

15/10/2025

s 9(2)(a)

s 9(2)(a)

I write in response to your request dated 20 August 2025, for information under the Official Information Act 1982 (the Act):

Can you list the 10 most expensive property renovations/clean ups KO has had to undertake in the wake of a tenant departing, per geographical location, including length of tenant occupation and including a breakdown of the expenses?

For example: Waikato property No.1, \$10,000 total spend, \$8000 on new carpets, \$1000 on new windows, tenant in place for 2 years, etc etc

Waikato property No.2, \$8000 total spend, \$500 on new wallpaper, etc

Northland property No.1, total spend \$11,000, \$5000 on new doors, etc etc

Also can I have any photos of the damaged properties taken before the renovation / clean up work?

We have interpreted your request to be asking for information related to the properties that Kāinga Ora owns and provides as social housing. The information provided has been collated from work orders to bring the property back to the lettable standard of Kāinga Ora following a departure. As such, it does not include properties Kāinga Ora leases from other parties.

Please see the attached excel spreadsheet, which details each of the regions' ten most expensive property renovations/clean ups. The attached also details the length of tenancy occupation and the breakdown of expenses. The data is for the last financial year. In order to complete your request, we have pulled data for homes that have been assessed as needing work following a tenant leaving the address.

When a home is vacant between tenancies, we look at any maintenance work that needs to be done before a new tenant moves in. We do a thorough assessment of the home to identify what work is needed. The majority of Kāinga Ora homes are older, meaning that maintenance and renovation costs are generally higher. Major intrusive renovations, that would typically require the home to be untenanted while that work is undertaken, are more likely to be done between tenancies. The high renovation/clean-up costs at the properties generally reflect unique circumstances and are driven by a range of factors not related to the tenancy. This includes any intrusive or extensive repairs following long-term tenancies, compliance upgrades, remediation of damage, or decontamination. In most cases attached, the decontamination relates to the removal of asbestos material, but in a small number of cases, it relates to use of methamphetamine in the home.

Regarding your request for photos taken before works were started, this information has been withheld under section 9(2)(a) of the Act, to '*protect the privacy of natural persons, including that of deceased natural persons*'. In terms of section 9(1) of the Act, I am satisfied that, in the circumstances, the withholding of information under section 9 is not outweighed by other considerations that render it desirable to make the information available in the public interest.

You have the right to seek an investigation and review by the Ombudsman of this decision. There is information about how to make a complaint at <https://www.ombudsman.parliament.nz> or by freephone on [0800 802 602](tel:0800802602).

Please note that Kāinga Ora proactively releases some responses to official information requests where possible. Our response to your request may be published at <https://kaingaora.govt.nz/publications/official-information-requests/>, with your personal information removed.

Nāku iti noa, nā



Nick Maling
General Manager National Services

Bay of Plenty Region

Rank within Region	1	2	3	4	5	6	7	8	9	10
Grand Total	\$ 77,464.28	\$ 55,779.63	\$ 54,461.63	\$ 53,048.45	\$ 51,587.52	\$ 41,025.87	\$ 40,173.79	\$ 39,887.63	\$ 38,738.99	\$ 38,378.96
Length of Tenancy (years)	35.5	8.6	21.7	15.3	14.5	9.6	6.7	10.0	4.2	16.8
Summary of Cost										
ADMINISTRATION	\$ 20.06	\$ 20.02	\$ 40.06	\$ 30.06	\$ 10.04	\$ 20.04	\$ 62.78	\$ 30.06	\$ 25.06	\$ 15.04
BRICKWORK AND BLOCKWORK	\$ 70.21									
CARPENTRY	\$ 41,288.71	\$ 17,688.33	\$ 21,782.14	\$ 16,004.96	\$ 12,045.84	\$ 11,273.41	\$ 9,415.68	\$ 12,068.66	\$ 7,792.93	\$ 12,266.33
CLEANING	\$ 2,678.83	\$ 5,966.67	\$ 1,575.94	\$ 2,395.59	\$ 1,249.39	\$ 4,014.70	\$ 1,700.01	\$ 2,799.72	\$ 1,422.56	\$ 1,134.57
CURTAINS, BLINDS AND DRAPES	\$ 1,771.20	\$ 1,941.12	\$ 1,340.42	\$ 1,899.27	\$ 2,345.98	\$ 1,041.23	\$ 941.75	\$ 1,449.06	\$ 788.90	\$ 725.83
DECONTAMINATION	\$ 88.94	\$ 299.15	\$ 494.03	\$ 35.12	\$ 9.81		\$ 382.98	\$ 132.07	\$ 24.41	\$ 382.98
DECORATION	\$ 14,560.55	\$ 17,778.23	\$ 6,382.01	\$ 14,559.74	\$ 5,730.28	\$ 4,760.91	\$ 5,912.74	\$ 7,899.01	\$ 10,354.48	\$ 10,165.45
ELECTRICAL	\$ 2,929.65	\$ 1,807.29	\$ 3,915.28	\$ 4,806.57	\$ 4,312.16	\$ 5,785.87	\$ 12,755.99	\$ 2,796.92	\$ 8,523.48	\$ 3,979.49
FLOORING	\$ 1,377.95	\$ 1,323.15	\$ 7,662.23	\$ 5,528.71	\$ 7,310.07	\$ 3,762.07	\$ 2,828.28	\$ 4,455.15	\$ 2,980.90	\$ 5,282.23
GLAZING	\$ 246.20	\$ 1,934.74		\$ 564.64	\$ 1,588.81	\$ 3,164.32	\$ 1,247.85	\$ 851.20	\$ 929.57	
HEATING		\$ 278.84		\$ 278.84	\$ 668.13			\$ 520.03		
PLUMBING	\$ 5,837.81	\$ 2,532.15	\$ 2,916.31	\$ 1,867.78	\$ 3,079.65	\$ 3,503.17	\$ 3,667.04	\$ 1,914.47	\$ 1,548.92	\$ 799.24
POWER SUPPLY	\$ 136.12	\$ 136.12	\$ 136.12	\$ 136.12	\$ 136.12	\$ 136.12	\$ 136.12	\$ 50.03	\$ 136.12	\$ 136.12
ROOFING						\$ 752.93		\$ 821.38	\$ 43.08	\$ 195.39
YARD	\$ 6,458.05	\$ 4,073.82	\$ 8,217.09	\$ 4,941.05	\$ 13,101.24	\$ 2,811.10	\$ 1,122.57	\$ 4,099.87	\$ 4,168.58	\$ 3,296.29

Canterbury Region

Rank within Region	1	2	3	4	5	6	7	8	9	10
Grand Total	\$ 92,442.89	\$ 79,099.34	\$ 59,522.19	\$ 58,840.81	\$ 57,499.04	\$ 57,175.25	\$ 57,066.11	\$ 55,581.27	55118.23	54115.93
Length of Tenancy (years)	7.4	12.6	15.4	17.6	25.1	6.6	30.8	N/A	18.4	1.9
Summary of Cost										
ADMIN						0.01				
ADMINISTRATION	219.73	50.19	312.61	80.2	60.2	65.24	55.14	186.26	83.32	20.02
CARPENTRY	18052.23	34706.83	14600.89	12566.24	20146.68	14822.58	6978.72	13438.61	11134.24	24244.24
CLEANING	1180.93	1072.96	2212.02	3655.63	1652.69	1656.23	905	2532.37	1501.81	1199.74
CURTAINS, BLINDS AND DRAPES	1387.35	2030.2	1128.99	744.61	1463.34	1779.16	1595.81	1894.47	1738.67	1580.72
DECONTAMINATION	14465.78	737.89	800.44	9247.16	736.07	9298.76	13005.81	15962.05	9313.17	287.64
DECORATION	17634.45	14400.25	12911.43	10155.02	8663.34	11662.66	13407.49	3739.14	10199.91	10618.31
ELECTRICAL	6962.57	3993.7	1090.97	4701.84	4336.86	1812.77	5579.13	6694.69	4925.11	2827.28
FLOORING	8367.07	9306.07	10607.6	3291.92	6459.4	9480.09	4672.93	1861.9	5348.6	6192.18
GLAZING	44.62		410.49	1032.7	767.91	428.3	1274.78	477.22	212.36	1017.9
HEATING			285.08		524.93	501.5				
PLUMBING	3951.64	5886.53	2571.23	3811.91	3107.63	2565.15	2885.32	834.35	2865.08	4242.91
POWER SUPPLY	472.79	126.1	230.44	265.17	115.06	121.03	137.14	84.28	105.11	234.5
ROOFING	214.88			328.24	328.24	214.88				
YARD	19488.85	6788.62	12360	8960.17	9136.69	2766.89	6568.84	7875.93	7690.85	1650.49

Central and East Auckland

Rank within Region	1	2	3	4	5	6	7	8	9	10
--------------------	---	---	---	---	---	---	---	---	---	----

Grand Total	\$ 85,331.87	\$ 83,701.08	\$ 71,997.82	\$ 70,308.72	\$ 57,239.54	\$ 57,150.97	\$ 54,890.26	\$ 52,684.41	\$ 52,679.92	\$ 52,433.71
Length of Tenancy (years)	30.9	19.4	36.6	24.5	10.7	0.6	35.2	3.8	8.5	23.4
Summary of Cost										
ADMINISTRATION	\$ 55.06	387.94	65.07	6560.51	852.45	40.06	40.02	2564.49	1032.75	288.63
BRICKWORK AND BLOCKWORK		862.93								
CARPENTRY	41403.8	21810.27	17389.68	13652.36	11764.93	2499.43	7547.65	20492.6	15254.31	19135.19
CLEANING	312.05	9326.3	4677.69	2842.48	2759.07	2923.58	1521.05	2923.51	1919.73	389.01
CURTAINS, BLINDS AND DRAPES	1072.38	1590.47	1622.25	209.32	1410.33	47.1	1624.18	1503.19	1451.67	477.05
DECONTAMINATION	460	9398.04	7728.36	1756.2	5155.79	460	4222.67	1691.02	1451.3	25.3
DECORATION	12676.64	13034.53	17411.84	12853.53	8167.23	2232.22	12152.97	9356.36	14525.6	8863.53
ELECTRICAL	13129.02	4371.41	4467.31	8490.2	5481.73	1685.98	2802.85	2580.77	2723.38	14154.91
FLOORING	5522.06	7978.97	7720.84	7932.11	5655.12	3319.39	4205.52	5355.29	4408.78	3250.21
GLAZING	211.9		784.2	304.56	496.2	1141.76	656.78		381.78	646.07
PLUMBING	8346.14	5645.24	5898.01	4289.46	5087.63	2080.98	2485.58	302.58	5278.26	3262.32
POWER SUPPLY		282.22	70.14		43.6	81.57		332.56	104.9	
ROOFING		212.05		385.78		34360.78			212.05	166.97
SCAFFOLD				714.9		4551.88				1468.91
YARD	2142.82	8800.71	4162.43	10317.31	10365.46	1726.24	17630.99	5582.04	3935.41	305.61

Counties Manukau Region

Rank within Region	1	2	3	4	5	6	7	8	9	10
Grand Total	\$ 85,313.23	\$ 78,167.48	\$ 74,267.80	\$ 74,234.00	\$ 68,620.59	\$ 60,856.49	\$ 57,428.17	\$ 56,338.77	\$ 52,395.93	\$ 51,312.83
Length of Tenancy (years)	12.3	3.2	3.3	4.9	25.7	41.5	16.0	35.7	11.7	5.6
Summary of Cost										
ADMIN		\$ 0.01								
ADMINISTRATION	\$ 35.02	\$ 55.02	\$ 3,080.54	\$ 1,670.67	\$ 1,282.15	\$ 3,005.57	\$ 2,342.39	\$ 238.47	\$ 1,011.25	\$ 25.02
CARPENTRY	\$ 28,334.05	\$ 38,618.18	\$ 32,450.50	\$ 25,946.36	\$ 15,470.85	\$ 16,547.35	\$ 9,983.27	\$ 11,301.26	\$ 15,277.88	\$ 10,733.60
CLEANING	\$ 2,195.40	\$ 748.46	\$ 1,139.27	\$ 4,320.21	\$ 2,414.23	\$ 4,539.45	\$ 5,884.37	\$ 1,140.61	\$ 3,828.46	\$ 9,906.94
CURTAINS, BLINDS AND DRAPES	\$ 1,149.52	\$ 1,083.66	\$ 1,129.44	\$ 1,273.44	\$ 1,827.12	\$ 1,973.97	\$ 113.42	\$ 1,131.99	\$ 592.00	\$ 1,962.17
DECONTAMINATION	\$ 13,556.18	\$ 485.30	\$ 340.55	\$ 340.55	\$ 340.55	\$ 385.35	\$ 1,561.56	\$ 1,250.30	\$ 750.53	\$ 681.10
DECORATION	\$ 11,925.07	\$ 14,711.50	\$ 15,392.44	\$ 11,250.15	\$ 13,826.42	\$ 8,046.82	\$ 14,980.94	\$ 14,342.32	\$ 10,131.19	\$ 7,132.73
ELECTRICAL	\$ 6,816.21	\$ 6,590.16	\$ 9,474.03	\$ 9,678.25	\$ 8,444.01	\$ 8,918.45	\$ 4,623.57	\$ 5,880.16	\$ 4,759.09	\$ 8,063.23
FLOORING	\$ 4,391.01	\$ 5,731.82	\$ 7,674.91	\$ 9,187.25	\$ 5,451.99	\$ 8,324.56	\$ 4,740.01	\$ 6,519.19	\$ 4,533.32	\$ 1,958.09
GAS					\$ 403.71	\$ 270.91		\$ 295.32		
GLAZING	\$ 169.88	\$ 3,793.67	\$ 688.26	\$ 1,806.61	\$ 1,072.50	\$ 950.66	\$ 591.08			\$ 608.24
PLUMBING	\$ 13,741.62	\$ 2,698.76	\$ 1,767.72	\$ 5,852.26	\$ 10,315.43	\$ 3,596.37	\$ 2,335.37	\$ 10,010.89	\$ 4,287.26	\$ 1,108.56
POWER SUPPLY	\$ 270.20	\$ 385.04	\$ 161.49	\$ 235.52	\$ 102.50	\$ 156.49	\$ 158.81	\$ 141.48	\$ 130.82	\$ 196.40
ROOFING	\$ 212.05	\$ 212.05			\$ 2,776.34			\$ 213.79		
SCAFFOLD		\$ 1,873.84			\$ 1,521.55	\$ 779.58				
YARD	\$ 2,517.02	\$ 1,180.01	\$ 968.65	\$ 2,672.73	\$ 3,371.24	\$ 3,360.96	\$ 10,113.38	\$ 3,872.99	\$ 7,094.13	\$ 8,936.75

East North Island Region

Rank within Region	1	2	3	4	5	6	7	8	9	10
Grand Total	\$ 90,130.36	\$ 86,317.36	\$ 83,817.55	\$ 82,071.48	\$ 81,374.35	\$ 79,335.28	\$ 75,491.85	\$ 71,484.77	\$ 69,920.70	\$ 69,832.90
Length of Tenancy (years)	9.6	10.5	18.1	16.3	4.6	6.6	2.2	10.0	14.9	8.9

Summary of Cost										
ADMINISTRATION	\$ 101.92	\$ 91.90	\$ 744.25	\$ 45.29	\$ 70.07	\$ 101.89	\$ 388.61	\$ 257.14	\$ 104.37	\$ 316.39
CARPENTRY	\$ 19,100.70	\$ 15,615.58	\$ 12,503.74	\$ 11,529.44	\$ 13,351.53	\$ 23,353.08	\$ 15,471.71	\$ 10,807.11	\$ 10,839.45	\$ 25,840.16
CLEANING	\$ 1,515.96	\$ 1,168.66	\$ 1,764.80	\$ 1,473.07	\$ 1,200.22	\$ 653.35	\$ 1,309.24	\$ 1,090.71	\$ 1,270.48	\$ 1,433.88
CURTAINS, BLINDS AND DRAPES	\$ 918.23	\$ 1,653.07	\$ 1,071.45	\$ 580.43	\$ 1,536.51	\$ 871.42	\$ 1,575.56	\$ 1,607.84	\$ 1,479.46	\$ 1,423.59
DECONTAMINATION	\$ 15,836.30	\$ 9,103.05	\$ 135.07	\$ 16,209.00	\$ 17,862.06	\$ 600.30	\$ 17,619.03	\$ 17,291.42	\$ 20,400.06	\$ 15,243.70
DECORATION	\$ 12,039.96	\$ 11,998.98	\$ 15,514.57	\$ 7,730.97	\$ 4,201.64	\$ 13,857.30	\$ 15,028.87	\$ 16,383.54	\$ 12,614.41	\$ 4,012.91
ELECTRICAL	\$ 9,846.09	\$ 19,291.62	\$ 4,839.97	\$ 6,391.15	\$ 1,016.85	\$ 5,707.44	\$ 3,829.33	\$ 6,180.94	\$ 6,390.10	\$ 1,278.50
FLOORING	\$ 5,779.94	\$ 10,351.90	\$ 1,705.03	\$ 8,323.74	\$ 8,909.39	\$ 6,668.34	\$ 8,117.55	\$ 8,832.52	\$ 8,584.31	\$ 9,803.55
GAS		\$ 589.97			\$ 7,292.51				\$ 676.18	
GLAZING	\$ 2,582.20	\$ 4,305.13		\$ 898.07	\$ 2,358.00	\$ 2,383.81	\$ 1,388.94	\$ 844.66	\$ 820.99	
HEATING				\$ 91.25	\$ 122.96					\$ 289.37
PLUMBING	\$ 6,615.27	\$ 5,855.41	\$ 600.06	\$ 851.26	\$ 13,412.48	\$ 9,860.02	\$ 4,664.95	\$ 4,788.09	\$ 5,593.68	\$ 4,176.64
POWER SUPPLY	\$ 155.86	\$ 85.28	\$ 155.86	\$ 155.86	\$ 155.86	\$ 85.28	\$ 155.86	\$ 241.14	\$ 155.86	\$ 155.86
ROOFING		\$ 62.93	\$ 1,413.81		\$ 177.29	\$ 651.04			\$ 228.70	
SCAFFOLD		\$ 732.57			\$ 732.57					
YARD	\$ 15,637.93	\$ 5,411.31	\$ 43,368.94	\$ 27,791.95	\$ 8,974.41	\$ 14,542.01	\$ 5,942.20	\$ 3,159.66	\$ 762.65	\$ 5,858.35

Nelson/Marlborough/West Coast Region

Rank within Region	1	2	3	4	5	6	7	8	9	10
Grand Total	\$ 49,988.42	\$ 49,755.60	\$ 48,632.24	\$ 47,202.80	\$ 46,346.67	\$ 44,742.94	\$ 44,258.82	\$ 42,051.96	\$ 41,541.44	\$41,371.87
Length of Tenancy (years)	4.9	18.8	24.2	8.1	6.7	9.1	11.0	7.9	17.9	21.1
Summary of Cost										
ADMINISTRATION	\$ 265.15	\$ 55.07	\$ 92.40	\$ 40.10	\$ 255.14	\$ 300.18	\$ 89.34	\$ 41.09	\$ 60.04	\$45.07
CARPENTRY	\$ 14,069.94	\$ 19,276.81	\$ 7,399.42	\$ 7,548.69	\$ 15,092.35	\$ 5,401.03	\$ 12,970.22	\$ 3,404.92	\$ 7,152.40	\$15,959.30
CLEANING	\$ 1,255.66	\$ 1,054.71	\$ 877.44	\$ 1,341.68	\$ 1,772.96	\$ 2,504.37	\$ 1,327.02	\$ 1,608.28	\$ 3,323.26	\$2,393.80
CURTAINS, BLINDS AND DRAPES	\$ 849.98	\$ 1,408.70	\$ 1,030.09	\$ 1,457.71	\$ 1,489.22	\$ 844.07	\$ 1,559.77	\$ 1,362.76	\$ 801.88	\$270.30
DECONTAMINATION		\$ 437.21	\$ 10,177.85	\$ 1,657.53		\$ 11,845.43	\$ 671.93	\$ 819.88	\$ 731.38	\$40.27
DECORATION	\$ 11,146.90	\$ 11,308.34	\$ 12,903.85	\$ 16,458.75	\$ 13,746.24	\$ 11,425.38	\$ 9,009.40	\$ 14,034.57	\$ 10,377.30	\$10,860.86
ELECTRICAL	\$ 6,866.62	\$ 1,139.32	\$ 3,077.30	\$ 2,813.06	\$ 4,255.88	\$ 4,148.11	\$ 1,924.58	\$ 4,020.20	\$ 2,939.17	\$2,704.53
FLOORING	\$ 4,046.67	\$ 5,888.18	\$ 4,505.23	\$ 8,678.93	\$ 4,723.73	\$ 2,452.98	\$ 6,307.57	\$ 5,519.61	\$ 8,481.69	\$5,582.10
GLAZING	\$ 781.03	\$ 741.08	\$ 248.25	\$ 132.43	\$ 231.99	\$ 463.98	\$ 248.25		\$ 695.97	\$370.54
HEATING					\$ 250.63			\$ 119.60		\$119.60
PLUMBING	\$ 1,988.75	\$ 4,413.38	\$ 3,045.04	\$ 619.66	\$ 558.98	\$ 2,424.38	\$ 3,402.75	\$ 1,070.62	\$ 3,028.01	\$553.86
POWER SUPPLY	\$ 111.40	\$ 202.99	\$ 246.67	\$ 253.74	\$ 307.62	\$ 203.95	\$ 78.43	\$ 175.43	\$ 48.10	\$68.67
ROOFING							\$ 43.84			
SCAFFOLD					\$ 1,580.89			\$ 1,665.24		
YARD	\$ 8,606.32	\$ 3,829.81	\$ 5,028.70	\$ 6,200.52	\$ 2,081.04	\$ 2,729.08	\$ 6,625.72	\$ 9,875.00	\$ 2,237.00	\$2,402.97

North and West Auckland Region

Rank within Region	1	2	3	4	5	6	7	8	9	10
Grand Total	\$ 94,505.96	\$ 80,317.89	\$ 79,039.10	\$ 77,803.18	\$ 75,290.34	\$ 70,907.29	\$ 68,381.33	\$ 67,440.53	\$67,201.25	\$66,898.84
Length of Tenancy (years)	13.4	25.5	6.5	10.7	8.0	9.0	8.2	24.4	3.4	7.0
Summary of Cost										
ADMINISTRATION	\$ 643.57	\$ 45.05	\$ 92.78	\$ 1,824.61	\$ 65.04	\$ 35.02	\$ 50.04	\$ 82.76	\$50.06	\$35.04

BRICKWORK AND BLOCKWORK	\$	136.26																		
CARPENTRY	\$	23,911.10	\$	33,626.63	\$	29,851.15	\$	35,947.13	\$	32,497.06	\$	33,966.07	\$	19,146.51	\$	16,719.01	\$	23,942.92	\$	27,657.63
CLEANING	\$	1,171.72	\$	1,361.07	\$	4,809.48	\$	2,339.53	\$	6,047.41	\$	1,336.14	\$	2,045.06	\$	1,494.62	\$	7,610.53	\$	1,538.36
CURTAINS, BLINDS AND DRAPES	\$	1,572.62	\$	1,199.54	\$	1,502.87	\$	1,035.39	\$	1,379.88	\$	1,540.73	\$	1,413.94	\$	1,674.30	\$	1,498.03	\$	1,389.86
DECONTAMINATION	\$	13,846.38	\$	11,610.44	\$	2,895.96	\$	2,056.57	\$	472.65	\$	1,452.82	\$	9,619.77	\$	17,844.00	\$	715.42	\$	8,465.60
DECORATION	\$	16,160.82	\$	13,182.99	\$	12,853.28	\$	11,663.65	\$	10,000.62	\$	10,092.81	\$	9,882.84	\$	13,271.21	\$	7,131.89	\$	12,201.91
ELECTRICAL	\$	7,321.37	\$	2,946.82	\$	6,261.72	\$	4,259.28	\$	2,915.19	\$	2,141.76	\$	5,543.25	\$	2,409.41	\$	5,415.90	\$	5,015.93
FLOORING	\$	10,069.06	\$	8,457.42	\$	8,660.38	\$	6,083.63	\$	3,811.65	\$	7,577.29	\$	3,760.08	\$	4,770.60	\$	6,115.55	\$	6,163.19
GLAZING	\$	1,825.00	\$	595.82	\$	296.44	\$	1,280.43	\$	889.32	\$	642.57	\$	348.42	\$	1,316.28	\$	212.90		
HEATING													\$	490.59						
PLUMBING	\$	3,405.51	\$	5,773.00	\$	9,887.29	\$	4,224.33	\$	4,765.58	\$	5,672.33	\$	9,867.30	\$	2,583.89	\$	7,258.10	\$	1,651.02
POWER SUPPLY	\$	68.16	\$	87.73	\$	78.52	\$	67.96			\$	71.17	\$	76.46	\$	106.87	\$	55.18	\$	89.93
ROOFING			\$	212.05	\$	212.05	\$	1,639.18	\$	212.05			\$	111.87	\$	212.05				
SCAFFOLD	\$	1,552.28											\$	1,879.68						
YARD	\$	12,822.11	\$	1,219.33	\$	1,637.18	\$	5,381.49	\$	12,233.89	\$	6,378.58	\$	4,145.52	\$	4,955.53	\$	7,194.77	\$	2,690.37

Northland Region

Rank within Region	1	2	3	4	5	6	7	8	9	10
Grand Total	\$ 131,013.18	\$ 125,183.83	\$ 116,635.82	\$ 98,357.14	\$ 90,774.06	\$ 77,313.57	\$ 73,442.40	\$ 73,160.26	\$ 67,154.18	\$65,377.19
Length of Tenancy (years)	11.7	8.1	29.3	5.6	12.6	6.5	5.0	16.1	3.1	13.4
Summary of Cost										
ADMIN	\$ 0.02									
ADMINISTRATION	\$ 970.51	\$ 1,085.55	\$ 1,381.37	\$ 570.30	\$ 30.02	\$ 20.02	\$ 40.02	\$ 555.30	\$ 1,991.52	\$1,050.11
CARPENTRY	\$ 53,060.84	\$ 50,394.63	\$ 16,876.56	\$ 36,359.64	\$ 66,088.27	\$ 28,300.51	\$ 39,090.26	\$ 21,554.73	\$ 19,842.49	\$23,736.98
CLEANING	\$ 4,026.25	\$ 705.25	\$ 1,932.91	\$ 781.43	\$ 1,877.11	\$ 2,731.51	\$ 1,667.14	\$ 2,041.79	\$ 1,906.30	\$1,172.78
CURTAINS, BLINDS AND DRAPES	\$ 2,632.48	\$ 1,452.40	\$ 68.82	\$ 1,229.03	\$ 818.10	\$ 1,609.95	\$ 247.80	\$ 1,395.10	\$ 1,686.11	\$1,616.54
DECONTAMINATION	\$ 3,019.91	\$ 27,507.03	\$ 9,510.90	\$ 19,872.45	\$ 460.00	\$ 10,180.76	\$ 7,645.44	\$ 13,383.14	\$ 11,068.75	\$3,285.59
DECORATION	\$ 19,871.68	\$ 14,383.72	\$ 4,239.29	\$ 11,954.54	\$ 3,046.63	\$ 15,665.53	\$ 10,815.85	\$ 13,963.22	\$ 13,417.41	\$12,091.93
ELECTRICAL	\$ 12,794.44	\$ 5,478.33	\$ 8,933.90	\$ 7,914.51	\$ 2,727.51	\$ 6,717.50	\$ 1,393.79	\$ 7,676.85	\$ 5,516.15	\$3,924.02
FLOORING	\$ 12,375.53	\$ 9,703.62	\$ 7,220.66	\$ 7,152.41	\$ 2,088.55	\$ 4,395.42	\$ 6,781.41	\$ 6,388.84	\$ 5,023.12	\$4,042.47
GLAZING	\$ 446.68			\$ 1,014.41	\$ 195.13	\$ 1,448.71			\$ 1,143.20	\$5,792.78
HEATING				\$ 490.59				\$ 490.59		
PLUMBING	\$ 18,055.21	\$ 10,021.54	\$ 28,526.88	\$ 4,037.68	\$ 6,569.43	\$ 1,782.28	\$ 3,198.98	\$ 2,587.97	\$ 1,621.90	\$5,363.39
POWER SUPPLY		\$ 110.17	\$ 449.48		\$ 124.26	\$ 177.59				\$ -
ROOFING	\$ 212.05	\$ 860.62		\$ 1,263.32		\$ 212.05			\$ 636.89	\$212.05
SCAFFOLD		\$ 2,680.39		\$ 2,155.15						
YARD	\$ 3,547.58	\$ 800.58	\$ 37,495.05	\$ 3,561.68	\$ 6,749.05	\$ 4,071.74	\$ 2,561.71	\$ 3,122.73	\$ 3,300.34	\$3,088.55

Otago/Southland Region

Rank within Region	1	2	3	4	5	6	7	8	9	10
Grand Total	\$ 82,674.25	\$ 78,325.45	\$ 62,102.35	\$ 58,373.13	\$ 57,581.46	\$ 57,461.87	\$ 57,208.92	\$ 56,466.50	\$ 56,389.39	\$ 55,835.96
Length of Tenancy (years)	22.2	5.9	13.2	18.3	12.4	9.2	3.5	29.7	25.8	3.2
Summary of Cost										
ADMINISTRATION	\$ 323.02	\$ 3,884.94	\$ 35.02	\$ 25.03	\$ 10.02	\$ 25.03	\$ 15.02	\$ 20.03	\$ 20.02	\$ 62.76
CARPENTRY	\$ 14,205.79	\$ 7,707.39	\$ 11,678.29	\$ 16,574.42	\$ 10,486.73	\$ 11,219.08	\$ 8,525.90	\$ 15,160.40	\$ 11,305.91	\$ 10,426.80

CLEANING	\$ 1,571.49	\$ 2,740.35	\$ 2,660.05	\$ 3,056.41	\$ 919.76	\$ 3,616.73	\$ 2,957.12	\$ 2,570.37	\$ 2,275.11	\$ 3,444.31
CURTAINS, BLINDS AND DRAPES	\$ 1,238.22	\$ 1,719.62	\$ 1,580.88	\$ 377.30	\$ 1,416.90	\$ 1,743.64	\$ 52.93	\$ 52.93	\$ 84.89	\$ 625.85
DECONTAMINATION	\$ 9,396.04	\$ 162.29	\$ 135.07	\$ 550.43	\$ 16,577.58	\$ 4,627.32	\$ 25,628.81	\$ 820.41	\$ 1,925.24	\$ 45.02
DECORATION	\$ 11,454.90	\$ 10,397.06	\$ 17,525.56	\$ 14,172.43	\$ 8,823.66	\$ 8,954.57	\$ 4,495.15	\$ 15,118.21	\$ 15,420.75	\$ 7,596.27
ELECTRICAL	\$ 3,552.65	\$ 4,904.03	\$ 6,614.21	\$ 4,541.00	\$ 9,723.19	\$ 6,595.00	\$ 7,694.93	\$ 3,151.84	\$ 5,965.00	\$ 1,502.02
FLOORING	\$ 6,620.05	\$ 6,034.56	\$ 6,181.49	\$ 11,429.46	\$ 4,493.62	\$ 5,389.03	\$ 3,189.04	\$ 7,070.25	\$ 7,805.21	\$ 1,604.18
GLAZING			\$ 378.27	\$ 390.78		\$ 555.61	\$ 797.53	\$ 126.09	\$ 947.99	\$ 672.82
HEATING	\$ 762.98		\$ 685.10					\$ 352.21		\$ 855.90
PLUMBING	\$ 16,589.86	\$ 3,479.58	\$ 3,005.19	\$ 3,986.30	\$ 3,270.92	\$ 2,464.94	\$ 2,625.15	\$ 3,436.92	\$ 5,026.96	\$ 10,941.26
POWER SUPPLY	\$ 235.51	\$ 248.54	\$ 263.29	\$ 162.78	\$ 229.80	\$ 333.65	\$ 272.57	\$ 192.05	\$ 212.76	\$ 196.07
ROOFING	\$ 634.05	\$ 634.05	\$ 211.11	\$ 495.70		\$ 172.96		\$ 43.08		\$ 634.05
SCAFFOLD				\$ 1,833.95				\$ 1,530.28		\$ 3,048.62
YARD	\$ 16,089.69	\$ 36,413.04	\$ 11,148.82	\$ 777.14	\$ 1,629.28	\$ 11,764.31	\$ 954.77	\$ 6,821.43	\$ 5,399.55	\$ 14,180.03

Taranaki/Whanganui/Manawatū Region

Rank within Region	1	2	3	4	5	6	7	8	9	10
Grand Total	\$ 75,895.69	\$ 65,253.40	\$ 61,432.18	\$ 59,126.27	\$ 57,594.53	\$ 55,255.36	\$ 54,626.26	\$ 54,154.73	\$ 54,023.95	\$ 53,416.54
Length of Tenancy (years)	6.6	7.6	13.5	13.3	5.8	31.6	11.4	22.0	3.8	8.9
Summary of Cost										
ADMINISTRATION	\$ 284.88	\$ 488.05	\$ 192.52	\$ 384.26	\$ 91.05	\$ 261.57	\$ 47.50	\$ 5.03	\$ 540.75	\$ 472.12
CARPENTRY	\$ 30,480.50	\$ 11,079.24	\$ 7,911.46	\$ 12,346.75	\$ 5,718.97	\$ 15,232.01	\$ 12,383.33	\$ 4,223.75	\$ 19,191.62	\$ 10,977.51
CLEANING	\$ 2,336.11	\$ 2,225.27	\$ 2,047.85	\$ 1,258.83	\$ 2,420.83	\$ 1,447.31	\$ 903.46	\$ 778.82	\$ 2,028.40	\$ 1,389.90
CURTAINS, BLINDS AND DRAPES	\$ 1,201.93	\$ 1,273.06	\$ 620.22	\$ 1,767.21	\$ 298.25	\$ 1,646.82	\$ 385.75	\$ 838.70	\$ 1,380.23	\$ 1,317.64
DECONTAMINATION	\$ 324.41	\$ 917.27	\$ 22,706.03	\$ 9,225.86	\$ 21,639.57	\$ 589.59	\$ 379.94	\$ 21,871.54	\$ 63.53	\$ 512.76
DECORATION	\$ 12,908.09	\$ 10,284.58	\$ 9,254.54	\$ 12,923.88	\$ 4,839.97	\$ 9,621.17	\$ 6,364.41	\$ 7,800.00	\$ 12,794.91	\$ 10,755.40
ELECTRICAL	\$ 4,446.51	\$ 5,644.77	\$ 3,388.16	\$ 5,651.09	\$ 5,892.67	\$ 9,934.82	\$ 1,188.19	\$ 2,952.54	\$ 5,842.12	\$ 3,203.97
FLOORING	\$ 5,087.90	\$ 10,254.10	\$ 5,051.80	\$ 5,530.63	\$ 6,054.87	\$ 6,059.37	\$ 4,938.20	\$ 6,950.29	\$ 4,106.50	\$ 4,146.45
GAS	\$ 93.02		\$ 154.18					\$ 682.99		
GLAZING	\$ 2,122.34	\$ 1,139.34		\$ 463.98	\$ 191.28	\$ 137.74	\$ 5,390.31		\$ 1,084.76	\$ 645.55
HEATING	\$ 287.14	\$ 391.40								
PLUMBING	\$ 2,150.63	\$ 1,821.91	\$ 5,278.79	\$ 6,897.53	\$ 4,573.81	\$ 1,069.89	\$ 981.97	\$ 4,511.90	\$ 983.76	\$ 1,116.77
POWER SUPPLY	\$ 136.12	\$ 155.86	\$ 136.12	\$ 155.86	\$ 136.12	\$ 136.12	\$ 136.12	\$ 155.86	\$ 136.12	\$ 155.86
ROOFING	\$ 216.11	\$ 177.59	\$ 505.25			\$ 172.96		\$ 79.66	\$ 634.05	\$ 247.67
SCAFFOLD	\$ 2,896.45	\$ 2,296.02								
YARD	\$ 10,923.55	\$ 17,104.94	\$ 4,185.26	\$ 2,520.39	\$ 5,737.14	\$ 8,945.99	\$ 21,527.08	\$ 3,303.65	\$ 5,237.20	\$ 18,474.94

Waikato Region

Rank within Region	1	2	3	4	5	6	7	8	9	10
Grand Total	\$ 81,097.52	\$ 58,188.08	\$ 57,353.80	\$ 55,321.81	\$ 52,308.51	\$ 49,788.58	\$ 49,722.37	\$ 48,164.62	\$47,287.13	\$45,401.20
Length of Tenancy (years)	18.1	2.6	21.6	8.8	11.4	1.4	15.0	7.6	0.7	6.0
Summary of Cost										
ADMINISTRATION	\$ 55.06	\$ 35.04	\$ 45.07	\$ 40.06	\$ 40.06	\$ 195.12	\$ 35.06	\$ 30.05	\$40.04	\$35.06
BRICKWORK AND BLOCKWORK		\$ 44.06								
CARPENTRY	\$ 18,345.20	\$ 15,916.96	\$ 13,177.72	\$ 10,030.14	\$ 11,407.03	\$ 12,467.44	\$ 9,118.10	\$ 12,518.80	\$11,645.11	\$11,918.39
CLEANING	\$ 2,545.33	\$ 2,718.80	\$ 2,361.79	\$ 4,051.68	\$ 1,421.29	\$ 1,706.59	\$ 3,880.48	\$ 4,833.05	\$2,625.64	\$2,051.65

CURTAINS, BLINDS AND DRAPES	\$ 2,630.17	\$ 1,514.06	\$ 1,971.65	\$ 1,049.05	\$ 1,560.30	\$ 1,293.88	\$ 1,637.35	\$ 1,080.66	\$1,228.24	\$1,277.70
DECONTAMINATION	\$ 1,303.84	\$ 746.93	\$ 689.28	\$ 13,464.84	\$ 400.80	\$ 1,095.08	\$ 689.28	\$ 715.14	\$76.23	\$582.37
DECORATION	\$ 19,929.56	\$ 15,753.22	\$ 14,942.62	\$ 10,168.77	\$ 9,329.80	\$ 9,851.72	\$ 13,092.50	\$ 12,330.76	\$5,912.84	\$10,346.87
ELECTRICAL	\$ 8,017.51	\$ 5,332.32	\$ 3,293.63	\$ 1,826.84	\$ 2,939.75	\$ 5,090.79	\$ 2,878.54	\$ 1,596.17	\$5,253.52	\$5,174.80
FLOORING	\$ 9,536.84	\$ 7,077.90	\$ 6,829.32	\$ 5,814.63	\$ 1,674.62	\$ 3,832.90	\$ 6,143.61	\$ 6,033.23	\$4,540.46	\$5,971.82
GLAZING	\$ 960.01	\$ 1,574.99	\$ 564.64	\$ 964.17	\$ 253.54	\$ 2,409.99	\$ 688.69		\$960.08	\$1,998.57
HEATING	\$ 380.19		\$ 380.19							
PLUMBING	\$ 5,372.59	\$ 2,588.34	\$ 1,620.67	\$ 1,517.20	\$ 2,056.16	\$ 10,279.06	\$ 1,761.85	\$ 2,928.54	\$10,237.15	\$2,172.51
POWER SUPPLY	\$ 136.12	\$ 136.12	\$ 136.12	\$ 136.12	\$ 136.12	\$ 136.12	\$ 136.12	\$ 136.12	\$136.12	\$136.12
ROOFING		\$ 43.08				\$ 222.73			\$1,124.10	
SCAFFOLD	\$ 1,770.63								\$2,302.08	
YARD	\$ 10,114.47	\$ 4,706.26	\$ 11,341.10	\$ 6,258.31	\$ 21,089.04	\$ 1,207.16	\$ 9,660.79	\$ 5,962.10	\$1,205.52	\$3,735.34

Greater Wellington Region

Rank within Region	1	2	3	4	5	6	7	8	9	10
Grand Total	\$ 76,901.88	\$ 70,282.74	\$ 68,553.03	\$ 64,280.86	\$ 62,984.46	\$ 61,030.90	\$ 59,427.01	\$ 58,512.85	\$ 58,321.36	\$ 58,219.81
Length of Tenancy (years)	21.4	10.6	16.4	17.9	15.2	29.5	34.5	0.2	19.5	3.6
Summary of Cost										
ADMINISTRATION	\$ 55.06	\$ 120.08	\$ 40.02	\$ 564.90	\$ 164.98	\$ 107.80	\$ 50.02	\$ 25.02	\$ 70.04	\$ 45.06
CARPENTRY	\$ 10,484.30	\$ 23,309.12	\$ 27,098.10	\$ 11,517.09	\$ 18,564.75	\$ 11,672.93	\$ 11,325.50	\$ 13,146.87	\$ 19,613.44	\$ 7,881.20
CLEANING	\$ 3,428.27	\$ 1,740.71	\$ 902.86	\$ 3,250.21	\$ 1,627.40	\$ 871.63	\$ 1,095.39	\$ 1,777.91	\$ 1,402.06	\$ 1,186.77
CURTAINS, BLINDS AND DRAPES	\$ 1,722.83	\$ 1,303.52	\$ 1,411.03	\$ 2,395.76	\$ 1,308.37	\$ 1,122.08	\$ 865.90	\$ 1,741.23	\$ 1,099.45	\$ 1,619.22
DECONTAMINATION	\$ 5,103.69	\$ 8,762.87	\$ 756.34	\$ 8,370.11	\$ 3,773.58	\$ 6,080.55	\$ 12,089.53		\$ 1,456.78	\$ 3,260.16
DECORATION	\$ 13,817.93	\$ 12,863.21	\$ 9,460.98	\$ 12,150.39	\$ 9,663.68	\$ 13,743.70	\$ 8,549.39	\$ 13,530.13	\$ 14,420.54	\$ 10,025.46
ELECTRICAL	\$ 9,138.26	\$ 4,494.26	\$ 5,994.97	\$ 6,789.58	\$ 5,778.85	\$ 6,691.11	\$ 14,109.36	\$ 5,149.18	\$ 5,334.43	\$ 1,287.67
FLOORING	\$ 4,870.96	\$ 6,138.85	\$ 4,749.01	\$ 6,880.68	\$ 6,319.37	\$ 5,674.14	\$ 4,255.21	\$ 9,120.26	\$ 3,694.37	\$ 2,419.65
GAS	\$ 141.13			\$ 467.70					\$ 48.53	
GLAZING	\$ 1,259.43	\$ 642.66	\$ 1,182.16	\$ 377.65	\$ 929.30		\$ 129.29	\$ 727.88	\$ 121.84	\$ 361.23
PLUMBING	\$ 2,610.21	\$ 1,629.85	\$ 11,477.29	\$ 5,359.04	\$ 7,985.38	\$ 4,515.76	\$ 3,283.96	\$ 4,621.40	\$ 4,925.25	\$ 5,994.53
POWER SUPPLY	\$ 242.81	\$ 522.07	\$ 152.20	\$ 152.20	\$ 180.75	\$ 113.42	\$ 152.20	\$ 152.20	\$ 152.20	\$ 89.30
ROOFING		\$ 1,192.86	\$ 641.41		\$ 537.97	\$ 173.73	\$ 174.96	\$ 641.41	\$ 250.72	\$ 344.34
SCAFFOLD		\$ 2,313.81			\$ 1,046.08	\$ 1,699.40			\$ 1,631.10	
YARD	\$ 24,027.00	\$ 5,248.87	\$ 4,686.66	\$ 6,005.55	\$ 5,104.00	\$ 8,564.65	\$ 3,346.30	\$ 7,879.36	\$ 4,100.61	\$ 23,705.22