



Homes removed from service by reason as at 30 September 2025



	Homes removed from service					Total Homes removed from service
	Homes in construction		Redevelopment / Disposal			
	Major Repair	Retrofit Process	Demolition Process	Redevelopment Process	Sales & Lease Expiry	
State Housing	316	230	114	101	747	1,508
Supported Housing	28	1	1	12	19	61
Total	344	231	115	113	766	1,569

Footnotes:

- Supported Housing consists of properties used for Community Group Housing (CGH) and Transitional Housing.
- There are 766 properties in the Sales and Lease Expiry Column. 733 are pending sale and 33 are lease expiries.
- For additional commentary regarding the above table, please refer to the glossary below.
- Total Kāinga Ora stock of all housing types as at 30 September 2025 was 78,006 properties.

Homes removed from service

Those homes that are in the process of being redeveloped/demolished, retrofitted, having major repairs or being disposed of

Unavailable Homes - in construction

Major Repairs	Homes removed from service because they have been significantly damaged, e.g. fire, chemical or natural hazard. Some are under repair, while others will be pending a decision on their future.
Retrofit Process	Part of the renewal programme to bring old homes up to modern standards and realign the portfolio to match the needs of its customers, optimise land use, & increase New Zealand's total housing stock. Includes homes being used as temporary accommodation* while tenants existing homes are being retrofitted.

Redevelopment / Disposal

Redevelopment process	These are homes that have been tagged for redevelopment, are waiting on final investment planning to be completed and a business case approved before being demolished. A fixed term tenancy is impracticable due to timeframes and or costs.
Demolition Process	These are homes that are to be redeveloped where a business case has been approved and are actively in the process of being demolished.
Sales & Lease expiry	Homes leaving the portfolio by either going through the process of being sold or the lease coming up to expiry and not intended to be renewed.