



Vacant Kāinga Ora Properties by Reason as at 31 December 2022



	Total Vacant ⁴	Short Term ²		Long Term				SLED ³
		Ready to let	Under Repair	Temporary Accommodation ⁷	Pending Decision	Renewal & Maintenance ⁶	Pending Redevelopment	
State Rentals	2,908	562	448	203	97	640	631	327
Community Group Housing ¹	39	12	19	2	3	-	2	1
Total	2,947	574	467	205	100	640	633	328

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, 264 are pending demolition for redevelopment or are earthquake prone or fire damaged requiring demolition, 45 are lease expiries, and 18 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 27 methamphetamine contaminated houses. Another five 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.

Rotorua District	718	53	10	15	10	1	3	3	11
Ruapehu District	84	6	–	–	–	–	1	–	5
Selwyn District	22	–	–	–	–	–	–	–	–
South Taranaki District	121	6	–	1	2	–	3	–	–
South Waikato District	35	–	–	–	–	–	–	–	–
Southland District	4	2	–	–	–	–	–	–	2
Stratford District	39	1	–	–	–	–	1	–	–
Tasman District	165	6	–	2	1	–	1	2	–
Taupo District	172	5	1	1	–	–	–	–	3
Tauranga City	427	25	9	3	4	4	2	1	2
Thames-Coromandel District	208	8	1	–	5	–	1	–	1
Timaru District	418	40	1	2	18	–	16	3	–
Upper Hutt City	398	21	–	1	–	–	18	–	2
Waikato District	395	9	1	–	–	1	3	4	–
Waimakariri District	180	15	–	–	7	–	–	4	4
Waimate District	23	–	–	–	–	–	–	–	–
Waipa District	225	6	–	–	–	–	1	5	–
Wairoa District	82	2	–	2	–	–	–	–	–
Waitaki District	114	1	–	1	–	–	–	–	–
Waitomo District	91	–	–	–	–	–	–	–	–
Wanganui District	584	17	–	3	7	–	5	2	–
Wellington City	1,743	237	106	14	–	7	57	1	52
Western Bay Of Plenty District	13	–	–	–	–	–	–	–	–
Westland District	42	6	–	–	1	–	3	1	1
Whakatane District	518	29	2	3	8	3	5	4	4
Whangarei District	1,381	43	2	14	–	–	21	2	4
Total*	65,654	2,908	562	448	203	97	640	631	327

FOOTNOTES:

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.

⁴ 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 Includes 27 methamphetamine contaminated houses. Another five 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 31 December 2022 was 70,397 properties

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



Vacant Kāinga Ora Rental Properties by Auckland Council Local Board as at 31 December 2022



Local Board ¹	Total Units	Total Vacant	Short Term ²		Long Term				SLED ³
			Ready to let	Under Repair	Temp. Accomodation ⁵	Pending Decision ⁴	Renewal & Maintenance	Pending Redevelopment	
Albert-Eden	1,904	110	16	17	—	—	9	68	—
Devonport-Takapuna	312	34	32	1	—	1	—	—	—
Franklin	410	31	19	5	2	—	5	—	—
Henderson-Massey	2,887	125	77	11	—	2	5	14	16
Hibiscus and Bays	115	2	1	—	—	—	1	—	—
Howick	747	39	29	5	—	—	—	4	1
Kaipātiki	959	47	12	8	—	—	2	12	13
Mangere-Ōtāhuhu	4,640	52	7	12	1	—	8	14	10
Manurewa	3,399	61	4	13	—	1	6	35	2
Maungakiekie-Tāmaki	2,283	167	40	26	—	4	5	90	2
Orakei	759	47	—	5	—	—	3	32	7
Ōtara-Papatoetoe	3,707	58	11	16	—	2	1	26	2
Papakura	1,623	44	1	6	3	—	5	26	3
Puketāpapa	2,406	96	20	6	—	—	28	42	—
Rodney	54	—	—	—	—	—	—	—	—
Upper Harbour	45	1	1	—	—	—	—	—	—
Waiheke	14	—	—	—	—	—	—	—	—
Waitākere Ranges	478	9	4	4	—	—	—	—	1
Waitematā	1,167	84	7	15	1	2	48	6	5
Whau	2,220	80	18	9	—	13	2	34	4
Total	30,129	1,087	299	159	7	25	128	403	66

FOOTNOTES:

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.

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

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

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