

Maintenance insights

Independent assessors carrying out the 2015/16 BRANZ House Condition Survey rated one-fifth of our housing stock as poorly maintained. Where are the problems areas, and why is maintenance being deferred?

BY VICKI WHITE, BRANZ DATA ANALYST AND REPORTER

THE LATEST BRANZ House Condition Survey (HCS), which surveyed 560 houses throughout New Zealand in 2015/16, assessed each property's condition and defects both inside and out.

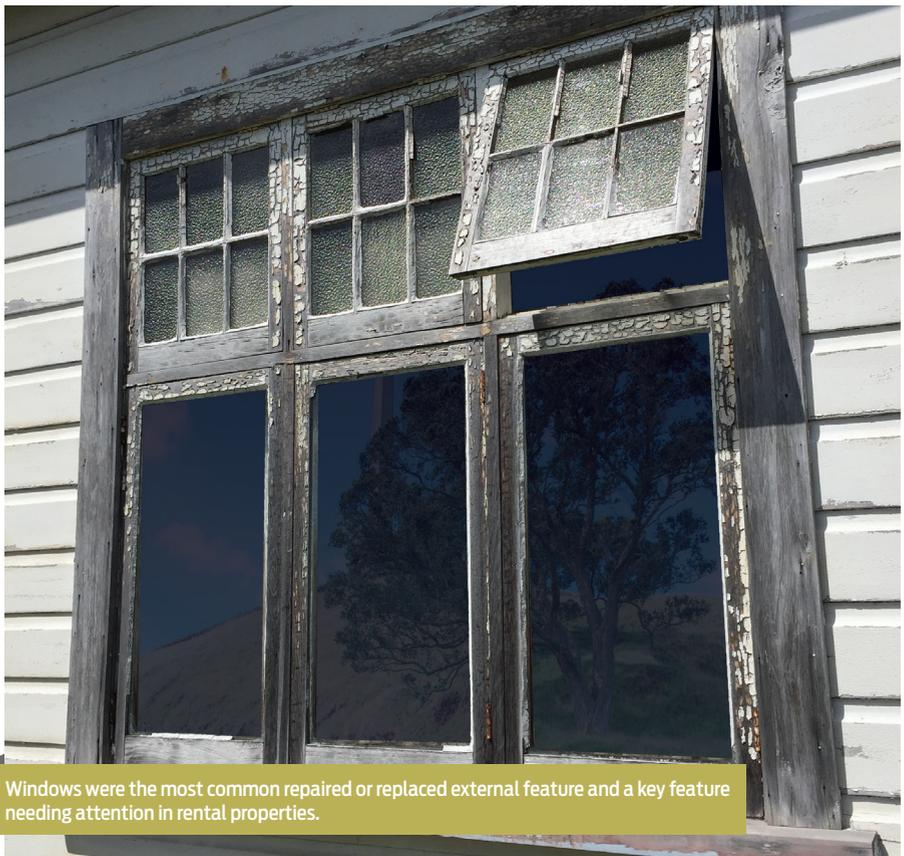
Rental worse than owner-occupied

A lack of maintenance was more evident in rental housing. Nearly one-third of rental houses were assessed as poorly maintained compared to 14% of owner-occupied (see *Rentals need TLC*, *Build* 159 pages 66-67).

Conversely, and on a more positive note, nearly half of owner-occupied houses were considered well maintained (48%).

Are we doing maintenance and repairs?

Gathering data on the maintenance and repair of the New Zealand housing stock is a key component of the HCS. As part of the survey, householders were asked if there had been any painting, repairs or replacements to any parts of their house within the last 12 months.



Windows were the most common repaired or replaced external feature and a key feature needing attention in rental properties.