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Dealing with ageing and our housing system

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Regional Summit
Tauranga, 2017

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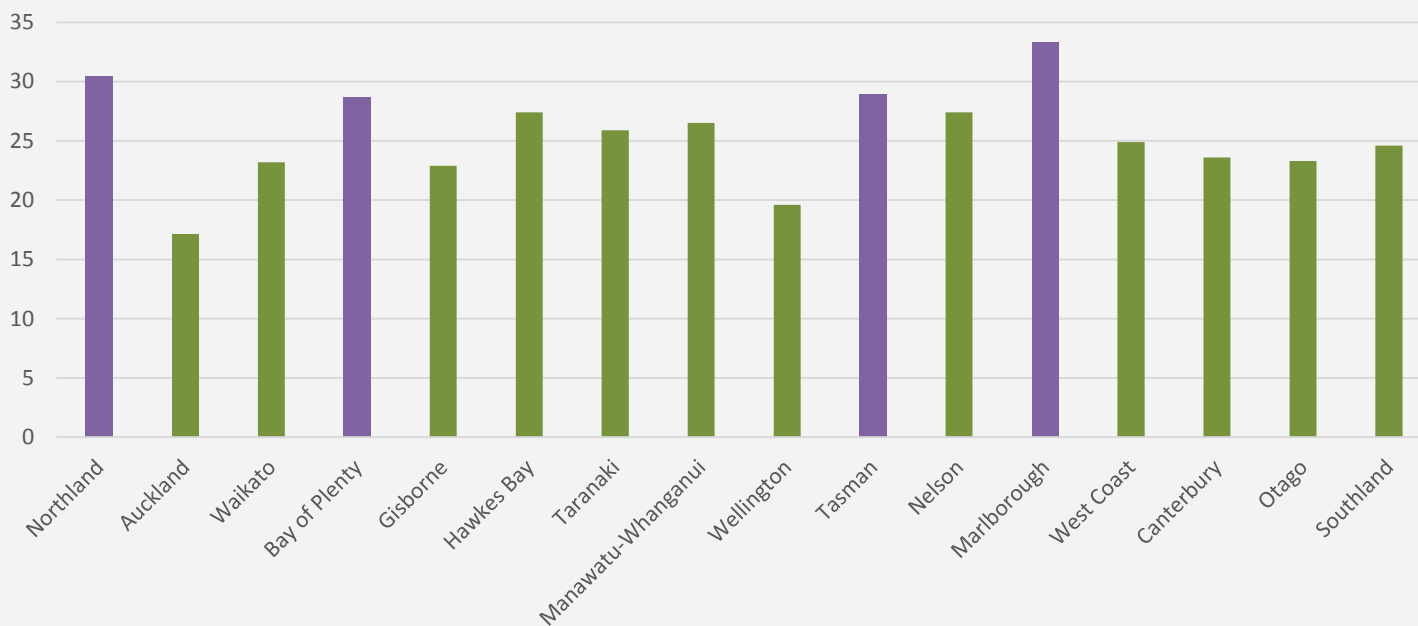
- New Zealand's big trends:
 - Structural ageing
 - A tenure revolution
 - High-value targeting in the residential building industry
- The regions:
 - Older age structures but smaller populations of 65 yrs or more than in the big urban areas
 - House prices have jumped and building investment tends to be high value
 - Spill-over effects for Western Bay of Plenty from the Auckland effect
 - Widening inequalities impacts on the silver economy

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Higher Older Age Dependency Ratios – The Big Four

Old Age Dependency Ratio 2013 Census



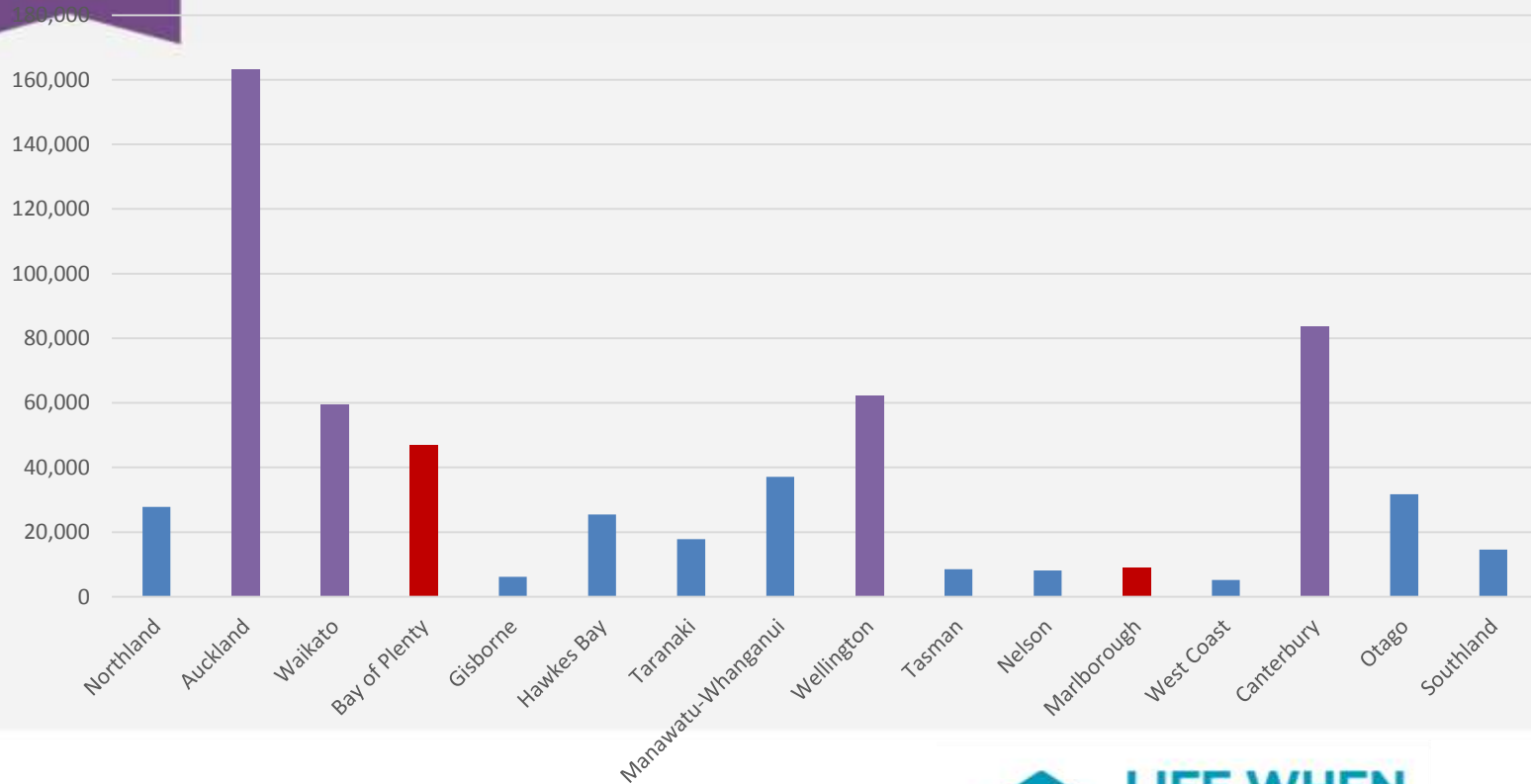
Structural Ageing

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Population of 65 Years Plus – The Big Four

Populations Aged 65+ Years 2013 Census



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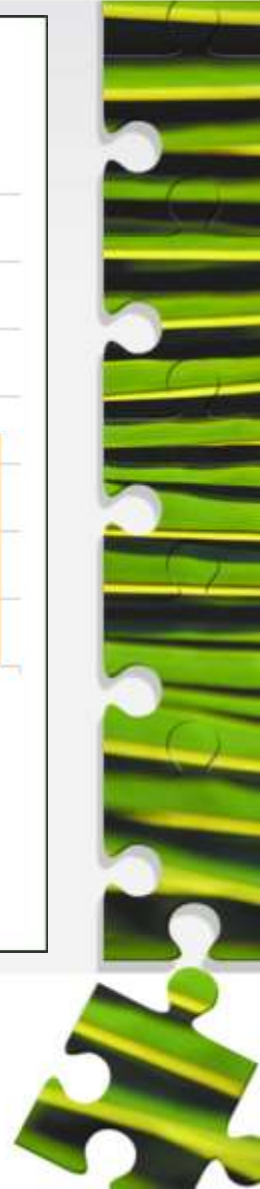
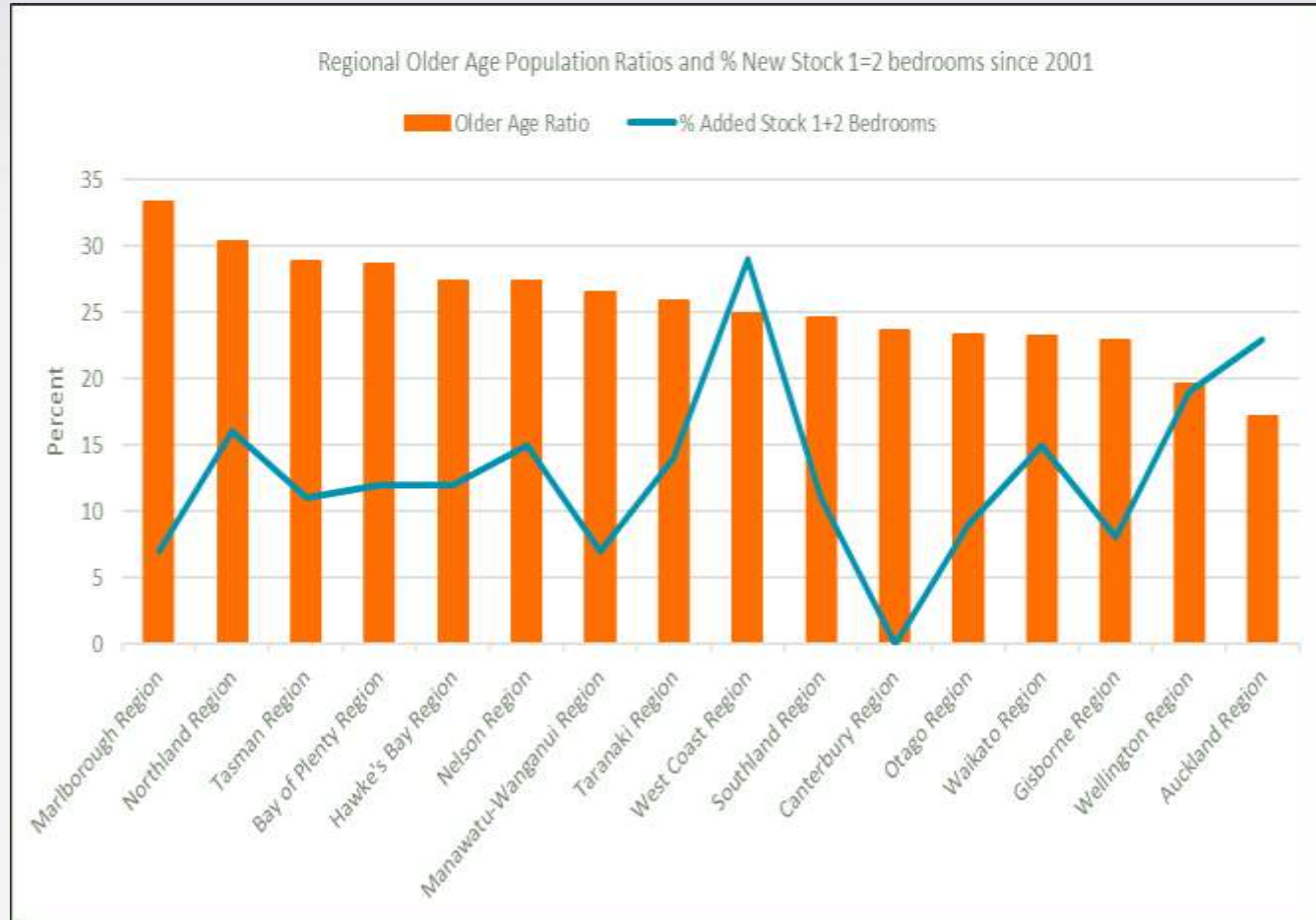
The Rental Alternative for Older People

- Older people liked but not targeted by landlords except councils
- Tenure security is an issue for older people
 - Stock churn
 - Price pressure
 - Age-related eviction
- Stock problems
 - Too large
 - Not accessible
 - Poor thermal performance
 - Poor clustering – except retirement villages

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Auckland does better than many but in part effect of retirement villages and apartments

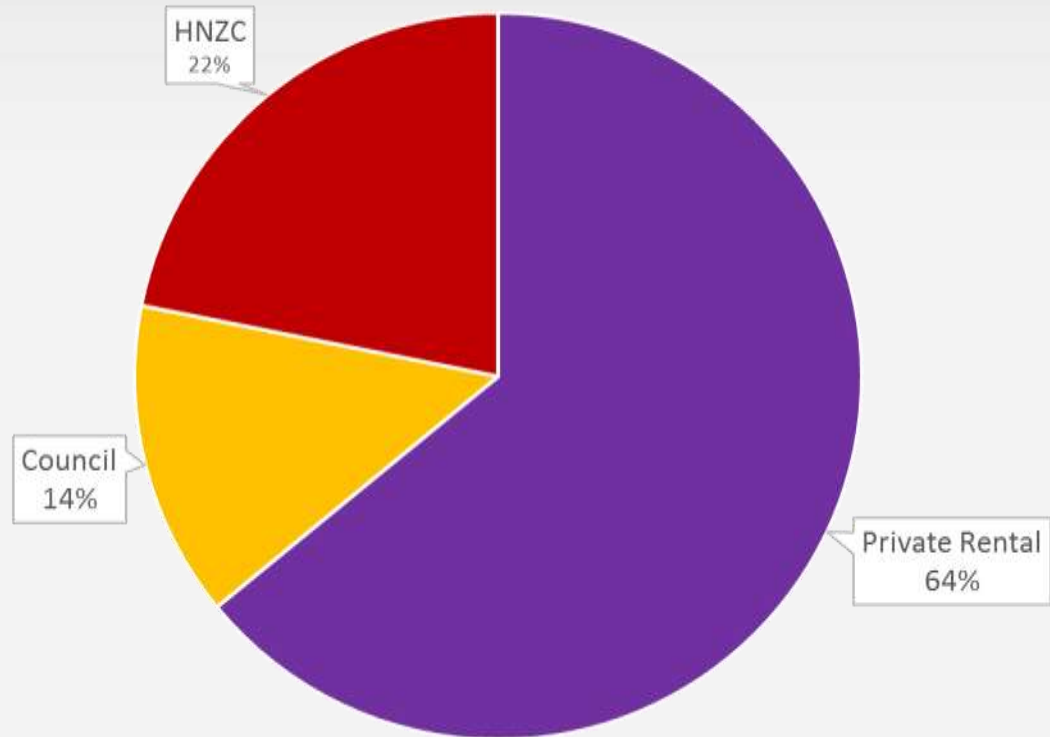


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Landlords and Older Renters 2013 Census

The Private Rental Market
is the Major Provider of
Rental Accommodation to
Older People



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Significant
proportions of
older tenants
report disability

Older Tenants by Disability Status 2013 Census and Health Survey

