



## Homes removed from service by reason as at 30 June 2024



	Homes removed from service					Total Homes removed from service
	Homes in construction		Redevelopment / Disposal			
	Major Repair	Retrofit Process	Redevelopment Process	Demolition Process	Sales & Lease Expiry	
State Housing	246	714	455	486	103	2,004
Community Group Housing	5	2	1	4	1	13
<b>Total</b>	<b>251</b>	<b>716</b>	<b>456</b>	<b>490</b>	<b>104</b>	<b>2,017</b>

### Footnotes:

- There are 104 properties in the Sales and Lease Expiry Column. 73 are pending sale and 31 are lease expiries.
- For additional commentary regarding the above table, please refer to the glossary below.
- Total Kāinga Ora stock of all housing types as at 30 June 2024 was 75,640 properties.
- For additional commentary regarding the above table, please refer to the glossary.
- As at the date of publication, all figures in this table are subject to an end-of-financial-year audit.

## Homes removed from service

Those homes that are in the process of being redeveloped/demolished, retrofitted, having major repairs or being disposed of

### Unavailable Homes - in construction

#### Major Repairs

Homes removed from service because they have been significantly damaged, e.g. fire, chemical or natural hazard. Some are under repair, while others will be pending a decision on their future.

#### Retrofit Process

Part of the renewal programme to bring old homes up to modern standards and realign the portfolio to match the needs of its customers, optimise land use, & increase New Zealand's total housing stock. Includes homes being used as temporary accommodation\* while tenants existing homes are being retrofitted.

### Redevelopment / Disposal

#### Redevelopment process

These are homes that have been tagged for redevelopment, are waiting on final investment planning to be completed and a business case approved before being demolished. A fixed term tenancy is impracticable due to timeframes and or costs.

#### Demolition Process

These are homes that are to be redeveloped where a business case has been approved and are actively in the process of being demolished.

#### Sales & Lease expiry

Homes leaving the portfolio by either going through the process of being sold or the lease coming up to expiry and not intended to be renewed.



## Homes removed from service by Territorial Local Authority as at 30 June 2024



Territorial Local Authority	Homes removed from service					Total Homes removed from service
	Homes in construction		Redevelopment / Disposal			
	Major Repair	Retrofit Process	Redevelopment Process	Demolition Process	Sales & Lease Expiry	
Ashburton District	1	3	4	8	-	16
Auckland	125	54	82	247	80	588
Buller District	1	4	2	4	-	11
Central Hawke's Bay District	-	1	-	2	-	3
Central Otago District	-	-	-	-	-	-
Christchurch City	12	36	72	7	4	131
Clutha District	-	-	-	-	-	-
Dunedin City	3	16	5	17	1	42
Far North District	2	11	1	-	1	15
Gisborne District	1	24	3	21	-	49
Gore District	-	-	-	-	-	-
Grey District	1	7	-	4	-	12
Hamilton City	14	8	1	22	4	49
Hastings District	-	20	7	3	-	30
Hauraki District	1	1	-	-	-	2
Horowhenua District	3	8	-	-	-	11
Hurunui District	-	-	-	-	-	-
Invercargill City	1	9	2	-	-	12
Kaikōura District	-	-	-	-	-	-
Kaipara District	-	3	1	-	-	4
Kāpiti Coast District	-	-	2	-	-	2
Kawerau District	-	3	1	-	-	4
Lower Hutt City	26	129	23	11	-	189
Manawatū District	-	2	-	-	-	2
Marlborough District	1	10	1	20	-	32
Masterton District	-	-	-	-	-	-
Matamata-Piako District	1	6	-	3	-	10
Napier City	3	13	56	2	-	74
Nelson City	4	17	1	28	1	51
New Plymouth District	6	11	8	2	-	27
Ōpōtiki District	-	1	9	2	-	12
Ōtorohanga District	-	1	-	-	-	1
Palmerston North City	5	38	25	-	-	68
Porirua City	8	25	5	1	2	41
Queenstown-Lakes District	-	-	-	-	-	-
Rangitikei District	1	-	2	-	-	3
Rotorua District	2	7	42	-	-	51
Ruapehu District	-	4	-	-	-	4
Selwyn District	-	-	-	-	-	-
South Taranaki District	-	2	1	-	-	3
South Waikato District	-	1	-	-	-	1
Southland District	-	-	-	-	-	-

Stratford District	2	1	1	-	-	4
Tararua District	-	-	-	-	-	-
Tasman District	-	4	-	2	-	6
Taupō District	-	1	3	-	-	4
Tauranga City	-	5	3	3	-	11
Thames-Coromandel District	-	7	3	-	-	10
Timaru District	-	7	-	5	1	13
Upper Hutt City	1	9	12	1	-	23
Waikato District	-	15	1	8	1	25
Waimakariri District	-	4	-	-	-	4
Waimate District	-	-	-	-	-	-
Waipā District	-	-	1	3		4
Wairoa District	2	-	1			3
Waitaki District	-	-	-	-	-	-
Waitomo District	-	4	-	-	-	4
Wanganui District	1	15	3	-	-	19
Wellington City	12	148	65	24	4	253
Western Bay of Plenty District	-	-	-	-	-	-
Westland District	-	1	2	2	-	5
Whakatāne District	2	14	12	2	2	32
Whangārei District	4	4	23	1	1	33
<b>Total</b>	<b>246</b>	<b>714</b>	<b>486</b>	<b>455</b>	<b>103</b>	<b>2,004</b>

**Footnotes:**

- Excludes Community Group, CHP Lease, and Transitional (Emergency) Housing.
- There are 103 state housing properties in the Sales and Lease Expiry Column. 72 are pending sale and 31 are lease expiries.
- For additional commentary regarding the above table, please refer to the glossary.
- Total Kāinga Ora stock of all housing types as at 30 June 2024 was 75,640 properties.
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### Unavailable Homes - in construction

#### Major Repairs

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#### Retrofit Process

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### Redevelopment / Disposal

#### Redevelopment process

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#### Demolition Process

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#### Sales & Lease expiry

Homes leaving the portfolio by either going through the process of being sold or the lease coming up to expiry and not intended to be renewed.



**Homes removed from service by  
Auckland Council Local Board as at 30 June 2024**



	Homes removed from service					Total Homes removed from service
	Homes in construction		Redevelopment / Disposal			
Auckland Local Board	Major Repair	Retrofit Process	Redevelopment Process	Demolition Process	Sales & Lease Expiry	
Albert-Eden	5	-	3	11	1	20
Devonport-Takapuna	1	-	-	1	1	3
Franklin	1	6	-	5	-	12
Henderson-Massey	16	-	5	16	5	42
Hibiscus and Bays	1	-	1	-	-	2
Howick	-	-	-	7	-	7
Kaipatiki	22	-	6	-	1	29
Mangere-Ōtāhuhu	28	-	1	52	4	85
Manurewa	1	-	-	54	3	58
Maungakiekie-Tāmaki	5	-	22	34	1	62
Ōrākei	11	-	5	7	9	32
Ōtara-Papatoetoe	3	-	1	26	-	30
Papakura	2	-	-	3	-	5
Puketāpapa	5	48	8	13	5	79
Rodney	-	-	-	-	-	-
Upper Harbour	-	-	-	-	-	-
Waiheke	-	-	-	-	-	-
Waitākere Ranges	-	-	-	-	2	2
Waitemātā	23	-	4	2	6	35
Whau	1	-	26	16	42	85
<b>Vacant</b>	<b>125</b>	<b>54</b>	<b>82</b>	<b>247</b>	<b>80</b>	<b>588</b>

**Footnotes:**

- Excludes Community Group, CHP Lease, and Transitional Housing.
- There are 80 properties in the Sales and Lease Expiry Column. Of these, 62 are pending sale and 18 are lease expiries.
- Properties kept available for customers whose homes are undergoing significant maintenance or retrofit work.
- Kāinga Ora properties may be owned by Kāinga Ora or leased by Kāinga Ora from the owner.
- As at the date of publication, all figures in this table are subject to an end-of-financial-year audit.

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<b>Demolition Process</b>	These are homes that are to be redeveloped where a business case has been approved and are actively in the process of being demolished.
<b>Sales &amp; Lease expiry</b>	Homes leaving the portfolio by either going through the process of being sold or the lease coming up to expiry and not intended to be renewed.