

Women & Property:

One year on

Australia and New Zealand

March 2022



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About CoreLogic

CoreLogic Asia Pacific (CoreLogic) is a leading, independent provider of property data and analytics. We help people build better lives by providing rich, up-to-the-minute property insights that inform the very best property decisions.

With an extensive breadth and depth of knowledge gathered over the last 30 years, we provide services across a wide range of industries, including Banking & Finance, Real Estate, Government, Insurance and Construction. Our diverse, innovative solutions help our clients identify and manage growth opportunities, improve performance and mitigate risk.

We also operate consumer-facing portals - onthefhouse.com.au, propertyvalue.com.au and propertyvalue.co.nz - providing important insights for people looking to buy or sell their home or investment property.

We are a wholly owned subsidiary of CoreLogic, Inc – one of the largest data and analytics companies in the world with offices in Australia, New Zealand, the United States and United Kingdom.

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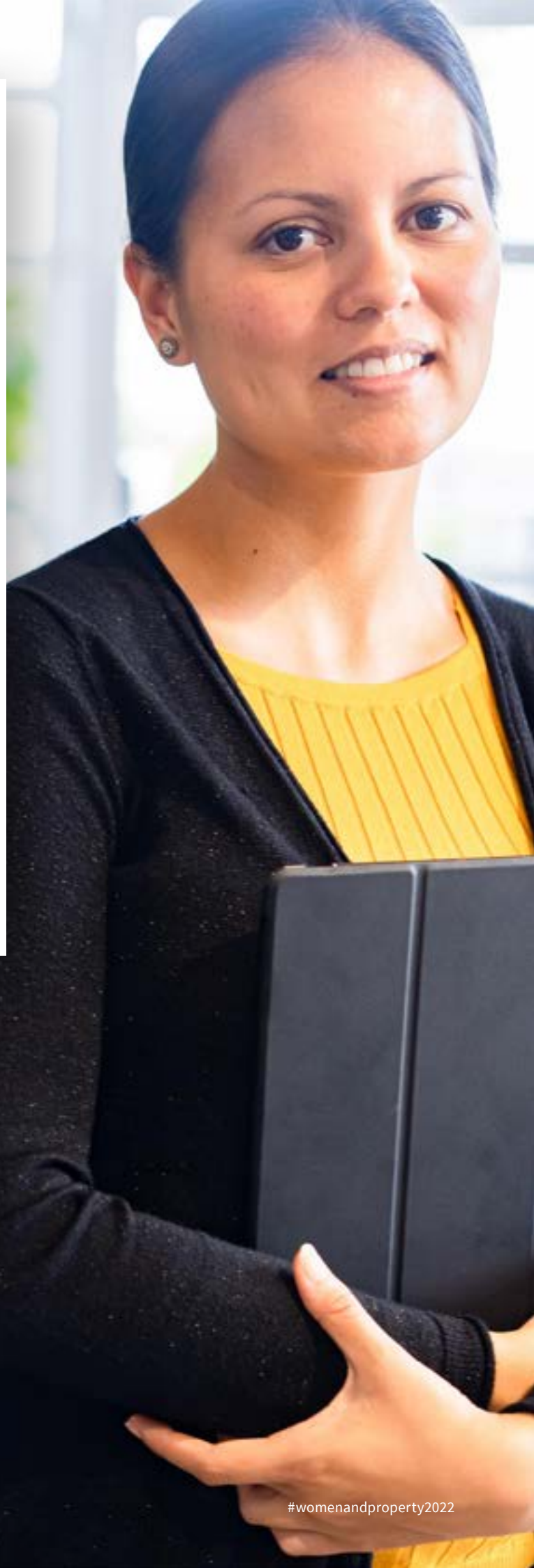
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Women and Property: One year on

In March 2021, CoreLogic released its inaugural Women and Property report for Australia and New Zealand. Since that time, a global environment of low interest rates has contributed to an extraordinary upswing in residential property prices across both countries.

While that period of low interest rates is coming to an end in New Zealand, and is set to wind down in Australia, recent price growth has likely widened inequality between those who own real estate and those that do not, making it important to better understand discrepancies in home ownership. Analysis by CoreLogic suggests women have less share of property ownership than men, meaning they are disproportionately disadvantaged by recent wealth gains from real estate.



Main data findings

CoreLogic analysis of its property database as of January 2022 suggests men have a greater rate of dwelling ownership than women in both Australia and New Zealand.



26.6% of Australian property had female ownership, compared to 29.9% male ownership. In New Zealand, 23.5% of property was owned by females, and 24.2% was owned by males.



Rates of female home ownership in Australia were highest in Greater Sydney (31.9%), including the Sydney SA4 submarkets of Eastern Suburbs (37.1%), North Sydney and Hornsby (37.0%) and City and Inner South (36.2%).



Of the observed investment properties in Australia, women owned 29.1%, while men owned 36.4%. In New Zealand, women owned 23.6% of investment properties, while men owned 28.4%.



Women were found to have slightly higher ownership of owner occupied properties in New Zealand (23.5% compared to 23.2% owned by men).

Men generally have higher rates of ownership in detached houses. Of all the houses analysed in Australia, women owned 24.0%, while men owned 28.5%.



Rates of female home ownership in New Zealand were highest in the TA regions of Gisbourne and the Whanganui District (28.3% each) and Wairoa District (28.1%).



Rates of female home ownership are lowest in Regional WA (21.7%) and Greater Darwin (24.0%), and low rates of female ownership tend to be concentrated in lower value and resource-based markets.



Rates of female home ownership were lowest in the West Coast region (22.4%), and in the TA markets of Mackenzie District (14.4%) and Queenstown-Lakes District (15.8%).



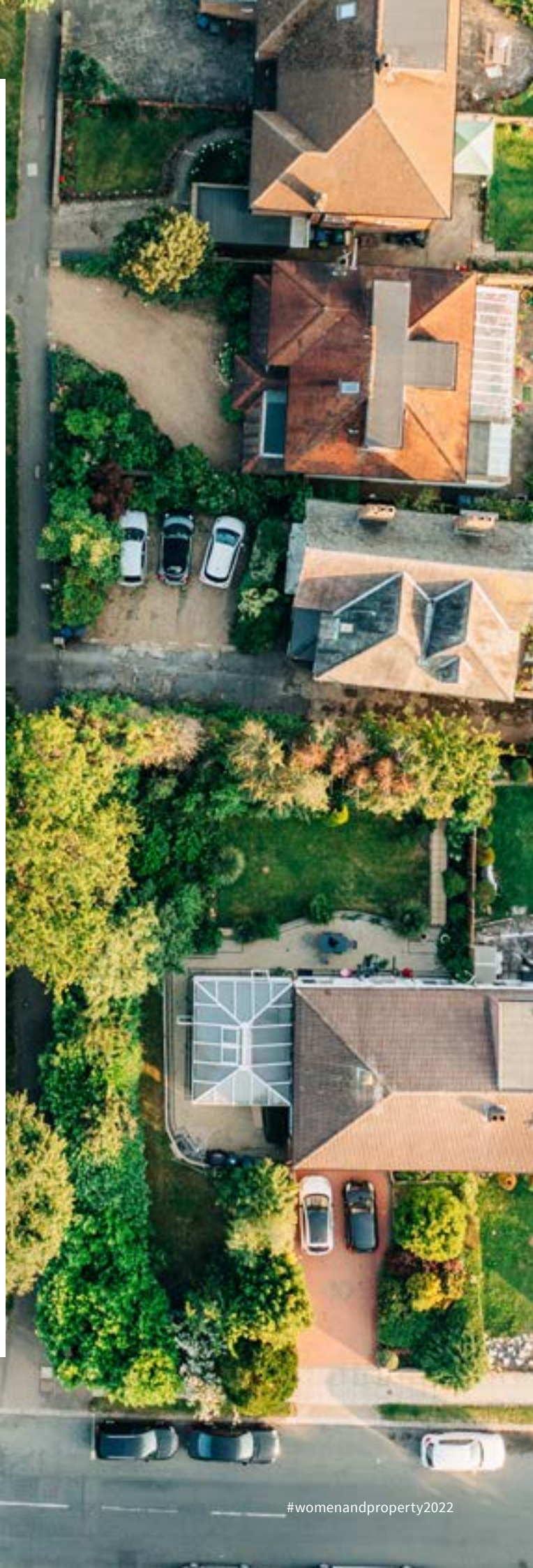
Why does property ownership matter?

Dwelling ownership is a pillar of wealth accumulation, and by extension, a comfortable lifestyle, in Australia and New Zealand.

It has evolved as a key element of wealth and retirement in Australia, with RBA data to September 2021 suggesting housing makes up 55.6% of household wealth. In 2018, real estate accounted for 39% of household assets in New Zealand, with owner-occupied homeowners recording a median net worth of \$558,000, compared to \$39,000 for renters¹.

The wealth effects of real estate have multiple implications for households and the broader economy. Research has found that periods of house price increases are correlated with greater new vehicle registrations at a postcode level in Australia², implying a wealth effect contributing to economic activity. Recent research also suggested housing price growth and ownership can increase fertility intentions among Australian women, while reducing a renter's intentions to have children³. The security of tenure and disproportionate wealth gains of property ownership may make women feel more empowered to have children.

Importantly, home ownership is not only beneficial for households, but can be critical. Real estate ownership reduces the likelihood of poverty by retirement age. When factoring in housing, poverty rates are 42% among renters over 65 in Australia, compared with 6% of outright home owners⁴. Outright ownership significantly reduces housing costs as people enter a stage of lower earnings⁵. Housing can also serve as a source of equity, which the Australian government has noted can play an increasingly important role in funding aged care⁶.





Ownership disparity and the housing boom

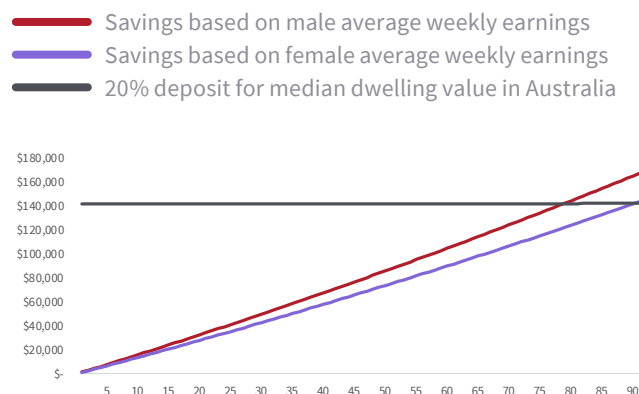
CoreLogic data estimates the total value of residential real estate assets was \$9.7 trillion in Australia and \$1.7 trillion in New Zealand as at January 2022. Recent housing market conditions have only exacerbated the inequality between homeowners and non-homeowners. In the past two years, dwelling values were bolstered by a combination of low interest rates, low levels of advertised stock, and, in Australia, high household savings coupled with a swathe of fiscal policies to incentivise home purchases.

In the 12 months to January 2022, dwelling values surged 22.4% across Australia (the highest annual growth rate since 1989) and 27.5% across New Zealand. At the median value level, this implies a capital gain of around \$130,000 for Australian dwelling owners, and a value increase of around \$222,000 on the average property in New Zealand. This vastly outstrips income growth across both countries over the same period, and enables property owners to more easily acquire housing through these equity gains. CoreLogic analysis suggests women generally have lower rates of dwelling ownership than men, contributing to lower levels of overall wealth that has been exacerbated by recent market growth.

Another noteworthy element of the current economic climate in Australia, is that while labour force conditions have tightened amid low interest rates, the gender pay gap has widened.

The gender pay gap in full time ordinary earnings rose from 13.4% at November 2020, to 13.8% in November 2021. One of the implications this has for property ownership is that men, on average, have a greater potential for faster accumulation of a home loan deposit. A basic illustration of this is in figure 1.0, which assumes a static, 20% deposit on the median Australian dwelling value over time, and flat assumptions about the savings rate, deposit rates and income growth.

Figure 1.0. Months taken to save a 20% deposit based on latest average weekly earnings data for men and women



Source: CoreLogic, ABS. Assumes a flat savings rate of 15% of gross annual income. Incomes are based on the full time, ordinary hours, average weekly earnings measure for men and women, and adjusted by historic average growth in the wage price index. Assumes a 20% deposit on a static median dwelling value of \$709,803.

In this example, the current discrepancy in incomes between men and women would see men save a 20% deposit on the current median dwelling value after 79 months, compared to 91 months for women.

While full time earnings constitute the official measure of the gender pay gap in Australia, women are overrepresented in part time employment, which tends to attract lower pay. Based on the ABS's seasonally adjusted labour force figures as of January 2022, women accounted for 68.5 of Australians in part time employment, and only 38.4% of those in full time employment. This further contributes to the overall pay disparity between men and women, which may have implications for access to home ownership.

Establishing rates of ownership by gender

CoreLogic has an extensive database of residential properties in both Australia and New Zealand, but this does not include data on the gender of property owners.

Instead, CoreLogic analysed the first names of dwelling owners (where the first name was available), to create a name-gender association. The results were then organised into different classifications of gender ownership.





Matching gender to dwelling owners in Australia and New Zealand

A snapshot of owner names across Australia and New Zealand were taken in January 2022 and compared with various sources matching first names to gender. These gender-name matching sources are detailed in appendix 1, and include ‘popular baby name’ lists, and a gender to name matching API service.

To create an inference on first names and gender, various name lists were combined; names were de-duplicated and, where available, matched to the first name of owners in Australia and New Zealand. High frequency names that were not assigned a gender were then collected and run through the Gender API service, with results appended back into the list. Name-gender association was then re-run with the augmented list.

Gender identification based on name lists are typically restricted to a number of the most popular baby names per year. As such, the identification will have some bias towards commonly used names, and away from unusual, or ethnically diverse names. The use of geographically-specific lists, as well as the secondary name matching loop through a Gender API is intended to reduce this bias. However, there is still a pool of low frequency, unmatched names.

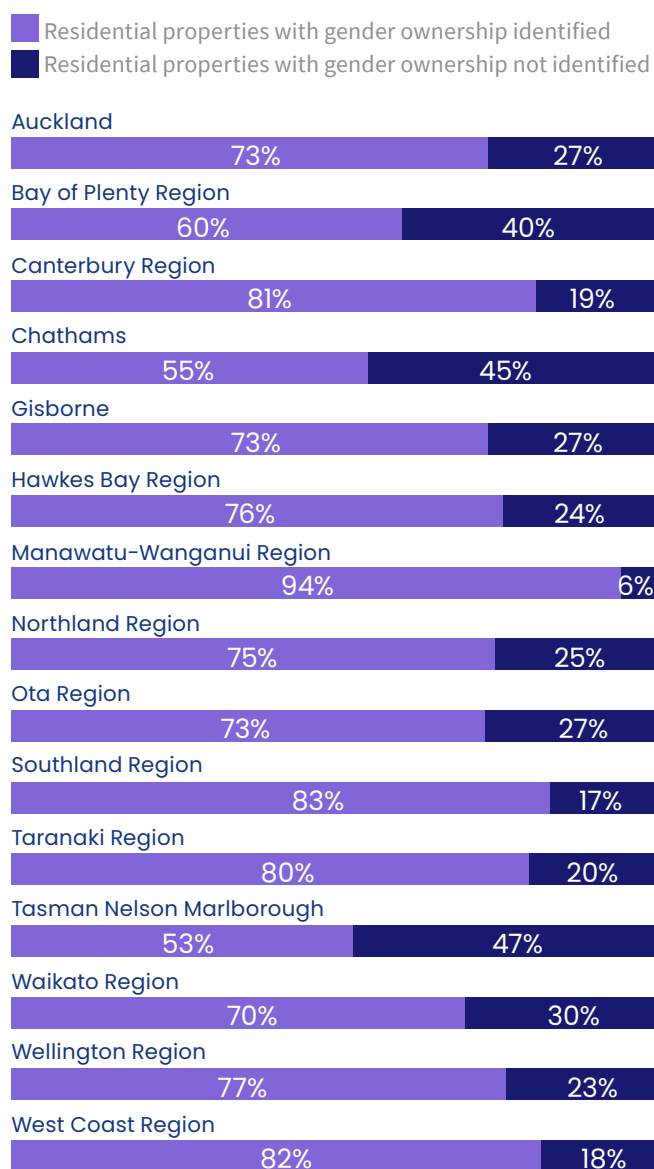
For this edition of the report, there have been slight changes made to the methodology compared with last year’s analysis; around 10,000 additional first names were analysed for this report compared to last year, by reducing the frequency with which a name could occur before it was included in the analysis. The type of properties analysed were also refined, to be exclusively residential houses and units, thereby refining the scope of the analysis. However, it does mean that results from the previous edition of this report are not directly comparable to the results outlined in this report.



Availability of owner names and samples of data

New Zealand owner name data comes from Land Information New Zealand (LINZ). First names of property owners are available for the majority of dwellings in New Zealand. Matching and gender allocation rates for New Zealand were therefore high relative to Australia, with 74.6% of properties across New Zealand regions matching to an owner name and a gender. A breakdown of the properties with owners matched to a gender is presented in figure 2.1.

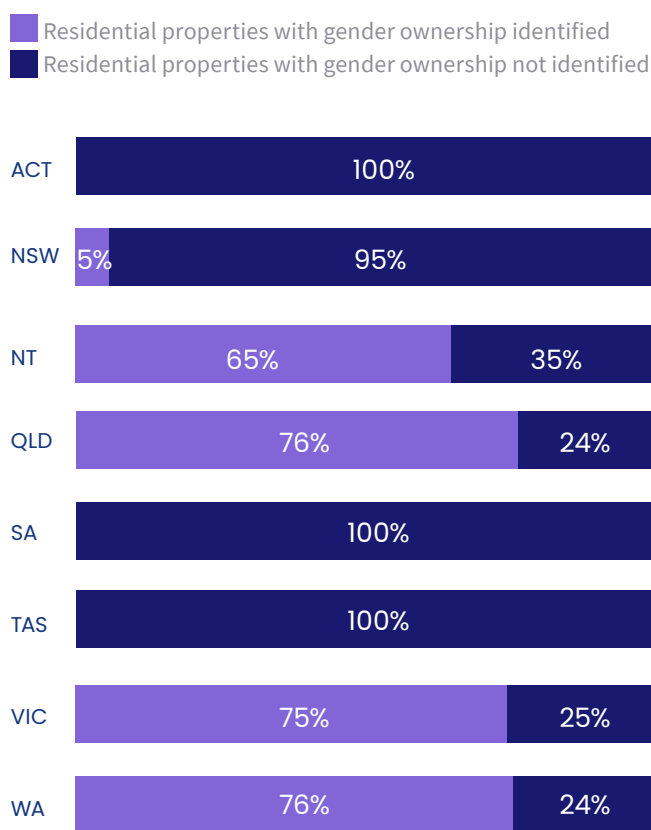
Figure 2.1. Proportion of properties with gender assigned to owner(s), by NZ Regions



Source: CoreLogic.

Australian first name data is not universally provided. Owner names, where available, were sourced from state Valuer General offices. Figure 2.2 shows the proportion of dwellings where a gender ownership structure could be assigned for a dwelling. The majority of dwellings were matched with a gender-owner association in Victoria, Queensland, Western Australia and the Northern Territory. No first name data was available for ACT, SA and TAS. In 2017, the NSW Valuer General ceased supplying owner first names, and as such, only a relatively small subset of NSW properties that have not transacted since 2017 could be analysed, meaning the results for NSW will be subject to a higher margin of error. Gender ownership was identified for 45.2% of dwellings across Australia.

Figure 2.2. Proportion of properties with gender assigned to owner(s), by AU states



Source: CoreLogic.

Organising the data

The data presented is the portion of properties observed that were owned by women, men or had joint ownership between men and women. The gender of ownership was identified at the property level, and then aggregated to different geographies in Australia and New Zealand.

For Australia, the boundaries analysed were aligned to the Australian Statistical Geography Standard (ASGS) for 2016, including states, Greater Capital City Statistical Areas (GCCSA) and Statistical Area Level 4 (SA4).

In New Zealand, the geographical boundaries used are the Regional Council areas and Territorial Authority (TA) regions.

For each region, the following rates of ownership are considered:



Female ownership

Where the first name of the owner (or owners) of a property have been classified as only female.



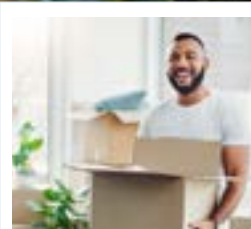
Male ownership

Where the first name of the owner (or owners) of a property have been classified as only male.



Sole female ownership

Where only one first name is associated with ownership of a property, and that owner is classified as a female.



Sole male ownership

Where only one first name is associated with ownership of a property, and that owner is classified as a male.



Property owned jointly by males and females

Where there is more than one gender-matched name associated with dwelling ownership, and a combination of male and female owners are identified.

The 'rate' of ownership type by these classifications is only proportional to the properties where a gender-matched name was linked to a dwelling. The following section describes the findings of these various ownership rates, where a gender-matched name has been associated with a dwelling.



The state of homeownership for women in Australia and New Zealand

Of the properties with a gender-owner match in Australia, 26.6% were fully owned by females (whether single or multiple), compared with 29.9% of property owned by males. In New Zealand, the female ownership rate was lower at 23.5%.

However, ownership of property with a male co-owner was higher amongst New Zealand females than Australian females, resulting in a higher overall proportion of New Zealand women with at least partial property ownership. The portion of male, female and mixed-gender ownership is summarised for each country in figure 3.0 below.

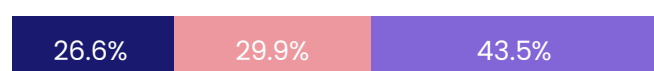
Figure 3.0. Portion of ownership by gender, Australia vs NZ

■ Joint male/female Ownership
■ Male Ownership
■ Female Ownership

New Zealand



Australia



Source: CoreLogic.

Across both countries, men had a higher overall share of property ownership, both in the rate of property exclusively owned by males, and in partial ownership of property.

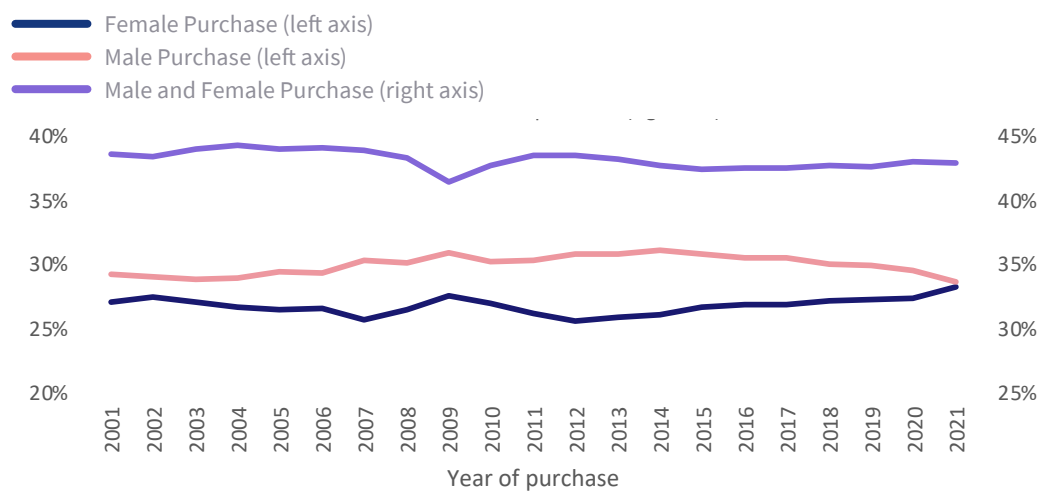
Another noteworthy observation, at the high level, is that exclusively male or female owned property generally implies sole ownership. Where the property was owned by one gender in Australia, around 92% of property owned by only men, or only women, had one owner name associated with it. In New Zealand, around 85% of properties associated with ownership by just males or just females were also associated with sole ownership. This implies a relatively low level of same-sex, joint ownership across both countries based on the CoreLogic sample.

The portion of property owned by women is higher than what was reported for Australia and New Zealand in 2021, at 26.2% and 20.3% respectively. However, as noted in the methodology section, the results from last year may not be directly comparable to this year, due to a refinement in the method over time.

However, another way to gauge female participation in dwelling ownership over time is to consider the current snapshot of owners relative to their purchase date for the property. Figures 4.1 and 4.2 show the portion of the current snapshot of ownership by purchases attributed to males, females, and males and females jointly over time.

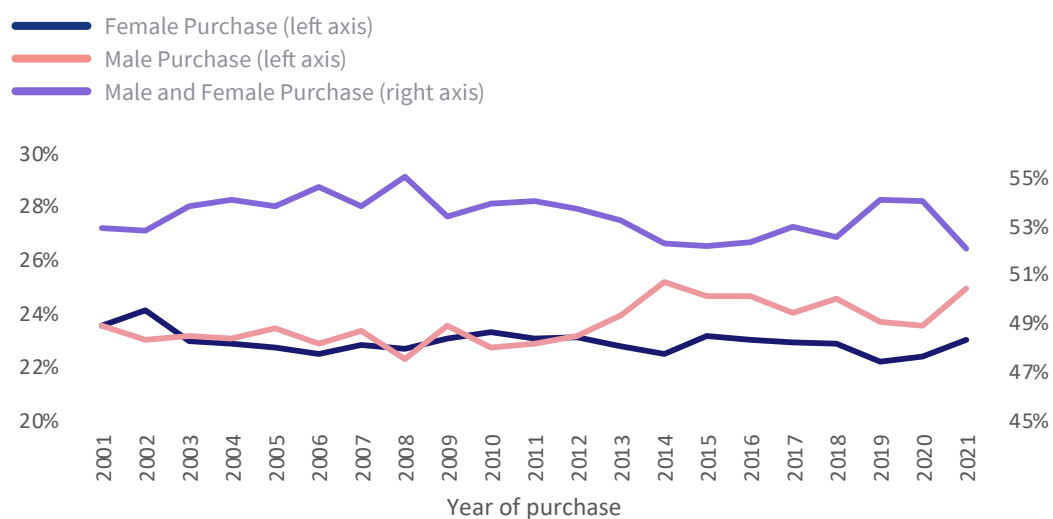


Figure 4.1. Portion of purchases by males, females and mixed ownership - Australia



Source: CoreLogic. Timeseries is derived from the current snapshot of properties analysed by the year purchased.

Figure 4.2. Portion of purchases by males, females and mixed ownership - New Zealand



Source: CoreLogic. Timeseries is derived from the current snapshot of properties analysed by the year purchased.

In Australia

28.3% of property purchases made in 2021 were by female owners, up from 27.4% in 2020 and 27.3% of purchases in 2019. The portion of Male purchases declined, from 29.6% in 2020 to 28.7% of purchases in 2021. The past decade has seen an average of 42.9% of joint male and female purchases, down slightly from the previous decade average of 43.5%.

In New Zealand

2021 saw 23.0% of purchases made by women, up from 22.4% in 2020 and 22.2% in 2019. However, males also saw a higher portion of purchases in these years from 23.6% in 2020 to 24.9% in 2021. Joint property purchases among men and women declined from 54.1% of properties transacted in 2020, to 52.1% in 2021. The graph shows that over time, there has been a subtle decline in the portion of properties purchased jointly by males and females, with the 2001-2010 decade average falling from 54% to an average of 53% between 2011 to 2020. In place of joint ownership, there has been a slightly more pronounced rise in the portion of purchases made by male owners.

In both countries

The portion of properties purchased solely by female owners has increased against a slight decline in the portion of joint male and female purchases. However, males still have a higher portion of purchases than females, with a particularly divergent trend in New Zealand.



Summary of Australian findings

Figure 5.0 summarises the portion of properties analysed by gender ownership type across Australia, as well as the states and GCCSA markets analysed. Across each of these broad geographic regions, the portion of residential property owned by women was smaller than the portion owned by men.



Figure 5.0. Portion of properties by gender ownership structure – Australia

Region Type	Region Name	Portion of property with female ownership	Portion of property with a sole female owner	Portion of property with male ownership	Portion of property with a sole male owner	Portion of property owned jointly by males and females
Country	Australia	26.6%	24.4%	29.9%	27.5%	43.5%
State	NSW	30.6%	28.8%	33.6%	31.2%	35.8%
State	VIC	28.7%	26.5%	30.8%	27.9%	40.5%
State	QLD	24.8%	22.8%	28.4%	26.2%	46.8%
State	WA	24.5%	22.4%	30.1%	28.0%	45.4%
State	NT	24.8%	22.9%	32.1%	29.9%	43.1%
Capital City	Greater Sydney	31.9%	30.0%	33.7%	31.3%	34.4%
Capital City	Greater Melbourne	29.3%	27.0%	31.8%	28.6%	38.9%
Capital City	Greater Brisbane	25.1%	22.9%	28.9%	26.4%	46.1%
Capital City	Greater Perth	25.1%	23.0%	30.2%	28.0%	44.7%
Capital City	Greater Darwin	24.0%	22.0%	32.6%	30.3%	43.4%
Rest of State	Rest of NSW	27.6%	26.2%	33.3%	31.1%	39.1%
Rest of State	Rest of Vic.	26.8%	24.9%	27.7%	25.9%	45.4%
Rest of State	Rest of Qld	24.6%	22.7%	27.9%	26.1%	47.5%
Rest of State	Rest of WA	21.7%	19.7%	29.6%	27.9%	48.6%
Rest of State	Rest of NT	28.4%	26.3%	30.0%	28.3%	41.6%

Source: CoreLogic.

Nation-wide, there is a 3 percentage point difference in the portion of properties owned by men and women, amounting to approximately 153,000 additional properties owned by men. Of those 153,000 properties, the largest volume of additional properties owned by men was in Queensland (close to 58,000).

As noted in the previous report, there is a larger difference in rates of home ownership by gender across states and territories with a higher concentration of the labour force in the resources sector, such as Queensland, the Northern Territory and Western Australia.

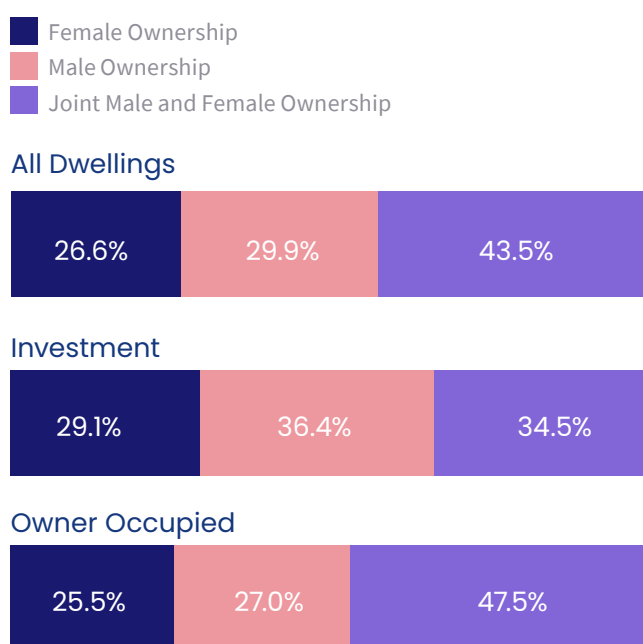
For example, in regional WA there was an 8.3 percentage point difference in the portion of properties owned by men and women. ABS data suggests that over the year to November 2021, women made up a relatively low portion of those employed in regional WA, at 44.7%, compared with 47.5% nationally. Only 13.3% of those employed in mining and construction sectors in regional WA were women. With higher labour force engagement and participation in highly compensated sectors, men employed in regional WA may have more exposure to property markets in regional WA (even as investments), and may have more purchasing power.

Meanwhile, the smallest differences in rates of home ownership were across Regional Victoria (where the rate of male home ownership was 1 percentage point higher than female ownership) and Greater Sydney (where the difference was 1.3 percentage points).

While regional Victoria saw a low discrepancy between male and female ownership, both rates were low when compared to joint ownership between men and women. In greater Melbourne for example, 38.9% of properties had joint ownership between men and women, compared with 45.4% of properties in regional Victoria. This may be due to the varied demographics and lifestyles of those in major metropolitan areas, for example younger, single people migrating to cities both internally and from overseas.

Of the total observed investment properties in Australia that had an associated gender match, 29.1% were owned by women, while 36.4% were owned by men. This disparity amounted to approximately 105,500 additional investment properties owned by men than women in Australia. This data suggests that around 70% of the discrepancy between male and female residential property ownership is accounted for by ownership of investment properties. The portion of investment properties owned by men was also higher than the rate of joint male and female ownership of investment properties (34.5%). A summary of gender ownership by owner-occupied and investment properties is presented in figure 6.0.

Figure 6.0 Gender ownership by investor and owner-occupied property - AU



Source: CoreLogic.

Another interesting dimension of the difference in male and female ownership was in property type. Of all the properties analysed, 76.7% of results were detached houses. Of the houses in Australia, women owned 24.0%, and had partial ownership of 71.5% of houses through joint ownership with men. Men had exclusive ownership of 28.5% of houses analysed in Australia, and at least part ownership of 76.0% of houses.

Of the properties owned by women in Australia, 69.3% were houses while houses made up 73.0% of the properties owned by men. Joint ownership between males and females had the highest portion of house ownership, at 83.9%.

There are a few key factors that can be attributed to higher levels of house ownership among men. The first is that male ownership is generally higher in markets dominated by detached house stock, such as in resource-based markets like Perth. However, even in markets with more gender parity, such as Greater Melbourne, men still owned a higher portion of houses (29.9%) than women (25.7%).

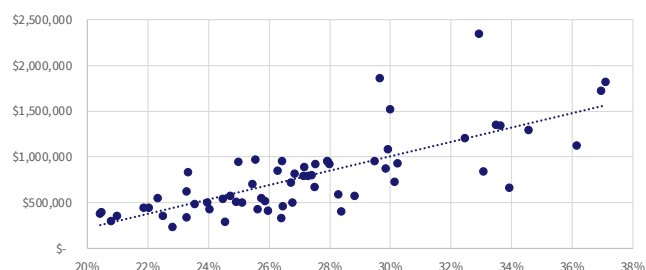
The findings have greater implications for the gender wealth gap between men and women, as houses have generally had greater capital appreciation over time. According to the CoreLogic Hedonic Home Value Index, as of January 2022 the 10 year annualised growth rates in Australian house values was 6.2% per annum, compared with 4.1% per annum for units.

As noted in the previous edition of this report, in Australia there is a more defined relationship between dwelling values and the rates of female only ownership than there is between male rates of ownership and values.

To assess this relationship, rates of male and female ownership are compared with median dwelling values at the SA4 level. 63 SA4 markets were analysed across NSW, Vic, Qld, WA and NT. Markets were only included where at least 5% of stock could be matched to a gender ownership type. A full list of ownership by gender is provided in appendix 2 of this report.

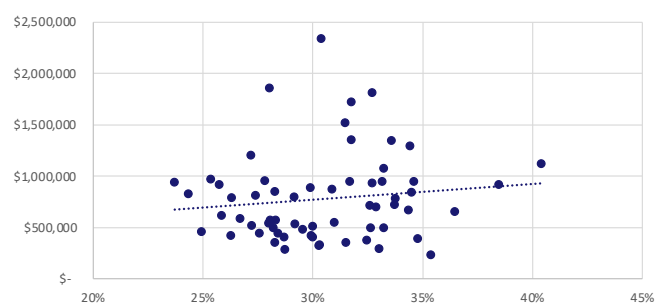
Figures 7.1 to 7.3 plot rates of dwelling ownership for women, men and joint ownership with median dwelling values across SA4 regions. Rates of female home ownership have a correlation coefficient of 0.75 with median dwelling values, compared with just 0.12 between male ownership and dwelling values. As seen in figure 7.3, there is an inverse relationship between rates of joint ownership between men and women and property values (which has a correlation coefficient of -0.6).

Figure 7.1. Rate of female ownership versus median value – SA4 Markets



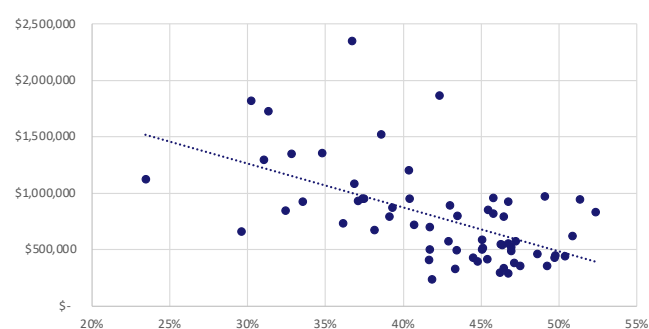
Source: CoreLogic.

Figure 7.2. Rate of male ownership versus median value – SA4 Markets



Source: CoreLogic.

Figure 7.3. Rate of joint male and female ownership versus median value – SA4 Markets



Source: CoreLogic.

Inferences can be made around these correlations from demographic information of SA4 markets. For example, areas with high dwelling values tend to have higher incomes. Previous findings around women and home ownership have suggested that at higher income levels, women may have a greater propensity to buy property than men⁷.

Many of the areas with high rates of female home ownership (and indeed higher rates of home ownership than men) are also those which have a greater concentration of unit stock. This reflects national findings, which suggest that of the properties analysed, women own more unit stock (35.2%) than men (34.7%). Given some of the barriers faced by women in achieving home ownership, such as generally having lower rates of pay, unit stock may attract more women as a relatively affordable housing option.

Higher value areas often also tend to be in more intensively developed inner urban or beachside locations, and those locations have more unit stock. It is possible that some women prefer a unit in a better location to a house in a less convenient location, assuming they have more limited budgets than their male counterparts do.



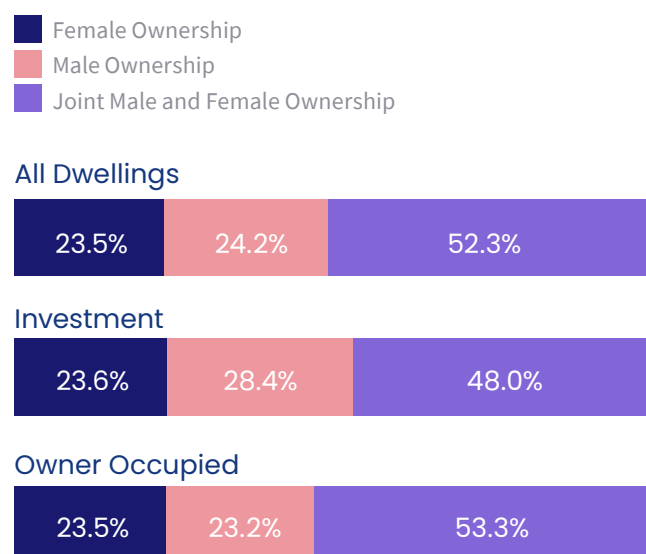
Summary of New Zealand findings

Nationwide, the findings for New Zealand show a smaller difference in the rate of male and female ownership of homes than in Australia. Females own an estimated 23.5% of housing in New Zealand, compared with 24.2% of males. This amounted to around 7,600 additional properties owned by males.

CoreLogic data suggests that, similarly to Australia, investment property plays a significant role in the discrepancy in ownership between men and women in New Zealand. Female ownership was associated with 23.6% of investment properties analysed, while males were associated with 28.4%. Based on the analysis, it is estimated that men own an additional 10,500 investment properties relative to women, while women have marginally higher ownership of owner occupied properties (23.5% compared to 23.2% owned by men, or close to 2,900 properties). Joint male and female ownership was dominant across both owner occupied and investment property. The portions of ownership by investment and owner occupied property are summarised below (figure 8.0).



Figure 8.0 Gender ownership by property type - New Zealand



Source: CoreLogic.

Figure 9.0 summarises the portion of properties analysed across New Zealand that have male, female or joint ownership between men and women.

Figure 9.0 Portion of properties by gender ownership structure – New Zealand

Region Type	Region Name	Portion of property with female ownership	Portion of property with a sole female owner	Portion of property with male ownership	Portion of property with a sole male owner	Portion of property owned jointly by males and females
New Zealand	New Zealand	23.5%	20.2%	24.2%	20.3%	52.3%
Region	Auckland	24.2%	20.7%	27.3%	22.0%	48.5%
Region	Bay of Plenty Region	22.8%	19.4%	21.1%	17.9%	56.2%
Region	Canterbury Region	23.1%	20.1%	23.8%	20.7%	53.1%
Region	Gisborne	28.3%	24.5%	24.8%	21.6%	46.9%
Region	Hawkes Bay Region	23.0%	19.6%	21.6%	18.0%	55.3%
Region	Manawatu-Wanganui Region	23.9%	20.7%	23.9%	20.6%	52.3%
Region	Northland Region	24.6%	21.4%	22.3%	19.2%	53.1%
Region	Otago Region	21.8%	18.7%	22.6%	19.4%	55.7%
Region	Southland Region	24.5%	21.1%	25.7%	23.1%	49.8%
Region	Taranaki Region	23.0%	20.0%	24.2%	21.1%	52.8%
Region	Tasman Nelson Marlborough	21.5%	18.4%	20.5%	17.7%	58.0%
Region	Waikato Region	23.1%	19.8%	23.1%	19.6%	53.8%
Region	Wellington Region	23.3%	20.0%	22.6%	19.0%	54.1%
Region	West Coast Region	22.4%	20.0%	30.5%	28.2%	47.1%

Source: CoreLogic.

Rates of female ownership ranged from a high of 28.3% in Gisborne, to 21.5% in the Tasman Nelson Marlborough region. The relationship between female ownership rates and typical dwelling values is a little less clear in New Zealand than in Australia. Broadly speaking, there is an inverse relationship between rates of home ownership for both males and females, and price. Quite unlike the Australian case, it is joint owners that have a higher propensity for property ownership in more expensive housing markets.

It is also worth noting that there are some exceptions to this relationship which more closely mirror the Australian case, such as high-density metropolitan markets, like Auckland, having a higher incidence of female ownership, despite traditionally being an expensive housing market. Of the female-owned properties identified in the Auckland City TA

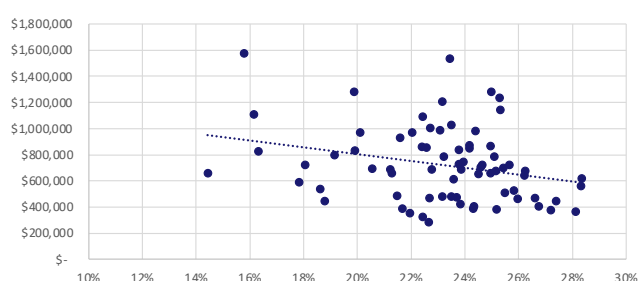
region, 45% were apartments, which is far higher than the average recorded across TA regions of 13%. This mirrors the pattern in female-owned properties in Australia, where the prevalence of female ownership in traditionally more 'expensive' markets could be a reflection of units providing a more affordable entry point.

Another notable exception is the relatively low rates of female home ownership in the West Coast region of New Zealand, where homes tend to be more 'affordable', but has a low female ownership rate. This disparity could be a reflection of property type, such as more standalone dwellings (the opposite of Auckland), as well as a reflection of the dominant industries in these areas, such as farming and mining, which tend to be more male oriented jobs.

Figures 10.1 to 10.3 show the relationship between rates of ownership by different gender type, and typical dwelling values across New Zealand TA regions. This reinforces the patterns that show higher rates of single-gender ownership are associated with more affordable markets.

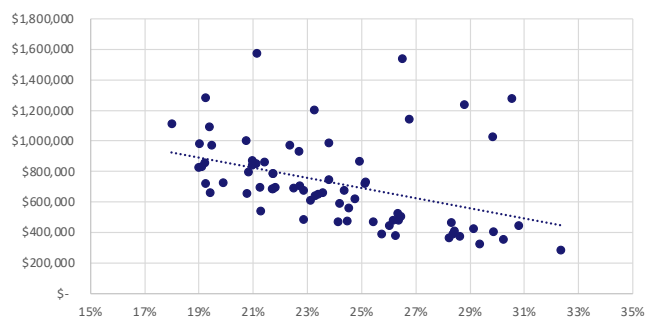
Joint male and female ownership is highest in Tasman/Nelson, Otago, and Bay of Plenty. Within these areas are very expensive towns and cities, including popular ‘retirement’ areas such as Nelson, Queenstown and Tauranga. High joint ownership rates may represent wealthier, retiring couples moving to these areas.

Figure 10.1. Rate of female ownership versus median value – TA Markets



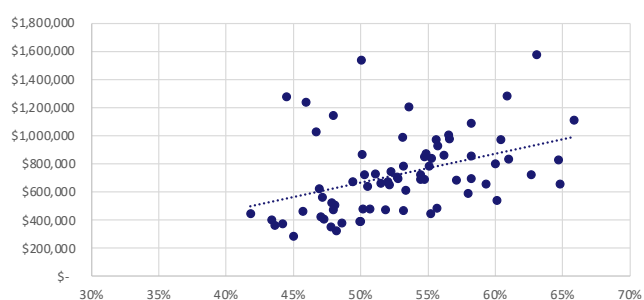
Source: CoreLogic.

Figure 10.2. Rate of male ownership versus median value – TA Markets



Source: CoreLogic.

Figure 10.3. Rate of joint male and female ownership versus median value – TA Markets



Source: CoreLogic.

The New Zealand findings reflect the importance of dual ownership when it comes to attaining home ownership in more expensive dwelling markets, reflecting high price growth and affordability challenges in the New Zealand market. As noted in the previous edition of this report, home ownership rates across both Australia and New Zealand are lowest for sole females, despite sole females being over-represented in single households, particularly single parent households.



What to take from the findings

As established last year, CoreLogic finds a greater portion of male ownership of property across Australia and New Zealand, with the lowest rate of ownership found amongst sole females. In the current environment of strong price growth, this could exacerbate wealth inequality between the genders, and make it harder for women to access the property market, particularly when they also face inequality in wages.

However, this edition of the report illuminates some additional factors in the discrepancy of property ownership. Women have a higher incidence of unit ownership, while men have higher rates of detached home ownership. Given that detached houses accumulate more value over time than units, this also points to potential wealth inequality within the sphere of ownership. Despite this, women do have higher rates of home ownership in Australia in more expensive, and what may be considered 'blue chip' markets, which is also reflected in women's high rates of ownership in Auckland.

Another interesting finding has been the role that investment property plays in the difference between home ownership in men and women. Investment property accounts for most of the discrepancy in male and female ownership in Australia, and accounts fully for the discrepancy in New Zealand.

2021 also saw institutions responding to housing market issues that disproportionately affect women. For example, the previous report highlighted the relatively low rates of property that were associated with one owner, and that the most common kind of home ownership was mixed-gendered. This suggested a particular disadvantage for women, who were under-represented in sole property ownership, despite being over-represented amongst single households.

In the Australian 2021-22 Federal Budget, the government introduced the 'Family Home Guarantee', which is aimed at supporting 10,000 eligible single parents into the housing market with a deposit as low as 2%. While this scheme is available for any gender, it will likely support more women, who made 63.5% of single parents in the 2016 census. Building upon this work may require greater assistance or education for women around investment strategies, or more policies targeting single women and parents to enter the market.



Appendix 1

Datasets used for matching available owner first names with gender

Data description	Accessed at	Data owner
US name-gender associations from 1879 to present	https://data.world/howarder/gender-by-name/ https://www.ssa.gov/oact/babynames/limits.html	Social Security Administration (US)
Most popular baby names 1944-2013 (South Australia)	https://data.sa.gov.au/data/dataset/popular-baby-names	South Australia Attorney-General's Department
Most popular baby names 1954 to 2017	https://smartstart.services.govt.nz/assets/files/Top-100-girls-and-boys-names-since-1954.xlsx https://www.dia.govt.nz/diawebsite.nsf/wpg_URL/Services-Births-Deaths-and-Marriages-Most-Popular-Male-and-Female-First-Names?OpenDocument	NZ Department of Internal Affairs
Supplementary name matches for ethnic names	https://gender-api.com/	GenderAPI
Most popular Maori baby names (NZ)	https://www.dia.govt.nz/press.nsf/d77da9b523f12931c-c256ac5000d19b6/98fbaca367aaef57cc25819a00791da3!OpenDocument	DIA.govt.nz

Appendix 2

Summary of ownership proportions by gender and region – Australia



Region Type	Region Name	Number of Properties Analysed	Portion owned exclusively by females	Portion owned exclusively by males	Portion owned by sole female	Portion owned by sole male	Portion owned by a mix of male and female
Country	Australia	4,604,944	26.6%	24.4%	29.9%	27.5%	43.5%
State	NSW	1,891,057	30.6%	28.8%	33.6%	31.2%	35.8%
State	VIC	1,634,024	28.7%	26.5%	30.8%	27.9%	40.5%
State	QLD	172,400	24.8%	22.8%	28.4%	26.2%	46.8%
State	WA	45,143	24.5%	22.4%	30.1%	28.0%	45.4%
State	NT	862,320	24.8%	22.9%	32.1%	29.9%	43.1%
Capital City	Greater Sydney	775,151	31.9%	30.0%	33.7%	31.3%	34.4%
Capital City	Greater Melbourne	36,061	29.3%	27.0%	31.8%	28.6%	38.9%
Capital City	Greater Brisbane	1,438,078	25.1%	22.9%	28.9%	26.4%	46.1%
Capital City	Greater Perth	701,640	25.1%	23.0%	30.2%	28.0%	44.7%
Capital City	Greater Darwin	120,624	24.0%	22.0%	32.6%	30.3%	43.4%
Rest of State	Rest of NSW	51,776	27.6%	26.2%	33.3%	31.1%	39.1%
Rest of State	Rest of Vic.	9,082	26.8%	24.9%	27.7%	25.9%	45.4%
Rest of State	Rest of Qld	858,873	24.6%	22.7%	27.9%	26.1%	47.5%
Rest of State	Rest of WA	452,979	21.7%	19.7%	29.6%	27.9%	48.6%
Rest of State	Rest of NT	160,680	28.4%	26.3%	30.0%	28.3%	41.6%
SA4 Region	Sydney - Eastern Suburbs	9,504	37.1%	34.9%	32.7%	30.8%	30.2%
SA4 Region	Sydney - North Sydney and Hornsby	10,937	37.0%	35.1%	31.7%	29.6%	31.3%
SA4 Region	Sydney - City and Inner South	10,970	36.2%	34.3%	40.4%	37.9%	23.5%
SA4 Region	Sydney - Ryde	4,431	34.6%	32.6%	34.4%	31.9%	31.0%
SA4 Region	Melbourne - Inner	253,379	33.9%	31.7%	36.5%	33.1%	29.6%
SA4 Region	Sydney - Inner West	8,641	33.6%	31.2%	33.6%	31.1%	32.8%
SA4 Region	Melbourne - Inner East	113,456	33.5%	31.1%	31.7%	27.8%	34.8%
SA4 Region	Newcastle and Lake Macquarie	7,790	33.1%	31.7%	34.5%	33.5%	32.5%
SA4 Region	Sydney - Northern Beaches	6,347	32.9%	31.3%	30.4%	28.9%	36.7%
SA4 Region	Melbourne - Inner South	136,799	32.5%	30.4%	27.2%	24.7%	40.4%
SA4 Region	Central Coast	5,302	32.3%	30.9%	31.6%	30.0%	36.1%
SA4 Region	Perth - Inner	64,722	30.2%	28.4%	32.7%	30.3%	37.1%
SA4 Region	Brisbane Inner City	105,253	30.1%	28.3%	33.7%	31.0%	36.1%
SA4 Region	Sydney - Sutherland	5,320	30.0%	28.5%	31.5%	29.8%	38.6%
SA4 Region	Sydney - Inner South West	16,506	29.9%	27.8%	33.2%	30.1%	36.9%
SA4 Region	Sydney - Outer West and Blue Mountains	6,328	29.9%	28.4%	30.9%	29.4%	39.3%
SA4 Region	Sydney - Baulkham Hills and Hawkesbury	4,676	29.6%	28.0%	28.0%	25.9%	42.3%
SA4 Region	Illawarra	6,557	29.5%	28.0%	33.2%	31.7%	37.4%
SA4 Region	Sydney - Outer South West	4,423	28.9%	27.6%	33.0%	31.4%	38.1%
SA4 Region	Ballarat	49,348	28.8%	26.8%	28.3%	26.2%	42.9%
SA4 Region	Northern Territory - Outback	9,082	28.4%	26.3%	30.0%	28.3%	41.6%
SA4 Region	Bendigo	45,494	28.3%	26.2%	26.7%	24.9%	45.1%
SA4 Region	Sydney - Parramatta	10,703	28.0%	26.0%	38.5%	34.2%	33.6%
SA4 Region	Sydney - South West	10,363	27.9%	25.6%	34.6%	31.7%	37.5%
SA4 Region	Brisbane - South	109,426	27.9%	25.4%	31.7%	28.0%	40.4%
SA4 Region	Mid North Coast	3,832	27.8%	26.3%	31.3%	29.2%	40.9%

Appendix 2

Summary of ownership proportions by gender and region – Australia



Region Type	Region Name	Number of Properties Analysed	Portion owned exclusively by females	Portion owned exclusively by males	Portion owned by sole female	Portion owned by sole male	Portion owned by a mix of male and female
SA4 Region	Sydney - Blacktown	6,173	27.7%	25.8%	33.7%	31.5%	38.6%
SA4 Region	Southern Highlands and Shoalhaven	3,370	27.6%	26.3%	31.7%	29.8%	40.7%
SA4 Region	Mornington Peninsula	109,394	27.5%	25.4%	25.7%	23.8%	46.8%
SA4 Region	Melbourne - West	218,153	27.5%	24.9%	34.3%	31.0%	38.2%
SA4 Region	Melbourne - North East	144,019	27.4%	24.9%	29.1%	26.2%	43.5%
SA4 Region	Geelong	100,241	27.3%	25.2%	26.3%	24.4%	46.4%
SA4 Region	Richmond - Tweed	5,157	27.2%	25.8%	29.9%	27.8%	43.0%
SA4 Region	Melbourne - South East	209,937	27.1%	24.4%	33.8%	30.0%	39.1%
SA4 Region	Gold Coast	223,972	26.8%	24.7%	27.4%	25.2%	45.8%
SA4 Region	Warrnambool and South West	35,549	26.8%	24.9%	28.2%	26.4%	45.0%
SA4 Region	Melbourne - North West	106,054	26.7%	24.5%	32.6%	29.7%	40.7%
SA4 Region	Far West and Orana	2,185	26.5%	24.7%	34.5%	31.6%	39.0%
SA4 Region	Toowoomba	49,868	26.5%	24.5%	24.9%	23.3%	48.6%
SA4 Region	Melbourne - Outer East	146,887	26.4%	24.2%	27.8%	24.5%	45.8%
SA4 Region	North West	42,334	26.4%	24.6%	30.3%	28.3%	43.3%
SA4 Region	Brisbane - North	72,540	26.3%	24.3%	28.3%	25.9%	45.4%
SA4 Region	Hunter Valley exc Newcastle	4,222	26.2%	25.1%	34.4%	32.3%	39.4%
SA4 Region	Shepparton	34,483	26.0%	24.1%	28.7%	26.9%	45.4%
SA4 Region	Hume	49,021	25.9%	23.8%	27.2%	25.4%	47.0%
SA4 Region	Latrobe - Gippsland	96,509	25.8%	23.9%	28.0%	26.3%	46.3%
SA4 Region	Coffs Harbour - Grafton	2,343	25.7%	24.7%	45.8%	41.0%	28.5%
SA4 Region	Cairns	86,313	25.6%	23.7%	29.9%	27.8%	44.5%
SA4 Region	Brisbane - West	58,737	25.6%	23.5%	25.4%	22.9%	49.1%
SA4 Region	Riverina	2,756	25.5%	24.1%	33.4%	31.0%	41.2%
SA4 Region	Capital Region	4,831	25.4%	23.7%	32.9%	30.4%	41.7%
SA4 Region	Central West	3,722	25.2%	24.0%	33.0%	30.1%	41.8%
SA4 Region	Perth - South East	164,188	25.1%	22.9%	33.2%	30.5%	41.7%
SA4 Region	Sunshine Coast	138,701	25.0%	23.0%	23.7%	22.1%	51.3%
SA4 Region	Perth - North East	89,792	24.9%	22.5%	30.0%	27.8%	45.1%
SA4 Region	Murray	2,269	24.7%	22.8%	29.0%	26.8%	46.3%
SA4 Region	Perth - North West	190,685	24.7%	22.7%	28.1%	26.1%	47.2%
SA4 Region	Darling Downs - Maranoa	34,094	24.5%	22.6%	28.7%	27.1%	46.7%
SA4 Region	Perth - South West	149,245	24.5%	22.4%	29.2%	27.3%	46.3%
SA4 Region	New England and North West	2,742	24.3%	22.8%	32.9%	29.8%	42.8%
SA4 Region	Wide Bay	104,396	24.0%	22.0%	26.3%	24.7%	49.7%
SA4 Region	Darwin	36,061	24.0%	22.0%	32.6%	30.3%	43.4%
SA4 Region	Ipswich	106,779	23.5%	21.2%	29.5%	27.2%	46.9%
SA4 Region	Brisbane - East	79,386	23.3%	21.3%	24.3%	22.5%	52.4%
SA4 Region	Townsville	76,389	23.3%	21.5%	30.3%	28.6%	46.4%
SA4 Region	Moreton Bay - North	77,523	23.3%	21.1%	25.9%	24.1%	50.9%
SA4 Region	Queensland - Outback	14,648	22.8%	21.1%	35.4%	33.9%	41.8%
SA4 Region	Western Australia - Wheat Belt	43,773	22.5%	20.4%	28.3%	26.6%	49.2%
SA4 Region	Logan - Beaudesert	103,426	22.3%	20.1%	31.0%	28.4%	46.7%
SA4 Region	Bunbury	66,597	22.0%	19.8%	27.6%	25.9%	50.4%

Appendix 2



Summary of ownership proportions by gender and region – Australia

Region Type	Region Name	Number of Properties Analysed	Portion owned exclusively by females	Portion owned exclusively by males	Portion owned by sole female	Portion owned by sole male	Portion owned by a mix of male and female
SA4 Region	Mandurah	43,008	21.9%	19.7%	28.4%	26.6%	49.8%
SA4 Region	Moreton Bay - South	62,081	21.1%	19.0%	24.9%	22.9%	54.0%
SA4 Region	Central Queensland	74,523	21.0%	19.1%	31.5%	29.9%	47.5%
SA4 Region	Western Australia - Outback (South)	36,795	20.8%	18.9%	33.0%	31.2%	46.2%
SA4 Region	Western Australia - Outback (North)	13,515	20.5%	18.6%	34.8%	32.8%	44.8%
SA4 Region	Mackay - Isaac - Whitsunday	55,969	20.4%	18.6%	32.5%	30.7%	47.1%



Appendix 3

Summary of ownership proportions by gender and region – New Zealand

Region Type	Region Name	Number of Properties Analysed	Portion owned exclusively by females	Portion owned exclusively by males	Portion owned by sole female	Portion owned by sole male	Portion owned by a mix of male and female
New Zealand	New Zealand	1,171,868	23.5%	20.2%	24.2%	20.3%	52.3%
Region	Auckland	339,653	24.2%	20.7%	27.3%	22.0%	48.5%
Region	Bay of Plenty Region	93,647	22.8%	19.4%	21.1%	17.9%	56.2%
Region	Canterbury Region	182,491	23.1%	20.1%	23.8%	20.7%	53.1%
Region	Gisborne	9,581	28.3%	24.5%	24.8%	21.6%	46.9%
Region	Hawkes Bay Region	59,666	23.0%	19.6%	21.6%	18.0%	55.3%
Region	Manawatu-Wanganui Region	82,991	23.9%	20.7%	23.9%	20.6%	52.3%
Region	Northland Region	39,699	24.6%	21.4%	22.3%	19.2%	53.1%
Region	Otago Region	70,460	21.8%	18.7%	22.6%	19.4%	55.7%
Region	Southland Region	27,357	24.5%	21.1%	25.7%	23.1%	49.8%
Region	Taranaki Region	30,728	23.0%	20.0%	24.2%	21.1%	52.8%
Region	Tasman Nelson Marlborough	45,163	21.5%	18.4%	20.5%	17.7%	58.0%
Region	Waikato Region	129,630	23.1%	19.8%	23.1%	19.6%	53.8%
Region	Wellington Region	138,540	23.3%	20.0%	22.6%	19.0%	54.1%
Region	West Coast Region	9,645	22.4%	20.0%	30.5%	28.2%	47.1%
Territorial Authority	Gisborne District	9,581	28.3%	24.5%	24.8%	21.6%	46.9%
Territorial Authority	Whanganui District	13,205	28.3%	25.2%	24.5%	21.6%	47.2%
Territorial Authority	Wairoa District	1,821	28.1%	24.4%	28.2%	24.8%	43.7%
Territorial Authority	South Waikato District	5,566	27.4%	24.9%	30.8%	28.8%	41.8%
Territorial Authority	Waitomo District	1,600	27.2%	23.6%	28.6%	25.9%	44.2%
Territorial Authority	Kawerau District	2,120	26.8%	24.3%	29.9%	28.1%	43.4%
Territorial Authority	Invercargill City	17,089	26.6%	23.1%	25.4%	23.2%	48.0%
Territorial Authority	Rotorua District	16,442	26.2%	22.8%	24.4%	21.5%	49.4%
Territorial Authority	Hauraki District	4,821	26.2%	23.0%	23.3%	20.6%	50.5%
Territorial Authority	Tararua District	4,005	26.0%	22.9%	28.3%	25.8%	45.7%
Territorial Authority	Otorohanga District	1,340	25.8%	21.9%	26.3%	23.3%	47.8%
Territorial Authority	Carterton District	2,324	25.7%	23.2%	19.9%	17.6%	54.5%
Territorial Authority	Opotiki District	1,676	25.5%	22.5%	26.4%	23.3%	48.1%
Territorial Authority	Whakatane District	7,721	25.4%	22.2%	21.8%	19.3%	52.8%
Territorial Authority	Nelson City	20,819	21.5%	20.6%	18.6%	17.7%	58.0%
Territorial Authority	Wellington City	67,123	21.5%	22.3%	18.5%	18.4%	56.3%
Territorial Authority	Kapiti Coast District	24,424	21.5%	18.4%	18.1%	15.5%	60.2%
Territorial Authority	Rotorua District	26,500	21.3%	21.9%	18.1%	18.8%	56.8%



Appendix 3

Summary of ownership proportions by gender and region – New Zealand

Region Type	Region Name	Number of Properties Analysed	Portion owned exclusively by females	Portion owned exclusively by males	Portion owned by sole female	Portion owned by sole male	Portion owned by a mix of male and female
Territorial Authority	Auckland - Waitakere	47,454	25.3%	21.7%	26.7%	22.2%	48.0%
Territorial Authority	Auckland - City	105,762	25.3%	21.8%	28.8%	23.0%	45.9%
Territorial Authority	Gore District	3,604	25.2%	21.8%	26.3%	23.8%	48.6%
Territorial Authority	Masterton District	7,212	25.2%	21.7%	22.9%	20.2%	52.0%
Territorial Authority	Whangarei District	21,127	25.1%	21.9%	21.7%	18.7%	53.2%
Territorial Authority	Auckland - Manukau	64,585	25.0%	21.2%	30.6%	24.1%	44.5%
Territorial Authority	Hamilton City	39,660	25.0%	21.3%	24.9%	20.9%	50.1%
Territorial Authority	Horowhenua District	10,987	25.0%	22.0%	23.6%	20.8%	51.5%
Territorial Authority	Christchurch City	114,155	24.6%	21.6%	25.1%	21.6%	50.3%
Territorial Authority	Dunedin City	37,119	24.6%	21.5%	22.7%	20.0%	52.7%
Territorial Authority	Far North District	13,265	24.5%	21.2%	23.4%	20.3%	52.1%
Territorial Authority	Kapiti Coast District	17,978	24.4%	20.7%	19.0%	16.2%	56.6%
Territorial Authority	Ruapehu District	3,547	24.3%	21.1%	28.4%	25.4%	47.3%
Territorial Authority	Waimate District	1,667	24.3%	21.9%	25.7%	24.4%	50.0%
Territorial Authority	Napier City	18,292	24.2%	20.6%	21.0%	17.5%	54.9%
Territorial Authority	Hastings District	18,426	24.2%	20.5%	21.1%	17.2%	54.7%
Territorial Authority	Palmerston North City	22,692	23.9%	20.6%	23.8%	20.1%	52.3%
Territorial Authority	Matamata-Piako District	7,414	23.9%	20.5%	21.7%	18.5%	54.4%
Territorial Authority	South Taranaki District	6,484	23.8%	21.0%	29.1%	26.5%	47.0%
Territorial Authority	Waikato District	9,919	23.8%	20.3%	25.1%	22.1%	51.1%
Territorial Authority	Nelson City	16,165	23.8%	20.8%	21.0%	18.3%	55.3%
Territorial Authority	Timaru District	13,660	23.7%	21.0%	24.5%	22.1%	51.8%
Territorial Authority	Central Hawke's Bay District	3,402	23.6%	20.5%	23.1%	19.8%	53.3%
Territorial Authority	Auckland - Papakura	13,186	23.5%	20.2%	29.8%	24.0%	46.7%
Territorial Authority	Rangitikei District	3,497	23.5%	20.5%	26.4%	23.2%	50.2%
Territorial Authority	Far North District	34,049	17.7%	22.3%	15.2%	19.0%	59.9%
Territorial Authority	Waitomo District	4,845	17.5%	23.2%	14.6%	20.1%	59.3%
Territorial Authority	Rangitikei District	7,250	17.5%	25.1%	15.1%	20.4%	57.4%

Appendix 3

Summary of ownership proportions by gender and region – New Zealand



Region Type	Region Name	Number of Properties Analysed	Portion owned exclusively by females	Portion owned exclusively by males	Portion owned by sole female	Portion owned by sole male	Portion owned by a mix of male and female
Territorial Authority	Auckland - North Shore	56,299	23.4%	20.1%	26.5%	21.2%	50.1%
Territorial Authority	Kaipara District	5,307	23.2%	20.1%	21.7%	18.6%	55.1%
Territorial Authority	Wellington City	52,304	23.2%	19.9%	23.3%	19.1%	53.6%
Territorial Authority	Stratford District	2,176	23.2%	20.9%	26.2%	22.8%	50.7%
Territorial Authority	Lower Hutt City	26,812	23.1%	19.6%	23.8%	19.9%	53.1%
Territorial Authority	New Plymouth District	22,068	22.8%	19.7%	22.5%	19.3%	54.7%
Territorial Authority	Porirua City	12,697	22.7%	19.0%	20.8%	17.8%	56.5%
Territorial Authority	Waitaki District	7,115	22.7%	20.1%	24.1%	21.4%	53.2%
Territorial Authority	Buller District	3,173	22.7%	19.9%	32.3%	29.4%	45.0%
Territorial Authority	Waipa District	11,239	22.6%	19.4%	19.2%	16.4%	58.2%
Territorial Authority	Grey District	4,131	22.4%	20.2%	29.3%	27.5%	48.2%
Territorial Authority	Tauranga City	42,477	22.4%	18.9%	19.4%	16.3%	58.2%
Territorial Authority	South Wairarapa District	3,297	22.4%	19.4%	21.4%	18.1%	56.2%
Territorial Authority	Auckland - Franklin	11,550	22.0%	18.8%	22.4%	18.8%	55.6%
Territorial Authority	Westland District	2,341	22.0%	19.5%	30.2%	27.8%	47.8%
Territorial Authority	Clutha District	4,670	21.7%	19.1%	28.4%	26.0%	50.0%
Territorial Authority	Upper Hutt City	11,911	21.6%	18.6%	22.7%	19.4%	55.7%
Territorial Authority	Ashburton District	8,131	21.5%	18.1%	22.9%	20.6%	55.7%
Territorial Authority	Waimakariri District	14,903	21.3%	18.1%	19.4%	17.3%	59.3%
Territorial Authority	Manawatu District	7,054	21.2%	18.3%	21.7%	19.0%	57.1%
Territorial Authority	Marlborough District	15,611	20.5%	17.4%	21.3%	18.2%	58.2%
Territorial Authority	Western Bay of Plenty District	8,983	20.1%	16.6%	19.5%	16.1%	60.4%
Territorial Authority	Tasman District	13,387	19.9%	16.7%	19.1%	16.3%	61.0%
Territorial Authority	Auckland - Rodney	30,898	19.9%	16.6%	19.3%	15.4%	60.9%
Territorial Authority	Taupo District	14,228	19.2%	15.9%	20.8%	16.9%	60.0%
Territorial Authority	Southland District	6,664	18.8%	15.5%	26.0%	22.6%	55.2%
Territorial Authority	Hurunui District	3,431	18.6%	16.3%	21.3%	18.8%	60.1%
Territorial Authority	Central Otago District	7,491	18.1%	14.5%	19.3%	15.9%	62.7%
Territorial Authority	Kaikoura District	1,195	17.8%	15.3%	24.2%	20.3%	58.0%
Territorial Authority	Selwyn District	16,197	16.3%	13.4%	19.0%	16.3%	64.7%
Territorial Authority	Thames-Coromandel District	17,401	16.2%	13.1%	18.0%	14.2%	65.9%
Territorial Authority	Queenstown-Lakes District	14,065	15.8%	12.8%	21.1%	16.6%	63.1%
Territorial Authority	Mackenzie District	2,037	14.4%	11.5%	20.8%	17.2%	64.8%

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