



Building Momentum with people in mind

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What does the *wellbeing* of people mean for BRANZ

“Wellbeing is *everything* that matters about being human.”

Anne Duncan, BRANZ

What does the *wellbeing* of people mean for BRANZ

“...Ability to be yourself, experienced wellbeing, family wellbeing, hope for the future, life satisfaction, locus of control, sense of purpose...”

Stats NZ on Subjective Wellbeing

Wellbeing Research at BRANZ

We apply two distinct wellbeing lenses to building and construction in Aotearoa

The wellbeing of the people who earn their livelihood in the industry – **those building homes**

The wellbeing experience of the occupants - **people living in those homes**

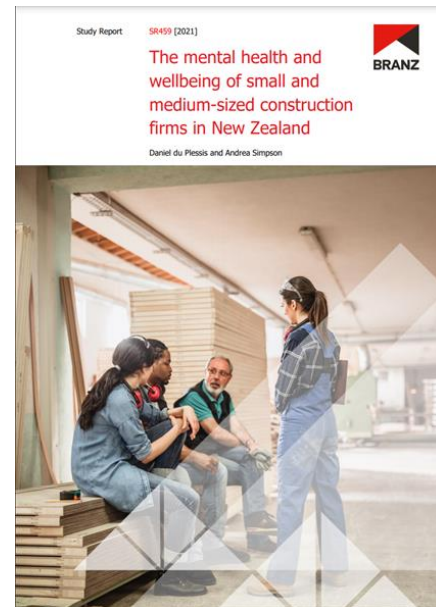
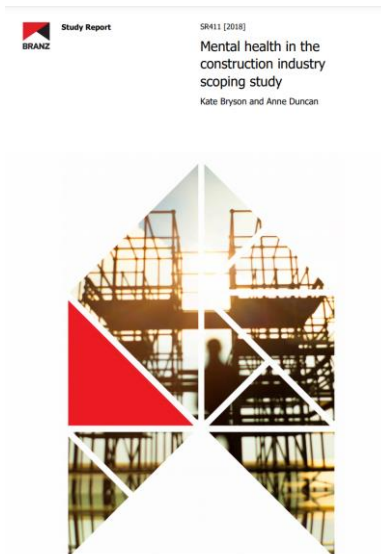


Challenging Aotearoa NZ to create a building system that delivers better outcomes for all

Wellbeing Research at BRANZ



The wellbeing of the people who earn their livelihood in the industry – **those building homes**



Wellbeing Research at BRANZ



The wellbeing experience of the occupants - **people living in those homes**

“We shape our buildings; thereafter, they shape us” – Winston Churchill

Wellbeing Research at BRANZ

Building for Wellbeing: Measuring outcomes

Wellbeing and our buildings

By [Michael Nuth](#) - 1 December 2020, [Build 181](#)

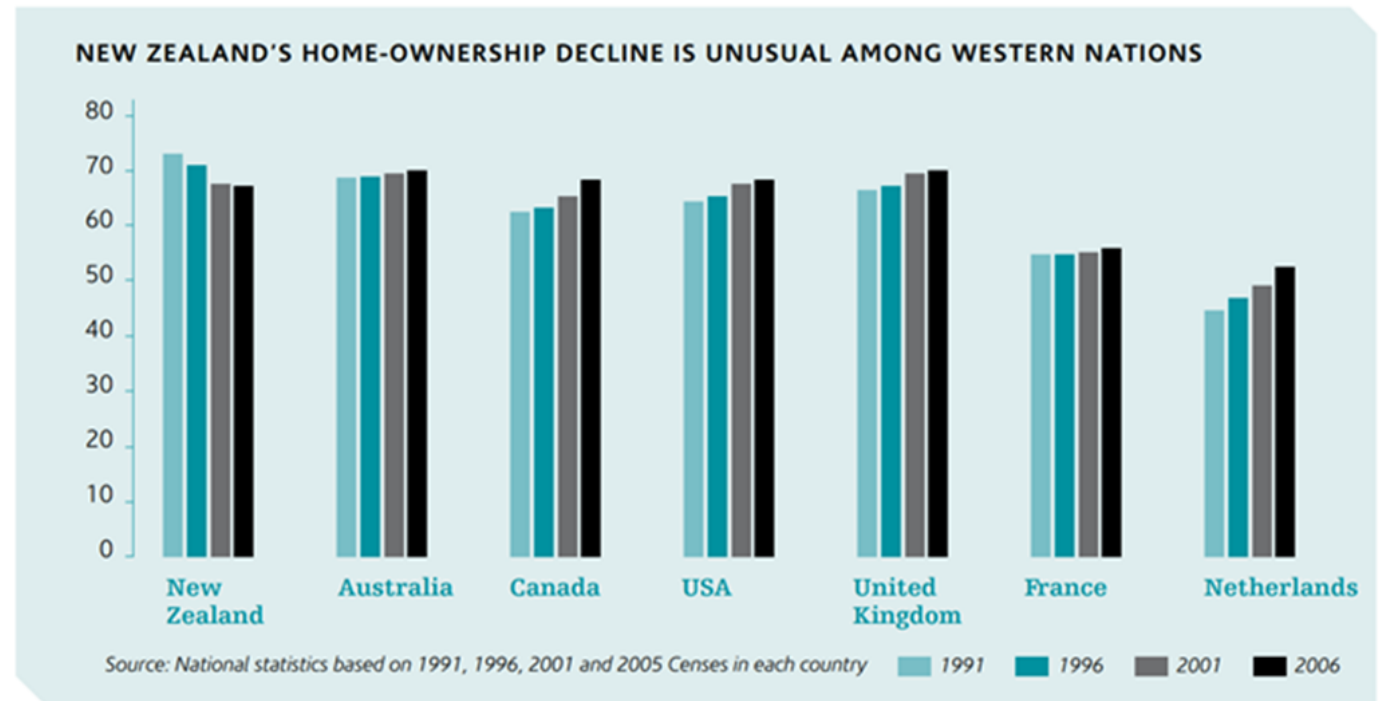
Wellbeing is now a key government policy, but what does this mean for the construction industry? BRANZ research suggests a mobile app to collect enduser satisfaction levels could be a new measure of building performance.

- We will apply these metrics by collecting data about the impact of the built environment on the wellbeing of end users via a digital (mobile) application.
- Kāinga Ora is one of BRANZ's key stakeholders supporting our proposed work in this area as a potential end user of the app.
- Kāinga Ora has offered to participate in a trial of the application.

Wellbeing Research at BRANZ

Landlords of the Future

An evidence-based exploration of the likely demand for rental accommodation, the likely providers of that accommodation, and what that is likely to mean in terms of the housing landscape facing New Zealanders in 2060



Wellbeing Research at BRANZ

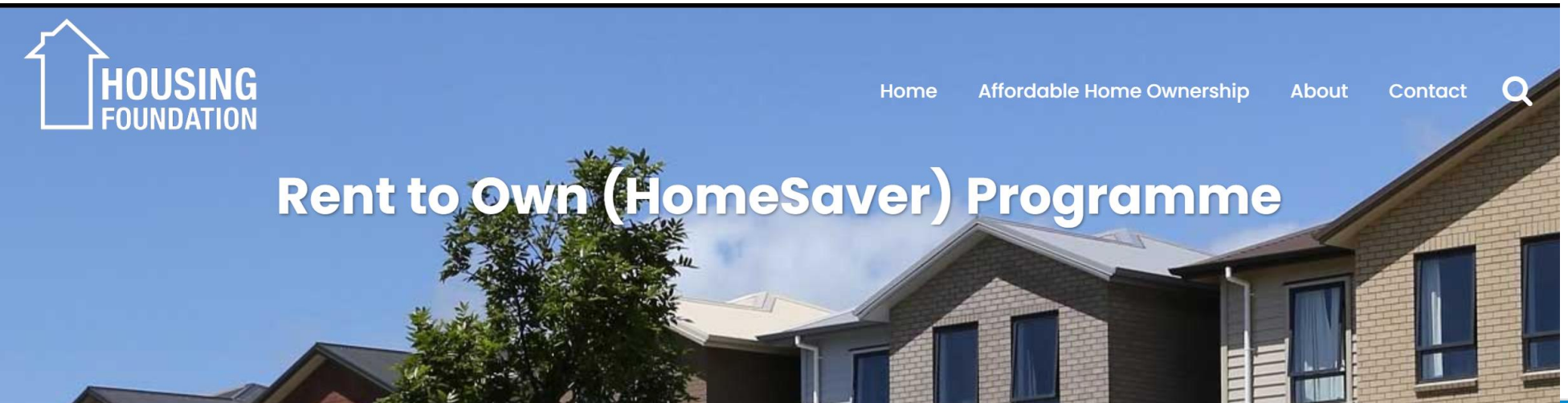


Study Report SR390 (2018)
Building to rent
Matthew Curtis and Nick Brunson



Inflation nudges higher, with those on lower incomes likely to have been hit hardest ▶

Tom Pullar-Strecker · 10:50, Apr 21 2021



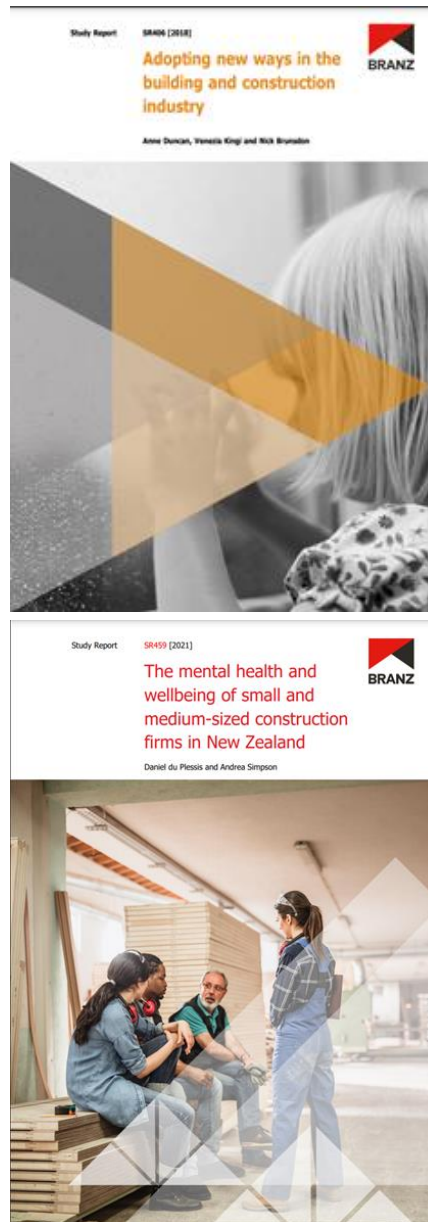
Rent to Own (HomeSaver) Programme

Should Property Management Companies be Regulated?



Building Momentum from a Wellbeing Perspective

What have we learned to date?



- We have known since time began that buildings affect people, but we haven't done too much about that on the whole. Buildings have been designed for functionality.
- What needs to change is behaviour.
- The barriers to behaviour change include:
 - Cost
 - Education and skill levels
 - Regulation
 - Social inertia
- Our challenge is two-fold:
 - To provide practical guidance.
 - To support people to want to change.

“...although almost all respondents to a November 2020 construction industry survey were confident in their business management skills, little more than a third confessed that they had not done any form of business management training...”

Building Momentum from a Wellbeing Perspective

Some of our concerns

The future social cost of not Building Momentum...

- Based on historic patterns and future trends, a much larger proportion of New Zealanders will be reliant on social housing (housing built and provided by the Government)...
- More people will be renting for life
- Consolidated build-to-rent and rent-to-own models (not linked to market movements)
- Less travel, more remote working, green space, pet ownership, community gardens...
- Stricter enforcement of rental regulations

Questions?

