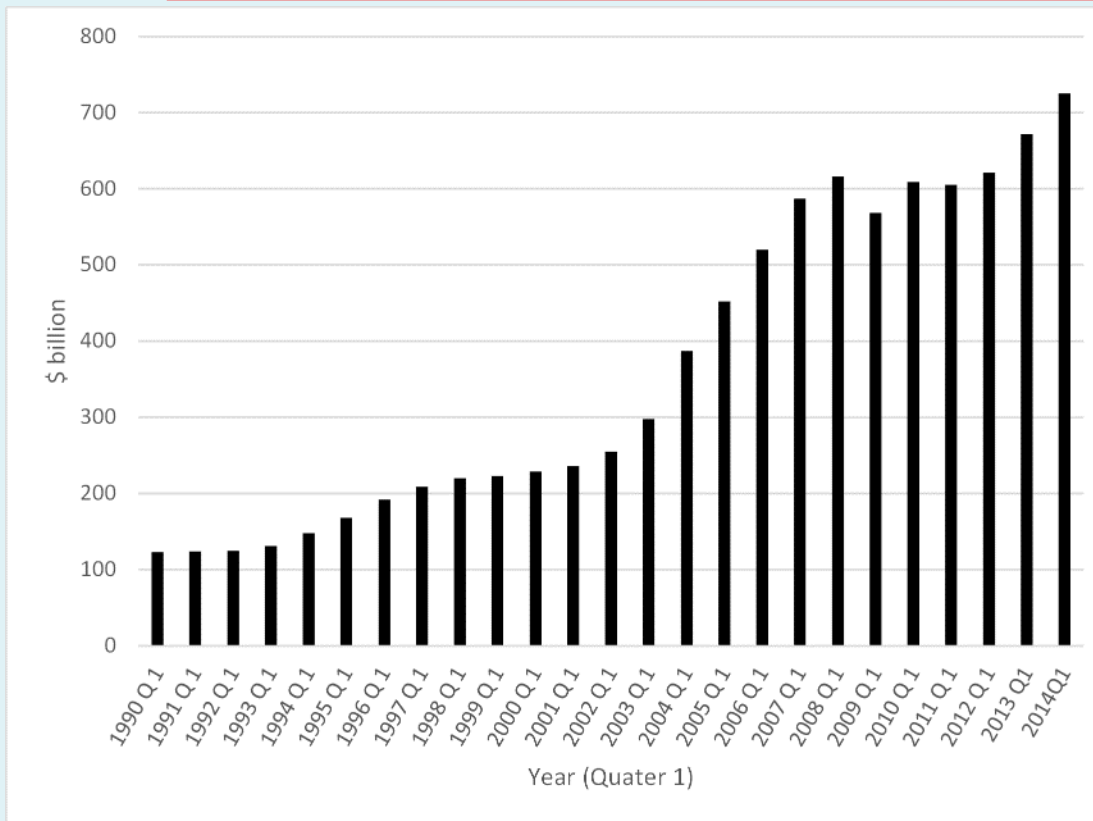


HO concentrated within older HHs

If decline in HO rates structural – implications for future.

Murphy and Rehm 2016 (accepted for publication)

Housing Wealth



Murphy and Rehm 2016 (accepted for publication)

Stock of wealth tied to housing

Potential for asset-based welfare policies

Changed HH practices

Complex decision context

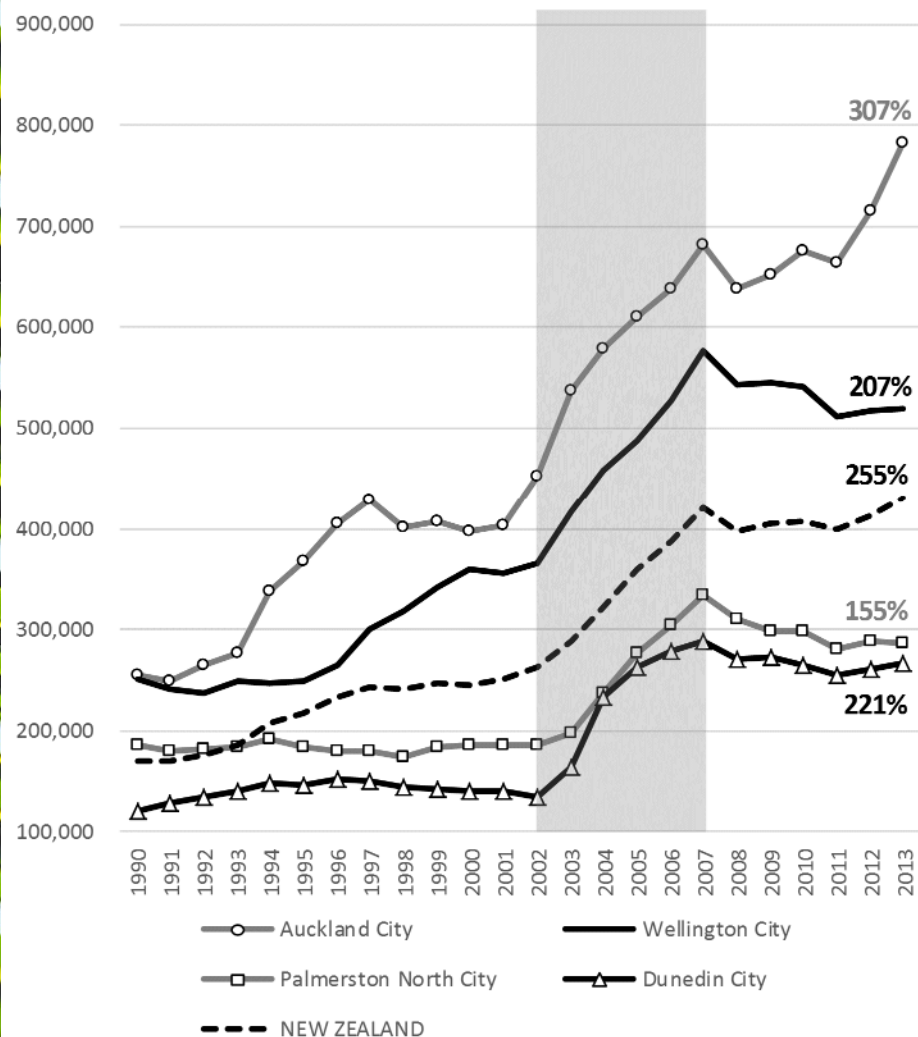
Complex Spatial Processes

Overall market increase

Significant
Spatial & Temporal
variation

Illustrates complex lived
realities

Inflation Adjusted Median House Prices (2013 dollars)



Murphy and Rehm 2016 (accepted for publication)



National House Price Appreciation
Spatial Patterns

Regional Housing
Typologies

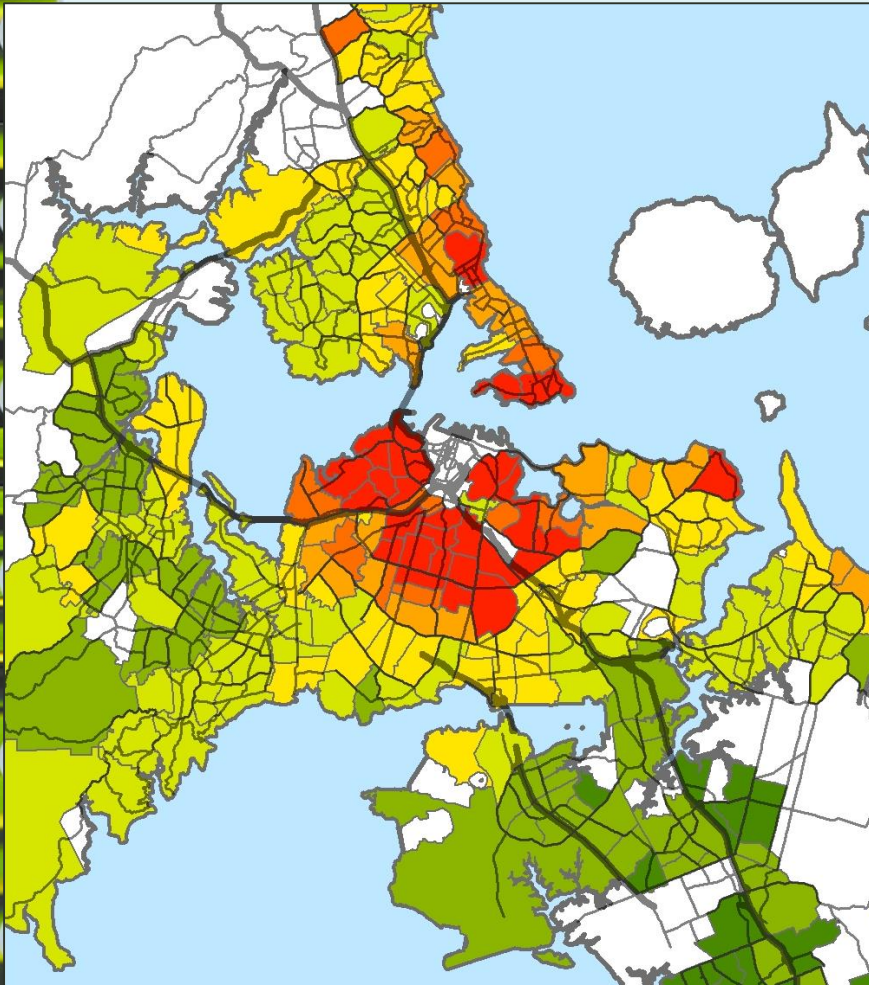
Submarket Case
Studies

Auckland

**Considerable intra-urban
variation**

Implications:

Variation in
'Equity release'
&
possible
'Downsizing
strategies'



Legend

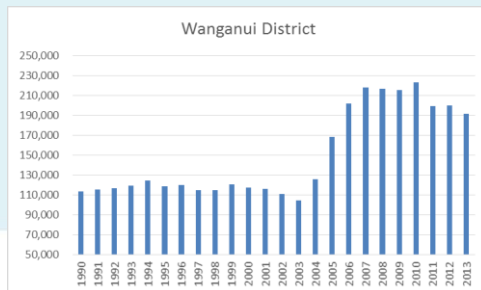
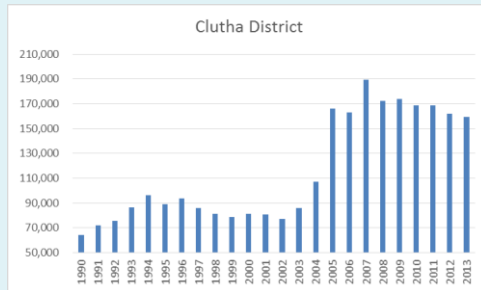
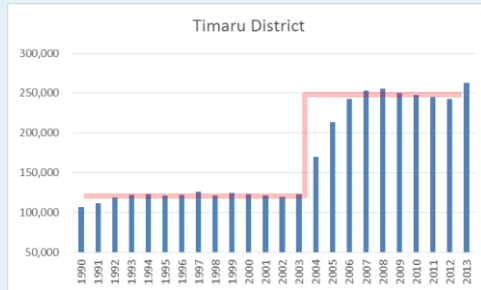
**Real House Price Appreciation
Area Units (1990-2013)**



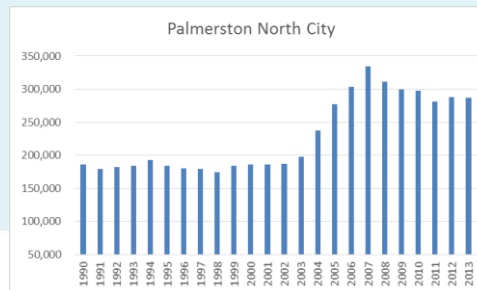
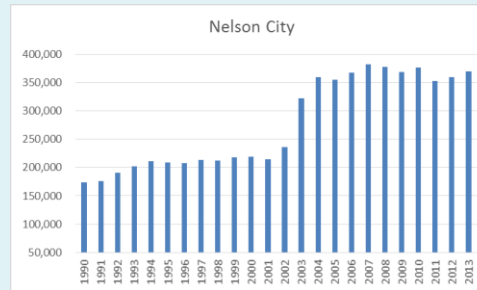
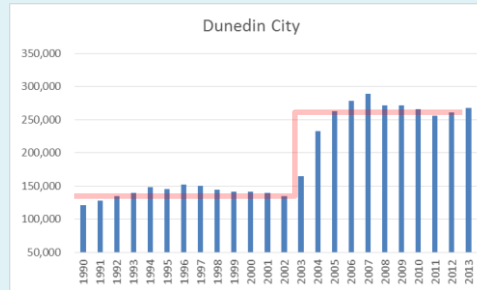
Housing Market Typologies

Step-Change

Rural Areas

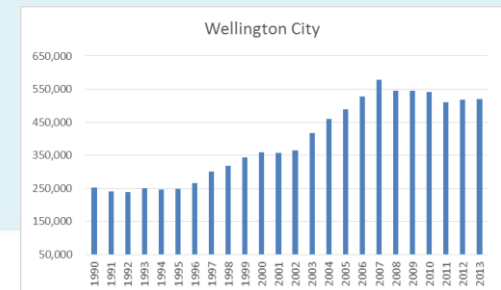
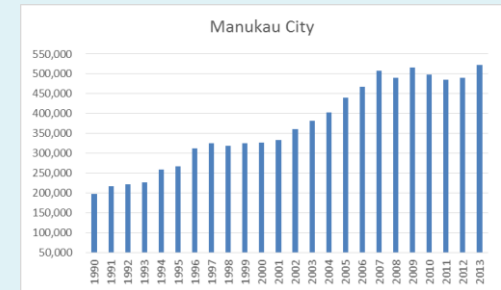
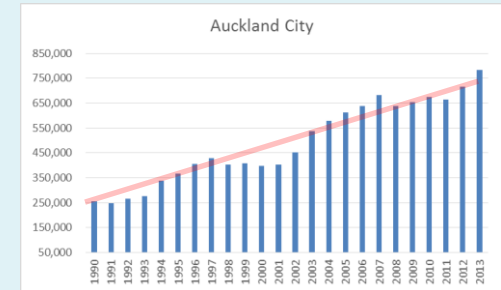


Small Cities



Steady Appreciation

Large Cities





National House Price Appreciation

Spatial Patterns

Regional Housing
Typologies

Submarket Case
Studies

Submarket-level Price Appreciation

Capital gains determined at individual property level

Paired house price data 1997-1999 & 2011-2013

Purchase prices expressed in 2013 dollars (real gain)




1998

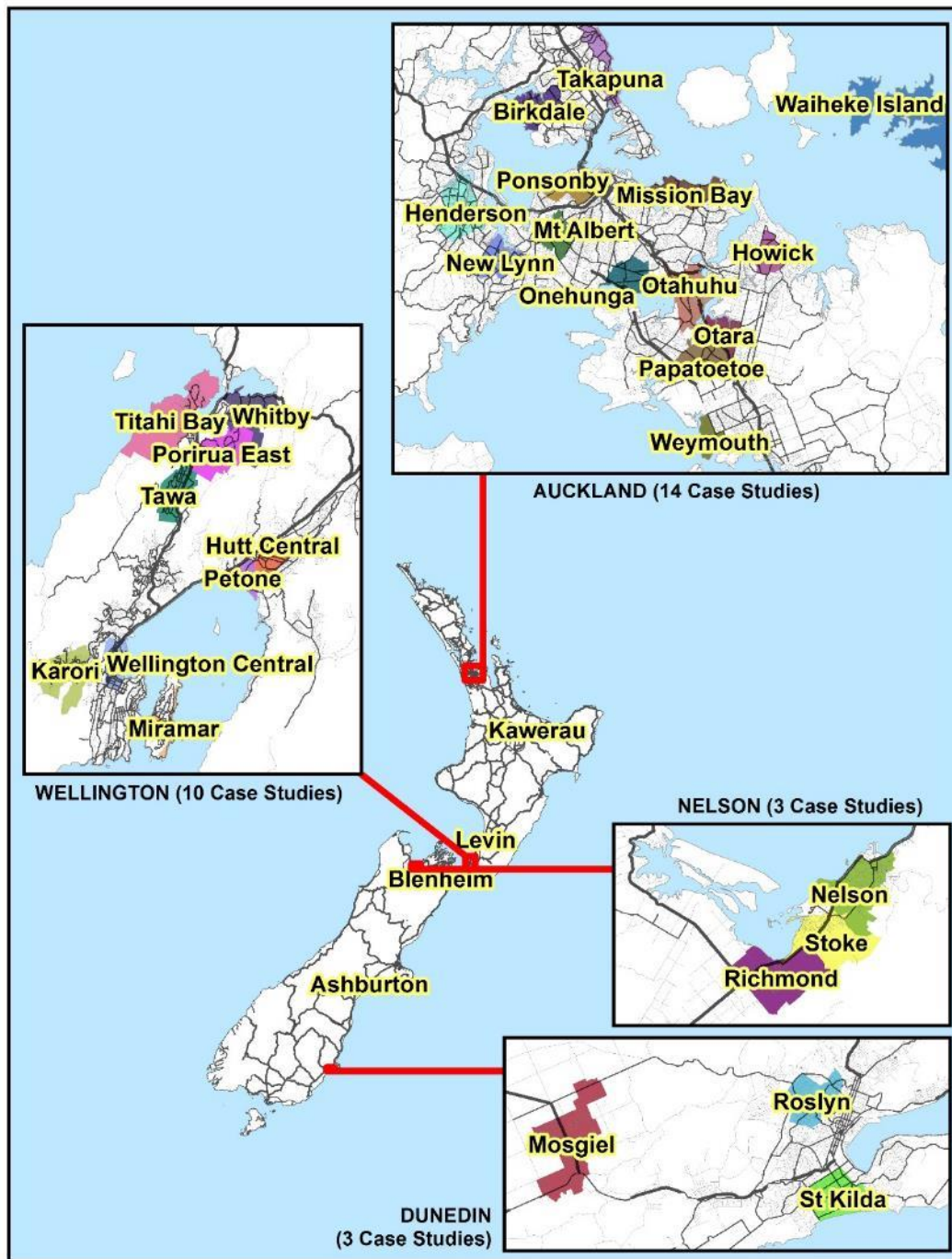
Real
Capital
Gain/Loss



2011

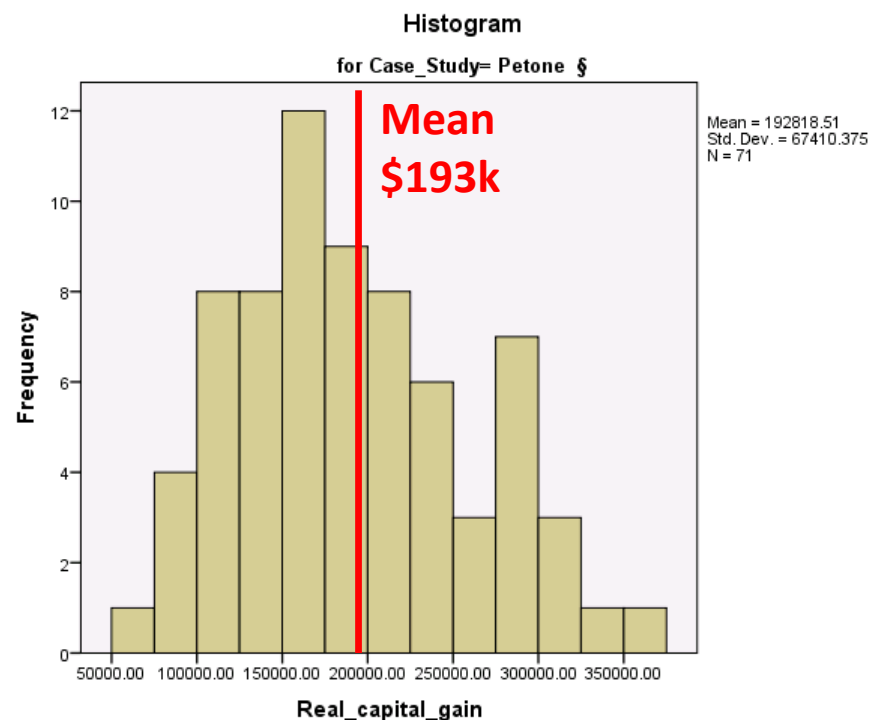
	Address	Floor area	Land area
	Cladding	Condition	Vintage

Submarket case studies identified (33 in total)

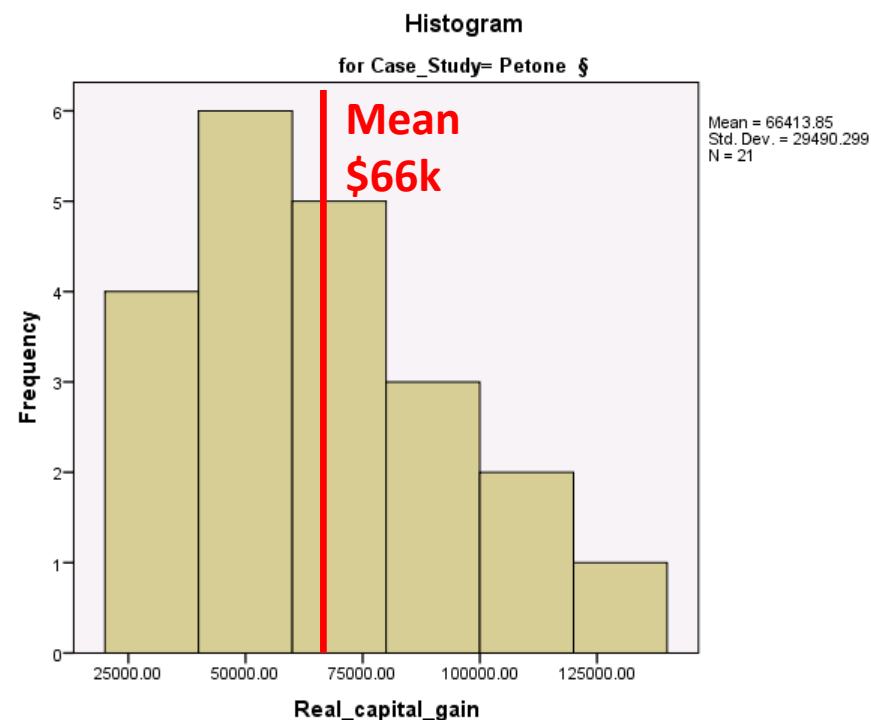


Capital gains experienced by individual properties

Petone
'Residential Dwellings'



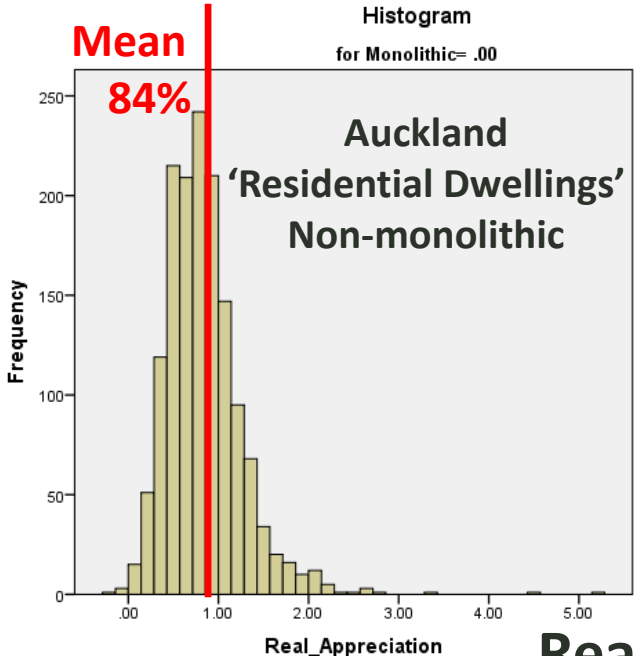
Petone
'Residential Flats/Apts'



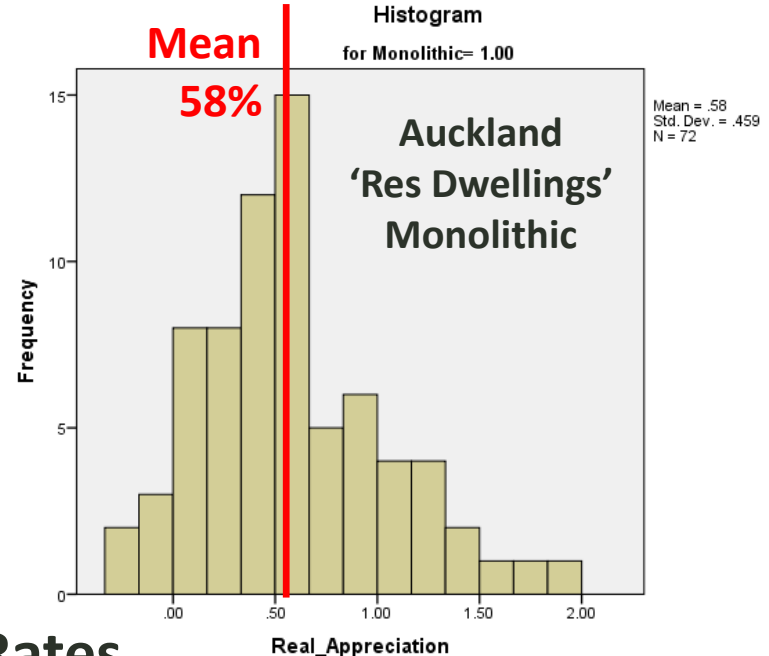
Capital gains experienced by individual properties

Simply a case of “Location, Location, Location” OR do other factors like cladding type influence outcomes?

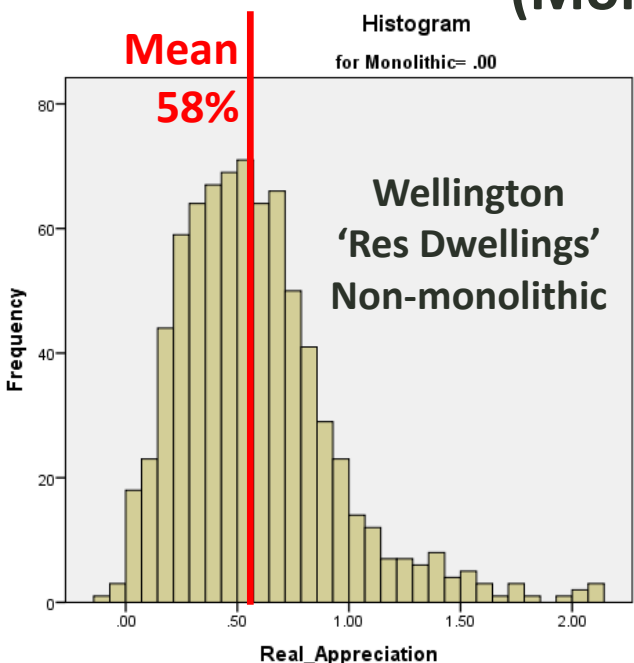




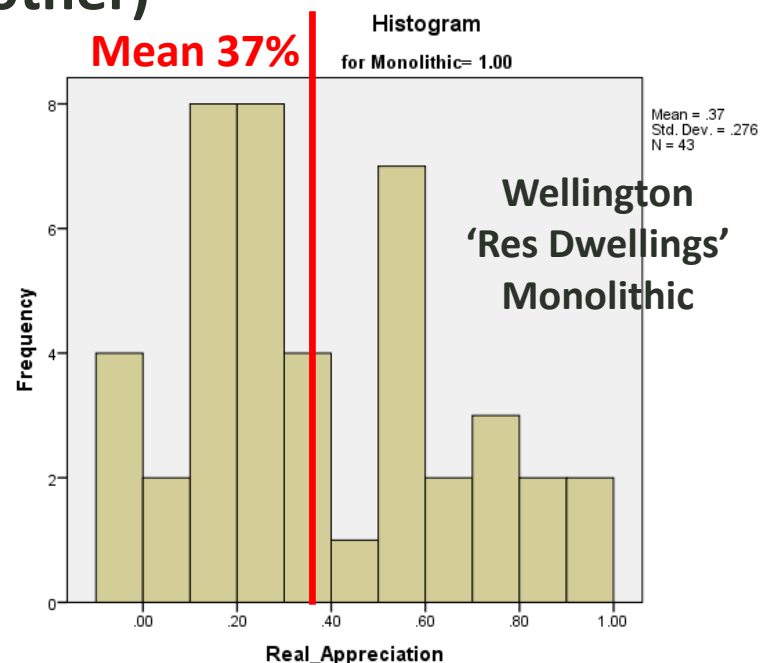
AUCKLAND
Monolithic Houses
Appreciated
26% less

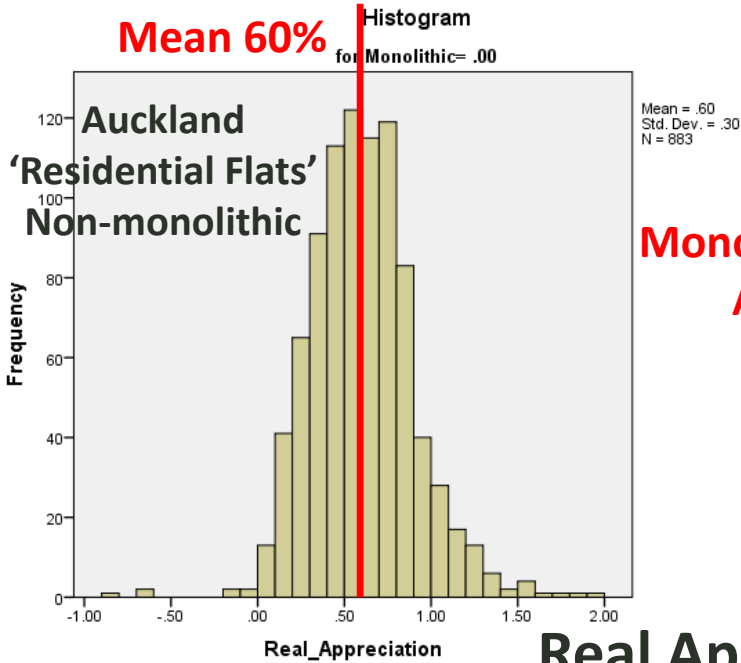


Real Appreciation Rates (Monolithic-clad vs other)

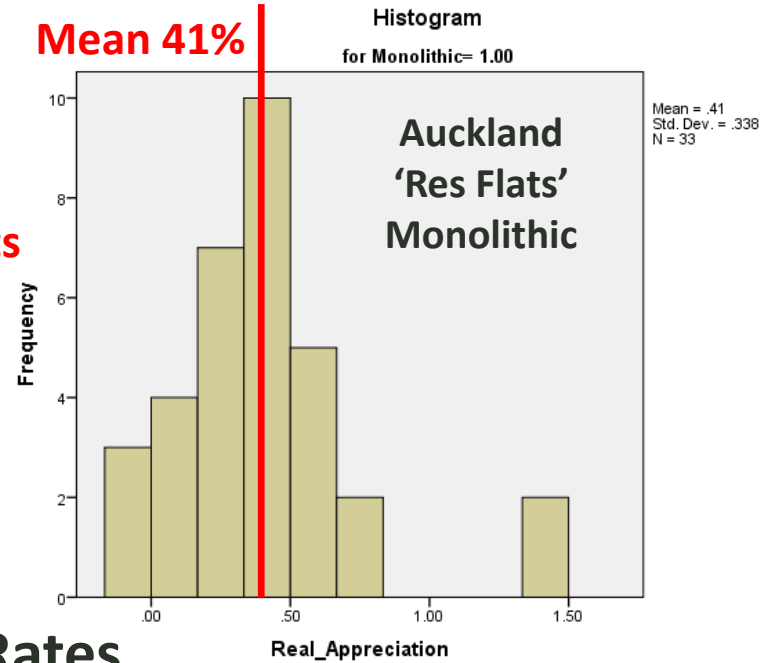


WELLINGTON
Monolithic Houses
Appreciated
21% less

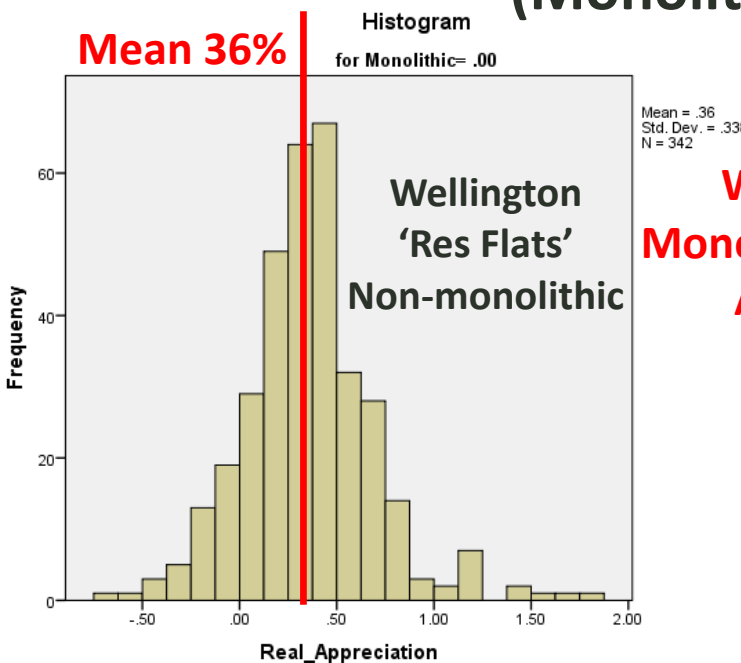




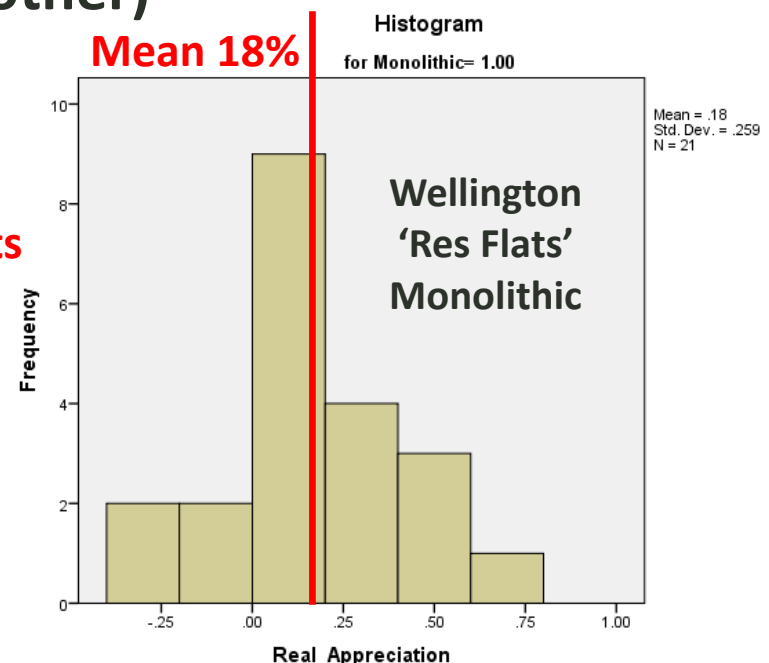
**AUCKLAND
Monolithic Flats/Apts
Appreciated
21% less**



Real Appreciation Rates (Monolithic-clad vs other)

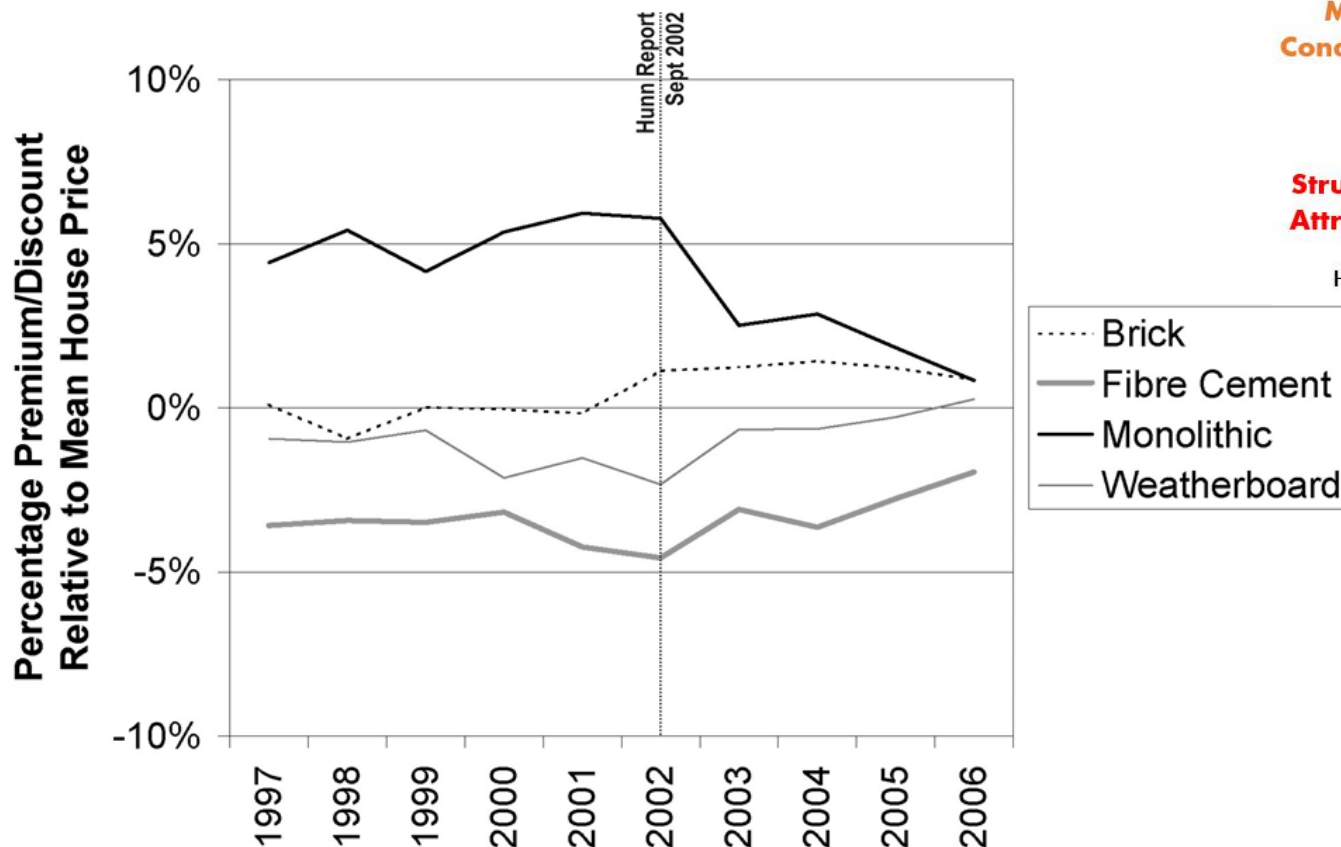


**WELLINGTON
Monolithic Flats/Apts
Appreciated
18% less**



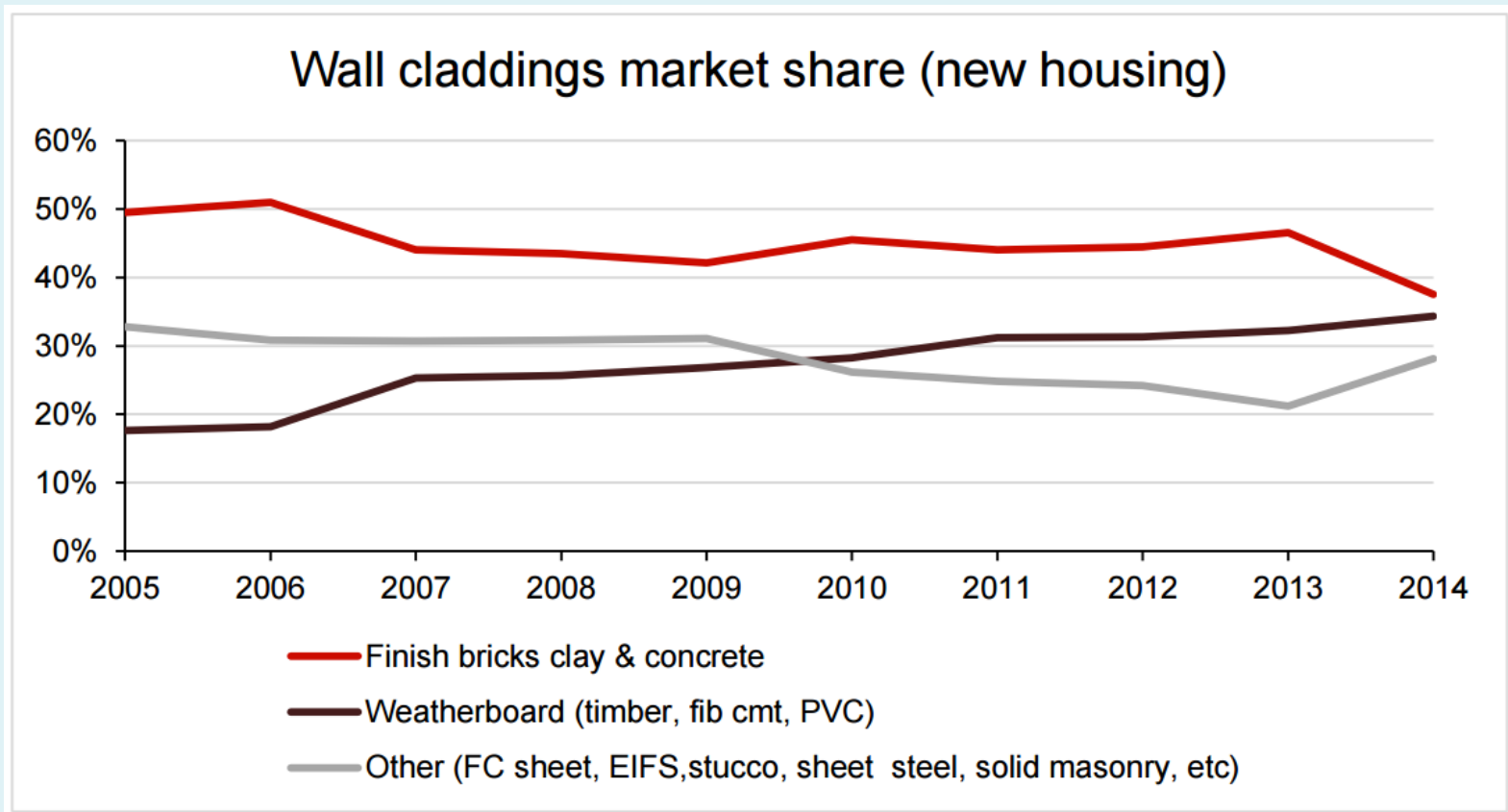
Leaky Building Stigma

Figure 5. Cladding Price Premiums/Discounts for Single-Family Houses in the Auckland Region



Rehm, M. (2009)
*Judging a House
by its Cover*

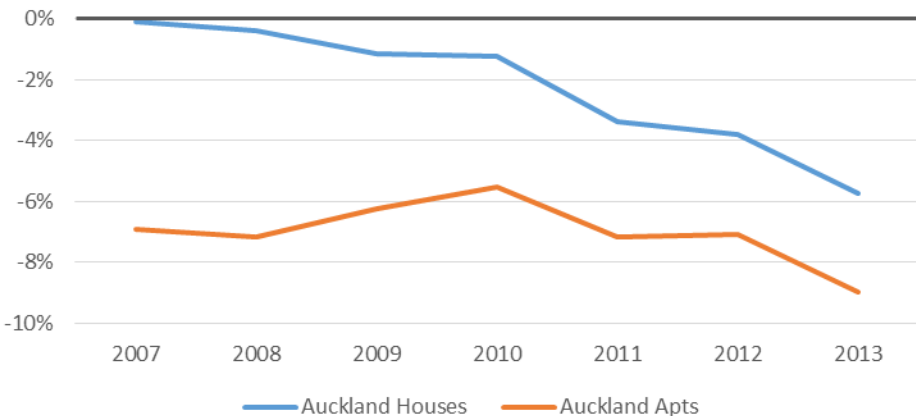
Leaky Building Stigma



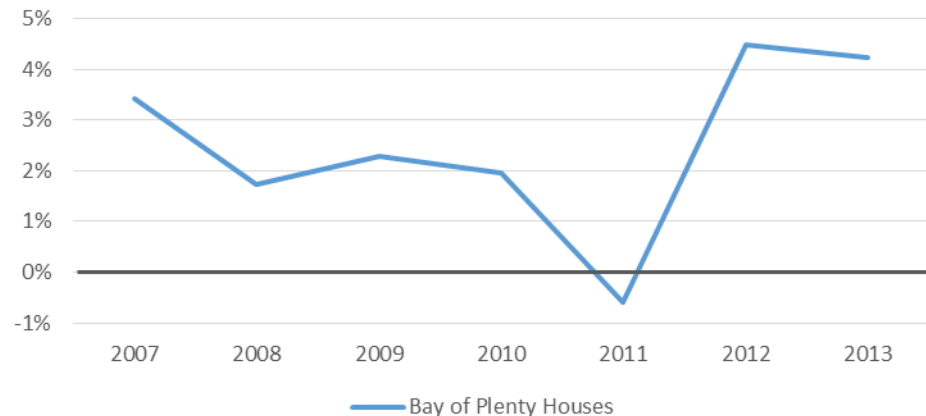
*Source: BRANZ (2015)
Physical characteristics
of new houses 2014*

Leaky Building Stigma

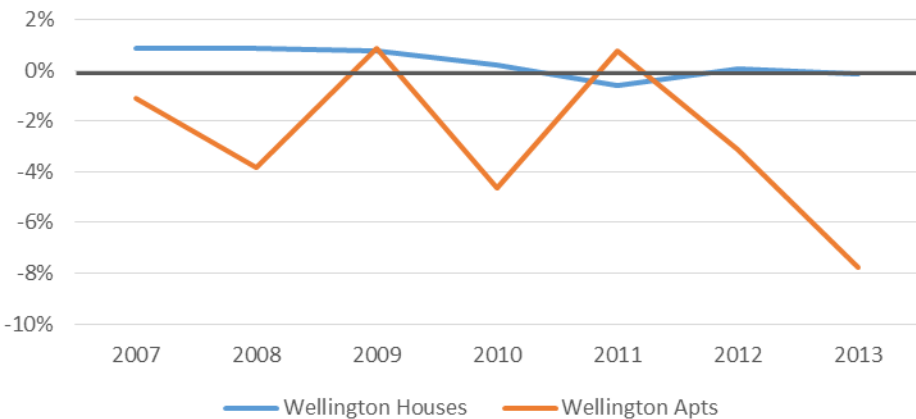
Auckland Region
Monolithic Cladding Premiums/Discounts



Bay of Plenty Region
Monolithic Cladding Premiums/Discounts



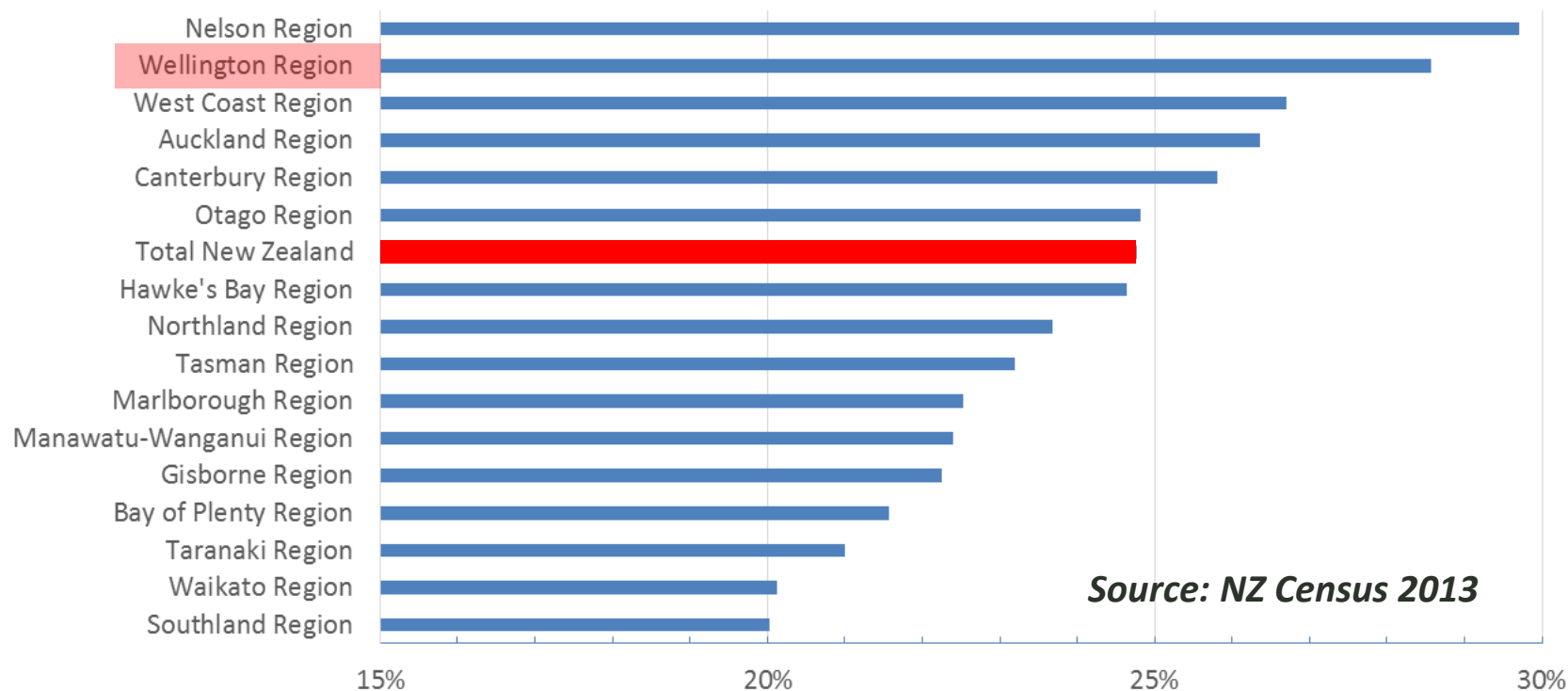
Wellington Region
Monolithic Cladding Premiums/Discounts



**Prelim Analysis of
Leaky Building Stigma
2007-2013**

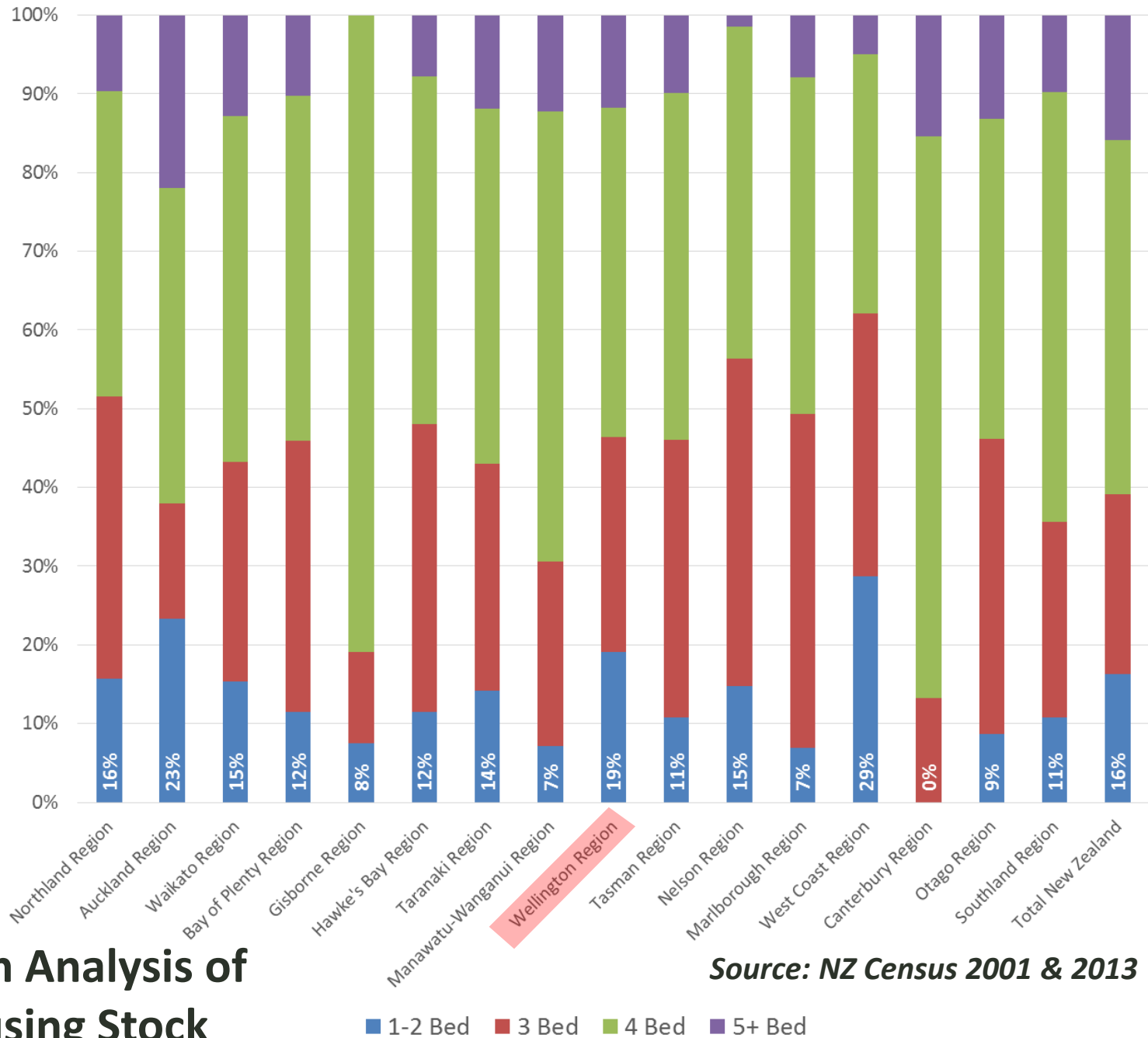
Preliminary Analysis of Housing Stock

Approximate Proportion of 1-2 Bedroom Dwellings in Housing Stock





Approximation of Additional Housing Stock by Bedrooms Since 2001



Prelim Analysis of Housing Stock

Source: NZ Census 2001 & 2013

Conclusions

We have been examining Emerging Dynamics

- i) in Housing and Welfare Systems (Wealth/Equity Release/Pension processes)
- ii) in opportunities for housing 'downsizing'

Examining issues around prices

location (from region to locality)

and

housing type (e.g. monolithic cladding)

Complex decision-making environment for the aged