

Vacant Kāinga Ora Properties by Reason as at 30 September 2023



		Short Te	erm²	Long Term				
	Total Vacant⁴	Ready to let	Under Repair	Temporary Accommodation ⁷	Pending Decision	Renewal & Maintenance ⁶	Pending Redevelopment	SLED ³
State Rentals	3,964	602	466	293	592	877	606	528
Community Group Housing ¹	49	17	21	3	5	1	-	2
Total ⁸	4,013	619	487	296	597	878	606	530

FOOTNOTES:

- ¹Community Group Housing provides properties and assistance in gaining access to houses to groups who support people in the community.
- ² Short Term vacants are those that are (or soon to be) available for new tenants.
- ³ SLED (Sale, Lease Expiry, Demolition) are properties on their way out of the portfolio. Of these, 458 are pending demolition for redevelopment or are earthquake prone or fire damaged requiring demolition, 58 are lease expiries, and 14 are pending sale. The SLED total does not include transitional housing properties.
- ⁴ Kāinga Ora properties may be owned by Kāinga Ora or leased by Kāinga Ora from the owner.
- ⁵ Managed stock that is unavailable for letting where a decision is required. Properties may move from this category to any other long vacant term category.
- ⁶ Includes 33 methamphetamine contaminated houses. Another six properties were suspected of contamination and are due for testing.
- ⁷ Properties kept available for customers whose homes are undergoing significant maintenance or retrofit work.
- ⁸ Figures include the remaining 21 NPH in Greys Ave / Te Mātāwai in the count of public homes.



Vacant Kāinga Ora Rental Properties by Territorial Local Authority as at 30 September 2023



								omes and Cor	IIIIIuiiiiies
			Short Term ² Long Term						
Territorial Local Authority¹	Total Units	Total Vacant	Ready to let	Under Repair	Temp. Accomod- ation ⁶	Pending Decision⁴	Renewal & Maintenance⁵	Pending Redevelop -ment	SLED ³
Ashburton District	222	36	_	3	13	1	2	11	6
Auckland	31,085	1,573	298	163	15	395	285	298	119
Buller District	116	22	1	4	_	1	11	3	2
Central Hawke's Bay District	44	2	_	_	_	_	_	_	2
Central Otago District	19	_	_	_	_	_	_	_	-
Christchurch City	6,719	194	35	33	21	49	14	20	22
Clutha District	27	_	_	_	_	_	_	_	_
Dunedin City	1,425	91	13	14	12	1	8	7	36
Far North District	673	32	5	9	_	_	16	_	2
Gisborne District	1,309	62	1	10	17	1	14	16	3
Gore District	38			_	_	_	_	_	_
Grey District	141	20	2	4	4	_	7	1	2
Hamilton City	3,462	170	20	28	_	22	16	76	8
Hastings District	1,357	57	7	11	20	_	6	11	2
Hauraki District	109	7	1	_	2	2	2	_	_
Horowhenua District	186	15	_	1	10	_	4	_	_
Hurunui District	24	_	_	_	_	_	_	_	_
Invercargill City	397	30		6	15	_	7	_	2
Kaikoura District	24	1	_	_	_	_	1	_	_
Kaipara District	118	4	3	_	_	_	1	_	_
Kapiti Coast District	213	11	2	3	_	_	1	_	5
Kawerau District	40	2	_	_	1	_	1		_
Lower Hutt City	3,498	339	27	13	26	42	170	39	22
Manawatu District	157	6	2	1	2	_	1		_
Marlborough District	503	50	3	6	9		7	21	4
Masterton District	27	2	1	1	_	_	_	_	_
Matamata-Piako District	185	14	3	_	_	_	4	7	_
Napier City	1,518	115	1	10	10	_	19	22	53
Nelson City	709	55	6	11	5	2	15	16	_
New Plymouth District	950	35	_	5	16	2	10	_	2
Opotiki District	111	19	4	2	2	_	_	_	11
Otorohanga District	35	1	_	1	_	_	_	_	_
Palmerston North City	1,506	100	3	8	14	4	42	7	22
Porirua City	1,959	116	31	30	3		26	1	25
Queenstown- Lakes District	13	_	_	_	_	_	_	_	_

Rangitikei District	50	5	_	3	1	_	_	_	1
Rotorua District	774	78	14	27	7	2	3	1	24
Ruapehu District	86	9	_	1	_	_	3		5
Selwyn District	22	_	_	_	_	_	_	_	_
South Taranaki District	121	4	_	_	2	_	2	_	_
South Waikato District	35	2	_	_	_	_	1	1	_
Southland District	2	_	_	_	-	_	_	_	_
Stratford District	39	1	_	_	1	_	_	_	_
Tararua District	2	_	_	_	_	_	_	_	_
Tasman District	195	16	6	1	1	1	5	2	_
Taupo District	174	2	1	1	_	_	_	_	_
Tauranga City	444	41	19	1	2	1	1	_	17
Thames- Coromandel District	208	15	1	1	4	_	4	_	5
Timaru District	418	30	1	4	21	1	1	1	1
Upper Hutt City	394	25	4	1	2	6	8	2	2
Waikato District	400	24	_	2	4	_	3	15	_
Waimakariri District	181	14	1	_	5	_	_	2	6
Waimate District	23	_	_	_	_	_	_	_	_
Waipa District	224	11	1	_	-	_	1	7	2
Wairoa District	82	3	_	1	-	_	2	1	_
Waitaki District	114	1	_	1	-	_	_	_	_
Waitomo District	91	5	1	_	_	_	4	-	_
Wanganui District	584	21	_	3	10	_	5	_	3
Wellington City	1,885	361	76	20	3	56	119	15	72
Western Bay Of Plenty District	16	_	_	_	_	_	_	_	_
Westland District	42	7	_	_	3	_	1	2	1
Whakatāne District	520	40	2	6	10	_	3	2	17
Whangarei District	1,426	68	6	16	_	3	21	_	22
Total**	67,471	3,964	602	466	293	592	877	606	528

- <u>FOOTNOTES:</u>

 ¹ Excludes Community Group, CHP Lease, and Transitional (Emergency) Housing.
- ² Short Term vacants are those that are (or soon to be) available for new tenants.
- ³ SLED (Sale, Lease Expiry, Demolition) are properties on their way out of the portfolio.

Note - Kāinga Ora properties may be owned by Kāinga Ora or leased by Kāinga Ora from the owner.

⁴ Managed stock that is unavailable for letting where a decision is required. Properties may move from this category to any other long vacant

⁵ Includes 33 methamphetamine contaminated houses. Another six houses were suspected of contamination and due for testing this quarter. ⁶ Properties kept available for customers whose homes are undergoing significant maintenance or retrofit work.

^{*} Total Kāinga Ora stock of all housing types as at 30 September 2023 was 72,418 properties

^{*} Figures include the remaining 21 NPH in Greys Ave / Te Mātāwai in the count of public homes.



Vacant Kāinga Ora Rental Properties by Auckland Council Local Board as at 30 September 2023



			Short Te	rm²	Long Term				
Local Board¹	Total Units	Total Vacant	Ready to let	Under Repair	Temp. Accomodation⁵	Pending Decision⁴	Renewal & Maintenance	Pending Redevelopment	SLED ³
Albert-Eden	1,914	76	19	14	_	_	30	11	2
Devonport-Takapuna	311	5	1	4	_	_	_	_	_
Franklin	418	12	_	1	5	_	5	1	_
Henderson-Massey	2,942	124	64	9	10	_	27	10	4
Hibiscus and Bays	115	2	_	_	_	1	1	_	_
Howick	786	23	2	5	_	_	6	10	_
Kaipātiki	1,102	161	6	1	_	148	6	_	_
Mangere-Ōtāhuhu	4,772	177	25	28	_	12	51	54	7
Manurewa	3,481	80	37	19	_	3	6	10	5
Maungakiekie-Tāmaki	2,385	233	61	20	_	7	8	135	2
Orakei	728	25	1	5	_	_	5	6	8
Ōtara-Papatoetoe	3,793	55	12	15	_	12	5	8	3
Papakura	1,702	44	1	12	_	26	3	1	1
Puketāpapa	2,400	137	28	11	_	2	69	27	_
Rodney	55	1	_	1	_	_	_	_	_
Upper Harbour	45	1	_	1	_	_	_	_	_
Waiheke	14	1	1	_	_	_	_	_	_
Waitākere Ranges	496	7	1	_		2	2	1	1
Waitematā	1,369	256	27	7	_	160	48	6	8
Whau	2,257	153	12	10	_	22	13	18	78
Total ⁶	31,085	1,573	298	163	15	395	285	298	119

FOOTNOTES:

Note - Kāinga Ora properties may be owned by Kāinga Ora or leased by Kāinga Ora from the owner.

¹Excludes Community Group, CHP Lease, and Transitional Housing.

²Short Term vacants are those that are (or soon to be) available for new tenants.

³SLED (Sale, Lease Expiry, Demolition) are properties on their way out of the portfolio.

Managed stock that is unavailable for letting where a decision is required. Properties may move from this category to any other long vacant term category.

⁵ Properties kept available for customers whose homes are undergoing significant maintenance or retrofit work.

⁶ Figures include the remaining 21 Non-Public Homes in Greys Ave / Te Mātāwai in the count of public homes. These homes are in the Waitematā Local Board.