

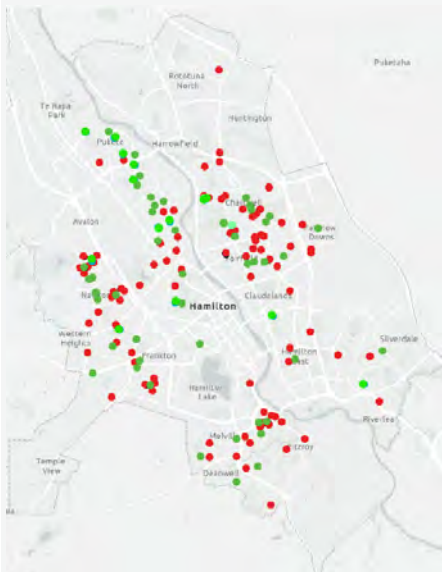
Hamilton City update



Kia ora neighbour,

With the strong and increasing demand for housing in the Waikato, Kāinga Ora – Homes and Communities has a large build programme underway.

We are on track to build and purchase over 1000 new modern, warm and dry homes in the region between 2023 and 2025.



• Completed

• Resource Consent Approved

www.kaingaora.govt.nz/waikato

Here is a snapshot of activity occurring across Hamilton City.

New homes completed between January 2024 and September 2024 (398 new homes, 1025 bedrooms)

- 7 one-bedroom home
- 201 two-bedroom homes
- 146 three-bedroom homes
- 42 four-bedroom homes
- 2 five-bedroom homes



Approved Resource Consents, construction occurring expecting to be finished before July 2025 (299 new homes, 777 bedrooms)

- 16 one-bedroom homes
- 145 two-bedroom homes
- 90 three-bedroom homes
- 39 four-bedroom homes
- 9 five-bedroom homes



Kainga Ora are investigating the best use of all our houses to ensure they meet the needs of our customers. The homes that are currently being planned and built are part of our response. Future redevelopment projects are being looked at as 70% of our homes were built prior to 1980.

Who will live in the new homes

Kāinga Ora will match homes to families to be their long term homes, with priority given to those in greatest need, while considering location due to work, wider whaanau, and education.

Questions?

If you want to know more, please don't hesitate to contact one of the Kāinga Ora team.

Email:

Waikato.region@kaingaora.govt.nz



Community Engagements

Community Engagement is ongoing. Our team are available to talk with people around any of our activity in the Region.

We keep our website updated as projects receive Resource Consent from Council and progress through construction.

Across 2024 we will be at your local Community Centre every second month to continue these conversations.



www.kaingaora.govt.nz/waikato

Healthy Homes

Kāinga Ora currently has 4260 homes in Hamilton City. The Residential Tenancies (Healthy Homes Standards) Regulations (2019) sets out minimum standards for heating, insulation, ventilation, moisture ingress/drainage, and draught-stopping. Kāinga Ora has to ensure all homes across our portfolio comply with these standards by 1 July 2024. Work is underway in the City to ensure all our homes meet these standards. As at 30 June 2024, 4259 now comply, and we are working with the Tenancy Tribunal to address the final home.

Home Ownership Assistance

Looking at buying your first home but not sure where to start?

Kāinga Ora offers several products and resources that can give you a helping hand toward home ownership. These include financial assistance to help people afford a deposit or ongoing repayments. Have a look at what could be right for you.

This can be done through programmes like:

- a. First Home Loan (up to 15%)
- b. Kāinga Whenua Loan (up to \$500,000)
- c. KiwiSaver First Home Withdrawal

[Home Ownership :: Kāinga Ora – Homes and Communities \(kaingaora.govt.nz\)](https://www.kaingaora.govt.nz/home-ownership)

Retrofit

Kāinga Ora is making our homes warmer, drier and healthier to help improve the wellbeing of our tenants. Through our Retrofit Programme, we are upgrading and improving some of our older homes to help provide our tenants great places to call home. The objective is to bring the homes up to, or above new build standards and add another 50 years of life to the property.

The improvements to make homes warmer, drier and healthier, include full insulation of the homes (walls, ceiling and floor), double glazing, improved airtightness, ventilation, and new heating. Work varies for each home, and we may also upgrade bathrooms and kitchens, convert homes to a more open plan living layout, and make the home more accessible.

Retrofitting a home takes around three to four months. We have started a programme of retrofitting homes in =



[New Zealand Government](https://www.govt.nz)

 **Kāinga Ora**
Homes and Communities