

Vacant Kāinga Ora Properties by Reason as at 31 December 2022



		Short Te	rm²	Long Term				
	Total Vacant⁴	Ready to let	Under Repair	Temporary Accommodation ⁷	Pending Decision	Renewal & Maintenance ⁶	Pending Redevelopment	SLED ³
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.



Vacant Kāinga Ora Rental Properties by Territorial Local Authority as at 31 December 2022



			Short	Term ²		Long Term				
Territorial Local Authority¹	Total Units	Total Vacant	Ready to let	Under Repair	Temp. Accomod- ation ⁶	Pending Decision⁴	Renewal & Maintenance ⁵	Pending Redevelop -ment	SLED ³	
Ashburton District	200	17	_	2	10	_	3	1	1	
Auckland	30,129	1,087	299	159	7	25	128	403	66	
Buller District	114	15	_	8	_	1	4	1	1	
Central Hawke's Bay District	43	1	-	1	_	_	_	_	_	
Central Otago District	19	-	_	_	_	_	_	_	_	
Christchurch City	6,504	178	20	25	12	21	24	26	50	
Clutha District	27	_	_	_	_	_	_	_	_	
Dunedin City	1,384	65	9	6	8	20	19	3	_	
Far North District	667	27	1	8	_	_	11	2	5	
Gisborne District	1,285	48	7	28	4	1	5	-	3	
Gore District	38	_	_	_	_	_	-	_	_	
Grey District	139	22	_	6	6	_	7	3	_	
Hamilton City	3,349	122	15	25	_	_	12	55	15	
Hastings District	1,339	58	2	14	7	4	1	29	1	
Hauraki District	107	3	_	_	2	_	1	_	_	
Horowhenua District	185	19	1	3	7	_	6	2	_	
Hurunui District	24	_	_	_	_	_	_	_	_	
Invercargill City	380	25	1	_	11	_	12	1	_	
Kaikoura District	24	_	_	_	_	_	_	_	_	
Kaipara District	116	5	_	2	_	_	3	_	_	
Kapiti Coast District	217	11	2	2	_	_	2	_	5	
Kawerau District	39	1	_	_	1	_	_	_	_	
Lower Hutt City	3,456	250	31	16	2	3	168	9	21	
MacKenzie District	_	_	_	_	_	_	_	_	_	
Manawatu District	158	2	_	_	2	_	_	_	_	
Marlborough District	488	50	5	21	8	2	7	7	_	
Matamata-Piako District	183	13	_	2	_	_	1	10	_	
Napier City	1,501	72	4	17	13	1	8	27	2	
Nelson City	710	48	4	18	7	_	6	13	_	
New Plymouth District	952	30	_	3	14	_	9	3	1	
Opotiki District	102	8	_	_	2	1	2	_	3	
Otorohanga District	35	_	_	_	_	_	_	_	_	
Palmerston North City	1,496	81	1	8	15	1	34	4	18	
Porirua City	1,981	112	27	12	2	1	26	_	44	
Queenstown-Lakes District	13	_	_	_	_	_	_	_	_	
Rangitikei District	48	_	_	_	_	_	_	_	_	

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	1	2	_
Taupo District	172	5	1	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	_	_	_	_	-	-	1	_
Waipa District	225	6	_	_	_	_	1	5	_
Wairoa District	82	2	_	2	_	_	_	_	_
Waitaki District	114	1	_	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.

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 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



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



			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	1,904	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

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