



## Vacant Kāinga Ora Properties by Reason as at 31 December 2020



	Total Vacant <sup>4</sup>	Short Term <sup>2</sup>		Long Term			SLED <sup>3</sup>
		Ready to let	Under Repair	Pending Decision <sup>5</sup>	Renewal & Maintenance <sup>6</sup>	Pending Redevelopment	
State Rentals	1,675	240	308	205	340	304	278
Community Group Housing <sup>1</sup>	27	11	9	4	1	-	2
<b>Total</b>	<b>1,702</b>	<b>251</b>	<b>317</b>	<b>209</b>	<b>341</b>	<b>304</b>	<b>280</b>

**FOOTNOTES:**

<sup>1</sup>Community Group Housing provides properties and assistance in gaining access to houses to groups who support people in the community.

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

<sup>3</sup>SLED (Sale, Lease Expiry, Demolition) are properties on their way out of the portfolio. Of these, 211 are pending demolition for redevelopment or are earthquake prone or fire damaged requiring demolition, 55 are lease expiries, and 14 are pending sale (2 of which are Community Group Houses). SLED total does not include transitional housing properties.

<sup>4</sup> Kāinga Ora properties may be owned by Kāinga Ora or leased by Kāinga Ora from the owner.

<sup>5</sup>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.

<sup>6</sup> Includes 31 methamphetamine contaminated houses. Two properties were suspected of contamination and are due for testing.



## Vacant Kāinga Ora Rental Properties by Territorial Local Authority as at 31 December 2020



Territorial Local Authority <sup>1</sup>	Total Units	Total Vacant	Short Term <sup>2</sup>		Long Term			SLED <sup>3</sup>
			Ready to let	Under Repair	Pending Decision <sup>4</sup>	Renewal & Maintenance <sup>5</sup>	Pending Redevelopment	
Ashburton District	192	6	—	—	3	3	—	—
Auckland	29,392	817	171	110	—	141	265	130
Buller District	112	1	—	—	1	—	—	—
Central Hawke's Bay District	34	1	—	1	—	—	—	—
Central Otago District	19	—	—	—	—	—	—	—
Christchurch City	6,265	99	20	36	—	13	10	20
Clutha District	27	—	—	—	—	—	—	—
Dunedin City	1,379	33	—	6	7	19	—	1
Far North District	673	15	1	8	—	3	2	1
Gisborne District	1,257	20	1	8	1	9	1	—
Gore District	38	—	—	—	—	—	—	—
Grey District	138	2	—	—	2	—	—	—
Hamilton City	3,232	39	3	25	—	8	—	3
Hastings District	1,203	58	—	15	12	3	—	28
Hauraki District	108	—	—	—	—	—	—	—
Horowhenua District	177	9	—	1	5	3	—	—
Hurunui District	25	—	—	—	—	—	—	—
Invercargill City	358	9	—	—	7	2	—	—
Kaikoura District	24	—	—	—	—	—	—	—
Kaipara District	114	1	1	—	—	—	—	—
Kapiti Coast District	219	2	—	1	—	1	—	—
Kawerau District	39	1	—	1	—	—	—	—
Lower Hutt City	3,437	189	9	15	104	50	1	10
McKenzie District	1	—	—	—	—	—	—	—
Manawatu District	162	4	—	2	2	—	—	—
Marlborough District	445	15	—	2	3	3	—	7
Matamata-Piako District	172	—	—	—	—	—	—	—
Napier City	1,500	29	—	12	4	10	—	3
Nelson City	563	15	—	4	6	3	—	2
New Plymouth District	952	10	—	7	—	2	—	1
Opotiki District	108	1	—	—	—	—	1	—
Otorohanga District	36	—	—	—	—	—	—	—
Palmerston North City	1,447	24	2	8	4	9	—	1
Porirua City	2,034	87	26	5	—	5	—	51
Queenstown-Lakes District	13	—	—	—	—	—	—	—
Rangitikei District	50	2	—	1	—	1	—	—
Rotorua District	686	25	—	4	8	5	8	—
Ruapehu District	84	5	—	—	—	—	—	5
Selwyn District	11	—	—	—	—	—	—	—
South Taranaki District	119	—	—	—	—	—	—	—
South Waikato District	35	—	—	—	—	—	—	—

Southland District	4	—	—	—	—	—	—	—
Stratford District	38	—	—	—	—	—	—	—
Tasman District	162	3	—	1	1	—	—	1
Taupo District	172	2	—	2	—	—	—	—
Tauranga City	239	14	—	2	3	—	9	—
Thames-Coromandel District	209	1	—	1	—	—	—	—
Timaru District	419	9	—	2	4	3	—	—
Upper Hutt City	396	16	1	—	9	6	—	—
Waikato District	388	4	1	3	—	—	—	—
Waimakariri District	159	2	1	1	—	—	—	—
Waimate District	23	—	—	—	—	—	—	—
Waipa District	217	1	—	1	—	—	—	—
Wairoa District	84	1	—	—	—	—	—	1
Waitaki District	112	—	—	—	—	—	—	—
Waitomo District	91	—	—	—	—	—	—	—
Wanganui District	580	8	1	1	3	3	—	—
Wellington City	1,668	71	1	15	13	23	6	13
Western Bay Of Plenty District	13	—	—	—	—	—	—	—
Westland District	41	—	—	—	—	—	—	—
Whakatane District	526	10	—	—	3	6	1	—
Whangarei District	1,367	14	1	7	—	6	—	—
<b>Total*</b>	<b>63,788</b>	<b>1,675</b>	<b>240</b>	<b>308</b>	<b>205</b>	<b>340</b>	<b>304</b>	<b>278</b>

**FOOTNOTES:**

<sup>1</sup> Excludes Community Group, CHP Lease, and Transitional Housing.

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

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

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

<sup>5</sup> Includes 31 methamphetamine contaminated houses and two houses that were suspected of contamination and are due for testing.

\* Total Kāinga Ora stock as at 31 December 2020 was 67,364 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 2020**



Local Board <sup>1</sup>	Total Units	Total Vacant	Short Term <sup>2</sup>		Long Term			SLED <sup>3</sup>
			Ready to let	Under Repair	Pending Decision <sup>4</sup>	Renewal & Maintenance	Pending Redevelopment	
Albert-Eden	1,803	143	78	14	—	2	29	20
Devonport-Takapuna	264	2	—	—	—	2	—	—
Franklin	382	5	—	1	—	1	3	—
Henderson-Massey	2,757	47	2	9	—	15	18	3
Hibiscus and Bays	115	—	—	—	—	—	—	—
Howick	646	6	4	1	—	1	—	—
Kaipatiki	881	22	2	3	—	1	8	8
Mangere-Otahuhu	4,566	149	3	16	—	45	75	10
Manurewa	3,355	21	1	7	—	7	4	2
Maungakiekie-Tamaki	2,401	204	46	6	—	4	69	79
Orakei	718	17	2	4	—	1	7	3
Otara-Papatoetoe	3,592	38	1	10	—	6	21	—
Papakura	1,597	17	1	10	—	5	—	1
Puketapapa	2,352	41	1	14	—	4	22	—
Rodney	55	—	—	—	—	—	—	—
Upper Harbour	46	—	—	—	—	—	—	—
Waiheke	14	—	—	—	—	—	—	—
Waitakere Ranges	490	11	—	3	—	—	7	1
Waitemata	1,174	53	3	5	—	45	—	—
Whau	2,184	41	27	7	—	2	2	3
<b>Total</b>	<b>29,392</b>	<b>817</b>	<b>171</b>	<b>110</b>	<b>—</b>	<b>141</b>	<b>265</b>	<b>130</b>

**FOOTNOTES:**

<sup>1</sup>Excludes Community Group, CHP Lease, and Transitional Housing.

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

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

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