



Vacant Kāinga Ora properties by reason as at 30 June 2024



	Vacant Homes				Total Vacant Homes
	Vacant Homes - Being made available to be let			Vacant Homes - Unavailable for letting	
	Coming into Service	Ready to Let	Under Repair	Pending Decision	
State Housing	691	880	470	124	2,165
Community Group Housing	1	10	9	4	24
Total	692	890	479	128	2,189

Footnotes:

- For additional commentary regarding the above table, please refer to the glossary on page two.
- Figures include the remaining 21 NPH in Greys Ave / Te Mātāwai in the count of public homes.
- 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 these tables are subject to an end-of-financial-year audit.



Staggered Tenancies as at 30 June 2024



	Staggered Tenancy	Total
State Housing	189	189
Community Group Housing	-	-
Total Vacant	189	189

Footnotes:

- Of the 189 properties in this category, 145 were in Auckland, while 44 were in New Plymouth.

Glossary

Vacant Homes

Those homes being made available to re-tenant

Vacant homes - Being made available to let

Coming Into Service	Newly completed homes that may require final completion works or may be part of a larger project where they cannot be tenanted until work on the wider site is complete for health and safety reasons.
Ready to let	Homes that are in the process of being matched to a suitable tenant.
Under Repair	Homes receiving minor repairs and upgrades before new tenants move in to ensure the home is safe, warm, dry, and we are meeting our obligations as a landlord.

Vacant Homes - Unavailable for letting

Pending Decision	Homes that are waiting decision on best future use.
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Staggered Tenancies

Staggered Tenancies	New homes that are part of buildings with 30 or more units. Kāinga Ora takes care regarding the speed at which it matches and places tenants in multi-storey developments that are typically in larger cities. From experience and observations of international best practice, progressively having tenants move into these buildings allows for better management of the logistical challenges that occur with lots of people moving into a location at the same time.
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Vacant Kāinga Ora Rental Properties by Territorial Local Authority as at 30 June 2024



Territorial Local Authority	Vacant Homes				Total Vacant Homes
	Vacant Homes - Being made available to be let			Vacant Homes - Unavailable for letting	
	Coming into Service	Ready to Let	Under Repair	Pending Decision	
Ashburton District	11	1	1	-	13
Auckland	316	370	147	37	870
Buller District	-	2	4	-	6
Central Hawke's Bay District	-	-	-	-	-
Central Otago District	-	-	-	-	-
Christchurch City	60	91	45	9	205
Clutha District	-	-	-	-	-
Dunedin City	23	2	8	-	33
Far North District	-	5	4	3	12
Gisborne District	9	2	31	-	42
Gore District	-	-	-	-	-
Grey District	4	2	4	-	10
Hamilton City	32	73	22	-	127
Hastings District	3	-	29	-	32
Hauraki District	-	-	-	-	-
Horowhenua District	18	-	1	-	19
Hurunui District	-	-	1	-	1
Invercargill City	3	-	3	-	6
Kaikōura District	-	-	-	-	-
Kaipara District	-	3	2	-	5
Kāpiti Coast District	12	2	1	-	15
Kawerau District	-	-	-	-	-
Lower Hutt City	66	70	23	28	187
Manawatū District	1	-	2	-	3
Marlborough District	5	3	3	1	12
Masterton District	-	14	2	-	16
Matamata-Piako District	-	3	2	-	5
Napier City	9	3	19	-	31
Nelson City	-	8	7	1	16
New Plymouth District	10	-	7	2	19
Ōpōtiki District	-	-	1	-	1
Ōtorohanga District	-	-	-	-	-
Palmerston North City	13	2	16	-	31
Porirua City	6	24	13	-	43
Queenstown-Lakes District	-	-	-	-	-
Rangitikei District	-	-	-	-	-
Rotorua District	12	16	5	-	33
Ruapehu District	-	-	1	-	1
Selwyn District	-	2	1	-	3
South Taranaki District	-	-	1	-	1

South Waikato District	-	-	-	-	-
Southland District	-	-	-	-	-
Stratford District	-	-	1	-	1
Taranua District	-	-	-	-	-
Tasman District	-	6	1	1	8
Taupō District	-	-	5	-	5
Tauranga City	-	-	2	-	2
Thames-Coromandel District	-	-	3	-	3
Timaru District	-	-	13	-	13
Upper Hutt City	16	19	5	7	47
Waikato District	-	-	2	-	2
Waimakariri District	7	3	2	-	12
Waimate District	-	-	-	-	-
Waipā District	-	16	1	-	17
Wairoa District	-	-	1	1	2
Waitaki District	-	-	-	-	-
Waitomo District	-	-	-	-	-
Wanganui District	1	5	6	-	12
Wellington City	34	90	14	24	162
Western Bay of Plenty District	-	-	-	-	-
Westland District	-	-	1	-	1
Whakatāne District	-	-	1	-	1
Whangārei District	20	43	6	10	79
Total	691	880	470	124	2,165

Footnotes:

- Excludes Community Group, CHP Lease, and Transitional (Emergency) Housing.
- For additional commentary regarding the above table, please refer to the glossary on page two.
- Figures include the remaining 21 NPH in Greys Ave / Te Mātāwai in the count of public homes.
- 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 below.
- As at the date of publication, all figures in this table are subject to an end-of-financial-year audit.

Vacant Homes

Those homes being made available to re-tenant

Vacant homes - Being made available to let

Coming Into Service	Newly completed homes that may require final completion works or may be part of a larger project where they cannot be tenanted until work on the wider site is complete for health and safety reasons.
Ready to let	Homes that are in the process of being matched to a suitable tenant.
Under Repair	Homes receiving minor repairs and upgrades before new tenants move in to ensure the home is safe, warm, dry, and we are meeting our obligations as a landlord.

Vacant Homes - Unavailable for letting

Pending Decision	Homes that are waiting decision on best future use.
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Vacant Kāinga Ora Rental Properties by Auckland Council Local Board as at 30 June 2024



Auckland Local Board	Vacant Homes				Total Vacant Homes
	Vacant Homes - Being made available to be let			Vacant Homes - Unavailable for letting	
	Coming into Service	Ready to Let	Under Repair	Pending Decision	
Albert-Eden	88	11	5	5	109
Devonport-Takapuna	-	5	1	-	6
Franklin	13	-	-	-	13
Henderson-Massey	8	90	8	-	106
Hibiscus and Bays	-	-	-	1	1
Howick	18	17	22	-	57
Kaipatiki	66	82	4	-	152
Mangere-Ōtāhuhu	10	2	10	-	22
Manurewa	36	38	6	1	81
Maungakiekie-Tāmaki	42	3	5	2	52
Ōrākei	-	2	4	2	8
Ōtara-Papatoetoe	6	24	34	-	64
Papakura	5	3	10	-	18
Puketāpapa	14	4	5	2	25
Rodney	-	1	-	-	1
Upper Harbour	88	11	5	5	109
Waiheke	-	-	-	-	-
Waitākere Ranges	-	4	1	-	5
Waitematā	3	6	27	8	44
Whau	7	78	5	16	106*
Total	316	370	147	37	870

Footnotes:

- Excludes Community Group, CHP Lease, and Transitional Housing.
- Properties kept available for customers whose homes are undergoing significant maintenance or retrofit work.
- Figures include the remaining 21 Non-Public Homes in Greys Ave / Te Mātāwai in the count of public homes. These homes are in the Waitematā Local Board.
- Kāinga Ora properties may be owned by Kāinga Ora or leased by Kāinga Ora from the owner.
- 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 below.
- As at the date of publication, all figures in this table are subject to an end-of-financial-year audit.
- * Does not include 145 staggered tenancy properties in the Whau Local Board area as at 30 June 2024.

Vacant Homes

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