

GET A HELPING HAND WITH A

Tenant Home Ownership Programme

For Kāinga Ora tenants wanting to buy the house
they live in.



A helping hand through the door



The Tenant Home Ownership Programme may help you purchase the Kāinga Ora house you currently live in.





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Would you like to buy your Kāinga Ora house?

The government is offering social housing tenants the option to buy the house they are living in. The dream of home ownership may be yours, without even having to call the movers. If you are not interested in buying your house, don't worry – you can continue to rent from us. You are under no obligation to buy.

Is your house eligible?

Kāinga Ora will not be selling all of its properties. You will need to contact us to check that your house is available for sale. To find out if your house is available for sale, call **0508 935 266** any time.

How much will your house cost?

If your house is available for sale, we will provide you with an estimate of the sale price. Please be aware, this is only a guide.

If the house is available for sale, the next step is to go to a lender to find out the maximum amount you can borrow and get written pre-approval for that amount. You then need to supply this and evidence of a deposit to Kāinga Ora or any other proof of finance you may have acquired.

Once you have provided sufficient evidence of finance, Kāinga Ora will order and pay for a full current market valuation completed by a registered valuer. This will set the sale price.

Introducing the Tenant Home Ownership Grant

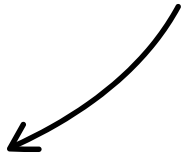
The Tenant Home Ownership Grant is a scheme that offers a grant of 10% of the purchase price of selected Kāinga Ora houses, up to a maximum of \$20,000. Tenants who want to buy the house they live in are eligible to apply for this grant. The Tenant Home Ownership Grant is not available in areas where there is high demand for social housing. These areas include Auckland, Wellington City, Christchurch, Hamilton and Tauranga.



Find out more about the Tenant Home Ownership Grant

Visit kaingaora.govt.nz/tenanthomeownership
or email THOGrant@kaingaora.govt.nz
or call **0508 935 266**.

Important things to consider



If your house is eligible, these are some important things to consider when buying your house:

- This offer is only available to Kāinga Ora tenants.
- Your house will be sold at current market value determined by a registered valuer. The valuation will be ordered and paid for by Kāinga Ora.
- We will initially advise you of an estimated purchase price – be aware that this is only a guide and a current market valuation will be ordered to determine the exact sale price.
- Before agreeing to purchase, we would also recommend you obtain a building report on the house. You may also wish to talk to a lawyer to ask any legal questions you may have.
- To buy, you will likely need to be able to borrow money from a lender. For this you may need to show:
 - a good credit history
 - that you are able to make home loan repayments
 - that you have a cash deposit to secure the home loan
- Your rent account with Kāinga Ora will need to be up to date by the time you purchase your home. This includes paying off any debt related to damages and income-related rent.

Additional costs of buying a home could include:

- loan application fee
- legal fees
- Lender's Mortgage Insurance premium
- building report
- Land Information Memorandum (LIM) from the local council.

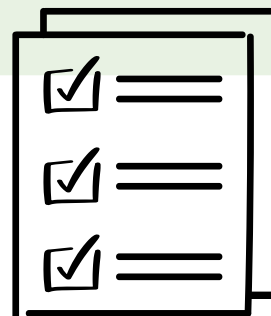
Ongoing costs of home ownership to consider include:

- rates
- maintenance such as plumbing and painting
- house and contents insurance .

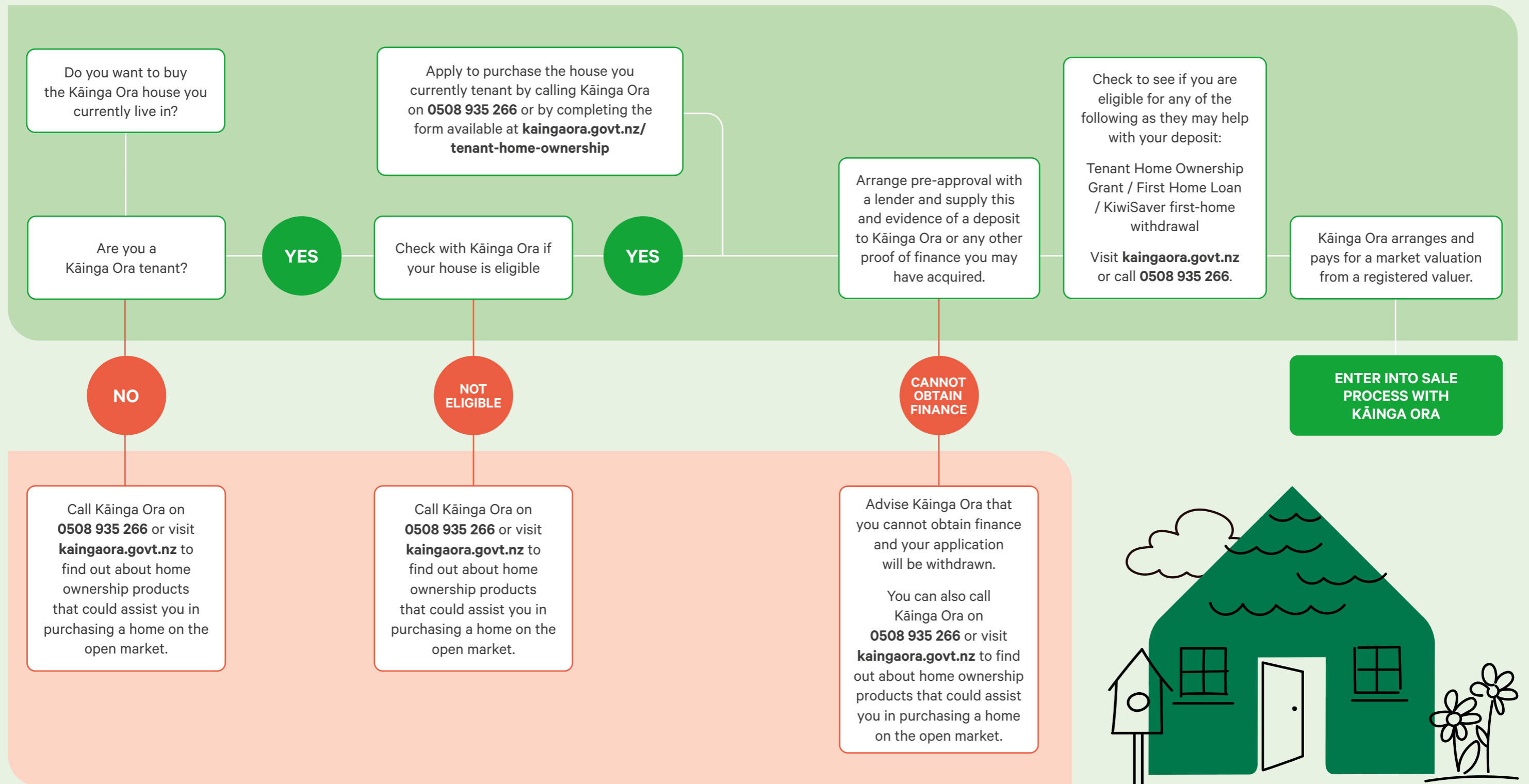


Important

Buying your social house will affect your ability to apply for social housing for 3 years from the date of purchase.



Buying your own home, step by step



Where to find out more



If you would like to start an application or find out more about the Tenant Home Ownership Programme:

Visit

kaingaora.govt.nz/tenant-home-ownership

Email

tenanthomeownership@kaingaora.govt.nz

Call

0508 935 266

You can find the conditions for all home ownership products and schemes at kaingaora.govt.nz/home-ownership.



Useful resources

Citizens Advice Bureau

A nationwide community organisation that offers free, confidential and independent advice to help citizens understand their legal rights and obligations.

cab.org.nz

FinCap

A non-government organisation that supports financial mentoring services and training.

fincap.org.nz

Find a building inspector

Search for a building inspector in your area.

boinz.org.nz

Find a solicitor

Search for a solicitor and get guidance on how to find the right one for you.

propertylawyers.org.nz

Settled

Free and independent information to guide New Zealanders through all aspects of buying and selling a home. Settled is managed by the Real Estate Authority, the government agency that regulates the New Zealand real estate industry.

settled.govt.nz

Sorted

Free and independent tools and resources to help you budget and get your finances sorted.

sorted.org.nz

Common terms

Deposit

A sum of money payable as a first instalment on a home loan as part of a home purchase.

Eligibility criteria

The specific criteria that determine if an applicant is eligible for any home ownership product administered by Kāinga Ora.

First Home Loan

A low-deposit loan for first home buyers underwritten by Kāinga Ora and issued by participating banks and lenders.

Home loan

A financial loan given by a bank or other financial lenders for the purposes of purchasing a residential home or property.

Kāinga Ora

A Crown agency of the New Zealand Government that oversees the implementation of the government's housing and urban development policies.

KiwiSaver

A voluntary savings scheme designed to help New Zealanders saving for retirement through regular contributions made from members' earnings, employer contributions and the government.

KiwiSaver first-home withdrawal

A one-time option to withdraw all or part of savings from a KiwiSaver fund to put towards the purchase of a first home.

Lender

A participating bank or financial lender who will lend money for the purposes of a home loan for eligible applicants wanting to buy a home.

Lender's Mortgage Insurance (LMI)

An insurance policy that protects the lender from financial loss in the event that the borrower can't maintain their home repayments.

Loan

A sum of borrowed money (such as a home loan).

Loan to Value Ratio (LVR)

The amount you're looking to borrow, divided by the value of the property you want to buy expressed as a percentage. It measures how much a bank lends against mortgaged property, compared to the value of that property.

Pre-approval

Confirmation that you meet the lending criteria of a bank.

Social housing

Short-term or long-term housing that is provided by the government, a regional or local council, or a not-for-profit organisation (CHP).

Tenant Home Ownership Grant

A grant of 10% of the purchase price of selected Kāinga Ora houses, up to a maximum of \$20,000, administered and issued by Kāinga Ora.

Disclaimer

The material contained in this brochure is intended to help you understand the Tenant Home Ownership Programme and is for informational purposes only. Its content is intended to be of a general nature and does not take into account specific circumstances of any particular individual or entity. All reasonable steps have been taken to ensure the quality and accuracy of the information presented. The offer to buy is only available to Kāinga Ora tenants and purchase of the house is not guaranteed. Kāinga Ora has the right to decline or approve purchase of properties. The eligibility criteria or other policies applicable to the Tenant Home Ownership Grant, or any home ownership product administered by Kāinga Ora may be changed, deleted, added to or otherwise amended without notice. The information contained in this brochure should not be construed as legal or professional advice. It is recommended you seek independent professional advice before applying for or acquiring any financial product or service.

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This booklet is also available at
kaingaora.govt.nz/tenant-home-ownership.