



Vacant Kāinga Ora properties by reason as at 30 September 2025



	Vacant Homes				Total Vacant Homes
	Vacant Homes - Being made available to be let			Vacant Homes - Unavailable for letting	
	Ready to Let	Under Repair	Coming into Service	Pending Decision	
State Housing	154	297	10	119	580
Supported Housing	21	21	3	4	49
Total	175	318	13	123	629

Footnotes:

- Supported Housing consists of properties used for Community Group Housing (CGH) and Transitional Housing.
- Figures include the remaining 76 NPH in Auckland in the count of social homes.
- Total Kāinga Ora stock of all housing types as at 30 September 2025 was 78,006 properties.
- As at 30 September 2025 there were no Kāinga Ora state house properties in the 'Staggered Tenancies' category.
- For additional commentary regarding the above table, please refer to the glossary.

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 around 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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