

9 August 2024

s 9(2)(a)

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I write in response to your request dated 13 June 2024, for information under the Official Information Act (1982):

'please provide a breakdown of the number of properties in the lease portfolio from 2020-2021 to present day each year, each region. both for properties leased out by and leased to KO.

provide cost of mtce to KO of leasing to and from stakeholders, per region.

provide cost of repairs undertaken at properties at hand back/end of each lease to date.

provide per region number of KO owned properties vacated each year from 2020-2021 to present day and cost of reinstating vacated properties to lettable condition, per region per financial year.

provide regional and yearly breakdown of any major repairs undertaken (above \$15k per workorder) at KO owned properties while tenanted, for abovementioned time period.'

Kāinga Ora has considered your request under the Act. Responses to each of your questions, with notes for context, are provided in the order you requested them.

Where your request relates to leases, this has been interpreted as information about properties in the Kāinga Ora lease portfolio. Information held on properties in the lease portfolio that relates to your request above are:

- Leased 'out by' Kāinga Ora:
 - properties owned by Kāinga Ora and leased out to service providers for the purpose of Transitional Housing
- Leased 'to' Kāinga Ora:
 - properties leased from private owners to Kāinga Ora under the Home Lease Programme

The maintenance costs provided include both responsive maintenance (responding to maintenance issues as needs arise throughout the course of the lease) and planned maintenance (maintenance we schedule ahead of time to preserve the condition of the property, for example exterior painting, or roof replacement when needed). Significant weather events in recent years also generated clean-up work which is costed as maintenance.

When comparing maintenance activity and spend across the four years it is also important to keep in mind that comparatively less maintenance work was carried out during the COVID pandemic and subsequent lockdowns which prevented access, and our maintenance partners caught up on this work in the later financial years. Secondly, across the sector all property owners have experienced

increases in the cost of materials for building and maintenance, and Kāinga Ora has not been immune to these changes.

1. Please provide a breakdown of the number of properties in the lease portfolio from 2020-2021 to present day each year, each region. both for properties leased out by and leased to KO.

Table 1a – Number of properties leased to Kāinga Ora

Region	30/06/2021	30/06/2022	30/06/2023	31/05/2024*
AUCKLAND	1295	1221	1126	1040
CHRISTCHURCH CITY	312	309	296	267
DUNEDIN CITY	21	18	17	17
FAR NORTH DISTRICT	37	37	33	19
GREY DISTRICT	4	4	4	4
HAMILTON CITY	267	252	216	199
HASTINGS DISTRICT	7	7	5	4
KAIPARA DISTRICT	15	15	15	15
LOWER HUTT CITY	13	13	11	7
MARLBOROUGH DISTRICT	9	7	6	6
NAPIER CITY	28	24	22	20
NELSON CITY	13	12	9	8
NEW PLYMOUTH DISTRICT	3	3	2	2
PALMERSTON NORTH CITY			3	3
PORIRUA CITY	14	14	9	5
ROTORUA DISTRICT	1	2	2	2
TASMAN DISTRICT	7	7	7	7
TAUPO DISTRICT	1	1	1	1
TAURANGA CITY	54	53	44	33
TIMARU DISTRICT	3	3	3	3
WAIKATO DISTRICT	16	14	13	13
WAIMAKARIRI DISTRICT	2	1	1	
WAIPA DISTRICT	3	3	3	1
WELLINGTON CITY	131	126	224	218
WHAKATANE DISTRICT	7	6	5	3
WHANGAREI DISTRICT	19	17	17	14
Total	2282	2169	2094	1911*

***Notes:**

- the numbers reported for Financial Year 2024 are as at 31 May 2024.

Table 1b – Properties leased out by Kāinga Ora:

Region	30/06/2021	30/06/2022	30/06/2023	31/05/2024*
AUCKLAND	1020	1357	1395	1414
CENTRAL HAWKE'S BAY DISTRICT		3	3	3
CHRISTCHURCH CITY	84	168	185	191
CLUTHA DISTRICT	1	1	1	1
DUNEDIN CITY	16	26	26	26
FAR NORTH DISTRICT	1	1	1	2
GISBORNE DISTRICT	29	34	61	67
HAMILTON CITY	84	160	215	244
HASTINGS DISTRICT	36	50	56	56
HOROWHENUA DISTRICT	1	5	5	5
INVERCARGILL CITY	3	12	12	12
LOWER HUTT CITY	8	16	16	16
MANAWATU DISTRICT	2	5	5	5
MARLBOROUGH DISTRICT	29	31	40	47
MASTERTON DISTRICT	1	1	1	1
NAPIER CITY	61	87	87	84
NELSON CITY	2	4	3	3
NEW PLYMOUTH DISTRICT	1	1	1	2
OPOTIKI DISTRICT	2	2	2	2
PALMERSTON NORTH CITY	37	45	47	37
PORIRUA CITY	18	22	22	25
RANGITIKEI DISTRICT		2	2	2
ROTORUA DISTRICT	50	84	95	95
TAURANGA CITY	25	30	32	42
WAIKATO DISTRICT			27	27
WAIMAKARIRI DISTRICT	6	6	6	6
WAIPA DISTRICT		6	6	6
WAIROA DISTRICT			2	2
WHANGANUI DISTRICT	2	2	2	6
WELLINGTON CITY	2	2	2	6
WESTERN BAY OF PLENTY DISTRICT	2	2	2	2
WHANGAREI DISTRICT	13	14	14	14
Total	1536	2179	2374	2451*

***Notes:**

- the numbers reported for Financial Year 2024 are as at 31 May 2024.

2. Provide cost of maintenance to KO of leasing to and from stakeholders, per region.

Table 2a – Maintenance costs for properties leased to Kāinga Ora:

Region	30/06/2021	30/06/2022	30/06/2023	31/05/2024*
AUCKLAND	\$4,529,213.78	\$7,228,294.12	\$10,774,900.25	\$6,121,123.92
CHRISTCHURCH CITY	\$846,080.77	\$1,503,204.14	\$1,400,871.57	\$891,492.51
DUNEDIN CITY	\$39,417.52	\$51,049.29	\$45,645.31	\$25,854.81
FAR NORTH DISTRICT	\$107,485.46	\$131,094.22	\$295,666.47	\$101,231.84
GREY DISTRICT	\$4,358.65	\$5,644.40	\$25,150.35	\$1,706.42
HAMILTON CITY	\$357,638.01	\$1,028,514.11	\$1,060,436.38	\$377,543.87
HASTINGS DISTRICT	\$127,406.16	\$22,434.57	\$95,502.08	\$39,445.77
KAIPARA DISTRICT	\$8,201.59	\$29,907.24	\$139,192.21	\$62,055.99
LOWER HUTT CITY	\$42,549.52	\$58,516.07	\$123,011.18	\$88,488.58
MARLBOROUGH DISTRICT	\$38,087.67	\$23,412.43	\$46,750.57	\$4,543.14
NAPIER CITY	\$98,119.85	\$70,517.97	\$76,780.69	\$160,231.04
NELSON CITY	\$55,426.44	\$79,187.87	\$48,552.88	\$51,098.58
NEW PLYMOUTH DISTRICT	\$2,803.14	\$1,290.27	\$7,829.28	\$1,198.82
PALMERSTON NORTH CITY			\$9,869.62	\$572.83
PORIRUA CITY	\$40,553.00	\$14,804.69	\$21,576.11	\$47,630.57
ROTORUA DISTRICT	\$9,069.30	\$20,289.90	\$12,755.23	\$4,889.82
TASMAN DISTRICT	\$24,216.95	\$38,002.76	\$34,693.51	\$6,682.13
TAUPO DISTRICT	\$1,382.95	\$1,858.02	\$1,303.29	\$6,758.52
TAURANGA CITY	\$219,190.74	\$350,766.95	\$343,833.88	\$267,145.62
TIMARU DISTRICT	\$6,929.31	\$3,386.48	\$1,587.79	\$3,849.37
UPPER HUTT CITY	-\$331.29			
WAIKATO DISTRICT	\$38,352.18	\$74,110.09	\$84,065.32	\$69,414.61
WAIMAKARIRI DISTRICT	\$3,067.08	\$7,992.83	\$5,746.39	\$57,016.76
WAIPA DISTRICT	\$781.69	\$4,351.89	\$5,070.26	\$25,529.09
WELLINGTON CITY	\$317,433.46	\$347,477.90	\$438,511.14	\$719,352.65
WHAKATANE DISTRICT	\$11,874.17	\$11,376.38	\$59,096.08	\$72,914.46
WHANGAREI DISTRICT	\$103,579.74	\$196,560.80	\$134,831.11	\$291,424.16
Total	\$7,032,887.84	\$11,304,045.39	\$15,293,228.95	\$9,499,195.88*

Notes:

- *the numbers reported for Financial Year 2024 are as at 31 May 2024.
- the table shows gross maintenance costs incurred under the Home Lease Programme as follows:

- cost of maintenance and repairs to the interior of the home and the exterior grounds of the property. In accordance with the lease agreement, this work is arranged by Kāinga Ora and costs are covered by Kāinga Ora.
- cost of maintenance and repairs to the exterior of the home and any structural repairs required through the course of the lease, and any work to meet Healthy Homes Standards. In accordance with the lease agreement, this work is arranged by Kāinga Ora and, depending on the work, costs can either be initially paid by Kāinga Ora then recovered from the private owner, or paid directly by the owner.
- the costs in this table represent 49,455 individual work orders and 1.59% of our total maintenance spend across the entire Kāinga Ora housing portfolio over the four financial years.
- this table does not include any costs recovered from private owners for Healthy Homes work. Over the last four financial years, a total of \$4,732,166.39 has been paid back to Kāinga Ora by private owners for this work. Due to the way this is recorded in our centralised systems, we are not able to provide a breakdown by region.

Table 2b – Maintenance costs for properties leased out by Kāinga Ora:

Region	30/06/2021	30/06/2022	30/06/2023	31/05/2024*
AUCKLAND	\$503,419.30	\$1,252,228.49	\$2,074,320.59	\$2,912,251.45
CENTRAL HAWKE'S BAY DISTRICT		\$38,648.96	\$63,685.08	\$71,118.10
CHRISTCHURCH CITY	\$79,847.22	\$82,683.36	\$234,597.69	\$235,528.13
CLUTHA DISTRICT	\$8,818.61	\$21,095.22	\$14,169.49	\$1,010.01
DUNEDIN CITY	\$2,657.30	\$81,444.58	\$158,864.76	\$36,787.45
FAR NORTH DISTRICT	\$14,371.05	\$13,889.61	\$5,341.89	\$161,990.98
GISBORNE DISTRICT	\$177,003.28	\$155,244.52	\$280,674.49	\$322,575.35
HAMILTON CITY	\$274,288.19	\$373,646.98	\$804,220.90	\$578,728.24
HASTINGS DISTRICT	\$33,759.45	\$60,805.15	\$164,218.12	\$81,849.85
HOROWHENUA DISTRICT		\$5,389.02	\$18,808.01	\$3,338.49
INVERCARGILL CITY	\$30,402.83	\$2,287.02	\$12,345.21	\$51,716.02
LOWER HUTT CITY	\$44,186.45	\$210,448.29	\$28,059.13	\$51,990.64
MANAWATU DISTRICT		\$181.91	\$25,159.15	\$9,391.13
MARLBOROUGH DISTRICT	\$40,259.17	\$72,781.62	\$167,919.02	\$53,743.37
MASTERTON DISTRICT	\$7,529.28	\$6,894.11	\$6,315.45	\$28,376.52
NAPIER CITY	\$159,877.17	\$325,502.40	\$318,904.96	\$479,724.61
NELSON CITY	\$1,946.07	\$10,032.57	\$23,776.95	\$33,411.41
NEW PLYMOUTH DISTRICT		\$1,818.07	\$2,469.43	\$80,432.33
OPOTIKI DISTRICT	\$15,202.73	\$26,494.76	\$49,833.88	\$9,091.97
PALMERSTON NORTH CITY	\$124,490.50	\$146,887.03	\$116,417.96	\$115,947.24
PORIRUA CITY	\$31,947.12	\$163,200.86	\$267,891.97	\$289,503.14
RANGITIKEI DISTRICT			\$599.20	\$122.41
ROTORUA DISTRICT	\$61,605.48	\$58,018.31	\$679,021.13	\$389,113.92
TAURANGA CITY	\$4,743.91	\$19,374.60	\$229,843.99	\$68,983.51
WAIKATO DISTRICT			\$1,372.80	\$9,424.80
WAIMAKARIRI DISTRICT	\$6,588.54	\$6,123.37	\$7,348.36	\$7,318.68
WAIPA DISTRICT		\$1,188.30	\$6,432.45	\$14,370.81
WAIROA DISTRICT			\$89.96	\$338.58
WHANGANUI DISTRICT	\$1,111.90	\$21,754.14	\$9,603.94	\$3,224.20
WELLINGTON CITY	\$20,742.21	\$19,150.33	\$66,095.86	\$147,690.47
WESTERN BAY OF PLENTY DISTRICT	\$12,490.52	\$17,344.71	\$77,616.24	\$108,596.75
WHANGAREI DISTRICT	\$28,947.44	\$89,840.66	\$123,702.82	\$74,866.02
Total	\$1,686,235.72	\$3,284,398.95	\$6,039,720.88	\$6,432,556.58*

***Notes:**

- the numbers reported for Financial Year 2024 are as at 31 May 2024.

- these costs reflect maintenance and repair work Kāinga Ora is responsible for covering in accordance with the Transitional Housing commercial lease agreement, This includes work such as structural maintenance and repairs and work to ensure the property meets Healthy Homes Standards.
- Transitional Housing providers we lease to are responsible for the cost of tenant damages to the property. These costs, and any amounts recovered from providers that relate to these costs, are not reflected in this table.
- the costs in this table represent 30,785 individual work orders and 0.64% of our total maintenance spend across the entire Kāinga Ora housing portfolio over the four financial years.



3. Provide cost of repairs undertaken at properties at hand back/end of each lease to date.

Table 3 - Cost of repairs on properties leased to Kāinga Ora (at the end of lease date):

Region	30/06/2021	30/06/2022	30/06/2023	31/05/2024*
AUCKLAND	\$451,744.80	\$933,828.12	\$1,297,238.62	\$1,815,914.08
CHRISTCHURCH CITY	\$14,358.81	\$35,590.85	\$88,554.54	\$165,139.40
DUNEDIN CITY		\$7,404.46		
FAR NORTH DISTRICT			\$11,376.90	\$151,738.41
HAMILTON CITY	\$8,328.41	\$94,285.83	\$200,383.91	\$160,296.66
HASTINGS DISTRICT	\$83,925.62		\$26,912.48	\$5,756.94
LOWER HUTT CITY	\$5,262.28		\$20,968.79	\$76,598.49
MARLBOROUGH DISTRICT			\$40,386.48	
NAPIER CITY		\$6,029.10	\$11,734.06	\$13,606.15
NELSON CITY			\$12,866.66	\$4,445.87
NEW PLYMOUTH DISTRICT			\$2,893.87	
PORIRUA CITY				\$14,811.19
TAURANGA CITY	\$23,042.04		\$11,731.04	\$176,049.93
WAIKATO DISTRICT			\$23,739.44	
WAIMAKARIRI DISTRICT				\$56,819.88
WAIPA DISTRICT				\$23,119.63
WELLINGTON CITY	\$8,223.90	\$22,106.22	\$3,558.34	\$44,778.04
WHAKATANE DISTRICT		\$4,238.80		\$49,649.71
WHANGAREI DISTRICT		\$29,123.04		\$220,777.05
Total	\$594,885.86	\$1,132,606.42	\$1,752,345.13	\$2,979,501.43*

Notes:

- *the numbers reported for Financial Year 2024 are as at 31 May 2024
- in accordance with the lease agreement, Kāinga Ora has a legal obligation to return the property to the private owner in the same state it was at the commencement of the lease, less fair wear and tear and ageing. Maintenance costs reflect this work.
- lease agreements have a term of three years and owners have the option of either extending the lease or taking their property back at the end of the lease period. The higher costs in FY24 reflect that more leases expired and those properties were handed back that year. Comparatively lower costs in FY21 can also be attributed to fewer properties handed back during the COVID pandemic and resulting lockdowns.
- the costs in this table represents 1,216 individual work orders and 0.24% of our total maintenance spend across the entire Kāinga Ora housing portfolio over the four financial years.

4. Provide per region number of KO owned properties vacated each year from 2020-2021 to present day and cost of reinstating vacated properties to lettable condition, per region per financial year.

Table 4a - Number of Kāinga Ora owned properties vacated each year by region

Regions	30/06/2021	30/06/2022	30/06/2023	31/05/2024
ASHBURTON DISTRICT	22	23	19	34
AUCKLAND	1992	1980	2654	2597
BULLER DISTRICT	6	6	7	19
CENTRAL HAWKE'S BAY DISTRICT	4	2	2	5
CENTRAL OTAGO DISTRICT				2
CHRISTCHURCH CITY	667	497	480	504
CLUTHA DISTRICT	2	5	2	4
DUNEDIN CITY	116	114	117	144
FAR NORTH DISTRICT	40	49	62	69
GISBORNE DISTRICT	77	76	100	89
GORE DISTRICT	3	2	4	1
GREY DISTRICT	11	7	8	14
HAMILTON CITY	241	185	226	258
HASTINGS DISTRICT	57	68	80	89
HAURAKI DISTRICT	4	5	7	9
HOROWHENUA DISTRICT	12	10	20	19
HURUNUI DISTRICT	3	1		
INVERCARGILL CITY	32	21	28	51
KAIKOURA DISTRICT	1	1	1	2
KAIPARA DISTRICT	5	9	14	13
KAPITI COAST DISTRICT	20	20	20	17
KAWERAU DISTRICT		2	2	1
LOWER HUTT CITY	205	260	321	327
MACKENZIE DISTRICT	1			
MANAWATU DISTRICT	10	9	14	8
MARLBOROUGH DISTRICT	47	25	53	37
MASTERTON DISTRICT	1			
MATAMATA-PIAKO DISTRICT	11	12	14	13
NAPIER CITY	87	64	83	113
NELSON CITY	53	43	66	65
NEW PLYMOUTH DISTRICT	63	58	60	60
OPOTIKI DISTRICT	5	7	9	8
OTOROHANGA DISTRICT			4	2
PALMERSTON NORTH CITY	104	98	127	112

PORIRUA CITY	133	139	168	183
QUEENSTOWN-LAKES DISTRICT				1
RANGITIKEI DISTRICT	2	2	2	10
ROTORUA DISTRICT	37	51	57	56
RUAPEHU DISTRICT	6	4	6	5
SELWYN DISTRICT				1
SOUTH TARANAKI DISTRICT	4	6	10	6
SOUTH WAIKATO DISTRICT	2		3	3
SOUTHLAND DISTRICT	1		1	
STRATFORD DISTRICT	2	5	6	3
TARARUA DISTRICT				1
TASMAN DISTRICT	11	8	7	8
TAUPO DISTRICT	11	9	12	8
TAURANGA CITY	5	9	37	39
THAMES-COROMANDEL DISTRICT	18	13	14	14
TIMARU DISTRICT	46	42	36	39
UPPER HUTT CITY	26	27	37	38
WAIKATO DISTRICT	34	15	22	22
WAIMAKARIRI DISTRICT	16	9	20	12
WAIMATE DISTRICT	2	3	3	2
WAIPA DISTRICT	9	13	11	16
WAIROA DISTRICT		4	1	1
WAITAKI DISTRICT	10	12	10	12
WAITOMO DISTRICT	7	3	5	8
WHANGANUI DISTRICT	44	33	41	50
WELLINGTON CITY	136	124	120	87
WESTERN BAY OF PLENTY DISTRICT		1	2	2
WESTLAND DISTRICT		1		4
WHAKATANE DISTRICT	24	38	29	32
WHANGAREI DISTRICT	123	98	154	167
Total	4611	4328	5418	5516

Table 4b - Cost of re-instating vacated Kāinga Ora owned properties by region

Region	30/06/2021	30/06/2022	30/06/2023	31/05/2024*
ASHBURTON DISTRICT	\$552,474.81	\$529,833.67	\$218,298.75	\$541,431.55
AUCKLAND	\$39,315,226.70	\$40,022,729.20	\$55,381,418.73	\$53,769,280.63
BULLER DISTRICT	\$101,225.26	\$221,374.18	\$338,521.49	\$563,637.47
CENTRAL HAWKE'S BAY DISTRICT	\$87,028.34	\$62,782.84	\$29,848.37	\$123,875.50
CENTRAL OTAGO DISTRICT				\$130,538.01
CHRISTCHURCH CITY	\$14,033,958.89	\$10,795,782.95	\$9,854,571.46	\$9,661,823.26
CLUTHA DISTRICT	\$22,588.04	\$122,614.07	\$57,775.18	\$105,065.91
DUNEDIN CITY	\$2,067,760.69	\$2,494,104.90	\$2,782,062.68	\$3,606,974.33
FAR NORTH DISTRICT	\$1,160,601.22	\$1,777,419.82	\$1,934,852.71	\$1,914,617.42
GISBORNE DISTRICT	\$1,838,800.12	\$2,546,234.34	\$3,215,962.88	\$2,658,224.90
GORE DISTRICT	\$39,700.71	\$33,469.86	\$147,211.26	\$7,620.17
GREY DISTRICT	\$220,599.02	\$87,937.55	\$346,708.86	\$301,200.23
HAMILTON CITY	\$5,291,192.48	\$4,166,438.65	\$4,810,067.73	\$5,125,783.49
HASTINGS DISTRICT	\$1,281,383.07	\$1,724,037.41	\$1,830,737.07	\$2,052,589.17
HAURAKI DISTRICT	\$86,413.74	\$134,175.26	\$259,884.24	\$160,603.44
HOROWHENUA DISTRICT	\$235,073.35	\$323,738.65	\$528,040.88	\$244,636.19
HURUNUI DISTRICT	\$68,198.29	\$25,689.82		
INVERCARGILL CITY	\$685,907.19	\$309,704.60	\$773,366.26	\$1,378,834.11
KAIKOURA DISTRICT	\$22,388.98	\$30,299.02	\$23,496.50	\$42,472.37
KAIPARA DISTRICT	\$143,084.17	\$336,340.79	\$552,469.25	\$390,411.03
KAPITI COAST DISTRICT	\$411,479.95	\$372,401.80	\$438,173.19	\$273,968.33
KAWERAU DISTRICT		\$1,749.76	\$49,606.53	\$26,788.65
LOWER HUTT CITY	\$3,686,179.14	\$5,274,909.67	\$4,976,370.35	\$4,508,729.63
MACKENZIE DISTRICT	\$2,420.00			
MANAWATU DISTRICT	\$132,963.96	\$198,261.93	\$260,555.16	\$108,029.24
MARLBOROUGH DISTRICT	\$1,204,464.97	\$965,151.48	\$1,325,290.01	\$516,035.11
MASTERTON DISTRICT	\$36,515.81			
MATAMATA-PIAKO DISTRICT	\$292,494.05	\$309,841.00	\$428,508.79	\$238,878.99
NAPIER CITY	\$1,571,704.02	\$1,556,287.13	\$2,096,306.44	\$2,738,767.96
NELSON CITY	\$1,324,632.72	\$913,664.03	\$1,319,113.41	\$1,194,586.77
NEW PLYMOUTH DISTRICT	\$1,326,363.48	\$1,447,358.06	\$1,339,318.42	\$1,284,785.87
OPOTIKI DISTRICT	\$194,954.16	\$154,350.20	\$288,292.94	\$191,735.54
OTOROHANGA DISTRICT			\$66,219.60	\$47,332.76
PALMERSTON NORTH CITY	\$1,813,150.57	\$2,184,821.28	\$2,424,313.13	\$2,291,537.28

PORIRUA CITY	\$2,650,556.45	\$3,580,867.19	\$4,379,252.12	\$4,529,126.24
QUEENSTOWN-LAKES DISTRICT				\$49,515.05
RANGITIKEI DISTRICT	\$27,751.56	\$39,900.04	\$59,697.08	\$224,020.56
ROTORUA DISTRICT	\$965,444.73	\$916,417.56	\$1,248,686.25	\$995,153.79
RUAPEHU DISTRICT	\$140,843.55	\$90,360.18	\$102,791.48	\$148,316.91
SELWYN DISTRICT				\$4,543.02
SOUTH TARANAKI DISTRICT	\$99,878.15	\$140,136.00	\$228,881.91	\$52,995.78
SOUTH WAIKATO DISTRICT	\$54,366.23		\$48,291.03	\$67,170.60
SOUTHLAND DISTRICT	\$29,743.92		\$4,412.42	
STRATFORD DISTRICT	\$29,353.63	\$101,083.70	\$64,695.30	\$85,751.49
TARARUA DISTRICT				\$2,091.30
TASMAN DISTRICT	\$264,382.57	\$244,716.88	\$221,832.56	\$118,502.93
TAUPO DISTRICT	\$157,077.46	\$182,338.84	\$327,724.10	\$178,212.40
TAURANGA CITY	\$73,151.75	\$220,218.83	\$464,450.78	\$370,354.42
THAMES-COROMANDEL DISTRICT	\$414,027.27	\$200,700.55	\$352,963.93	\$316,728.59
TIMARU DISTRICT	\$1,123,369.78	\$944,510.08	\$804,673.67	\$716,621.23
UPPER HUTT CITY	\$451,195.30	\$743,788.84	\$551,167.07	\$529,940.27
WAIKATO DISTRICT	\$809,805.11	\$415,485.73	\$627,499.91	\$452,982.15
WAIMAKARIRI DISTRICT	\$255,580.47	\$142,999.57	\$353,869.97	\$107,684.47
WAIMATE DISTRICT	\$48,996.48	\$54,058.43	\$77,554.70	\$30,095.52
WAIPA DISTRICT	\$155,787.67	\$358,024.91	\$347,854.99	\$421,871.89
WAIROA DISTRICT		\$142,424.08	\$4,025.47	\$31,144.02
WAITAKI DISTRICT	\$241,229.68	\$262,977.66	\$254,003.85	\$339,292.19
WAITOMO DISTRICT	\$134,724.07	\$42,754.47	\$150,914.44	\$164,362.05
WHANGANUI DISTRICT	\$789,576.86	\$813,667.73	\$842,747.09	\$998,703.33
WELLINGTON CITY	\$1,896,983.86	\$2,364,915.70	\$2,491,190.61	\$1,874,067.15
WESTERN BAY OF PLENTY DISTRICT		\$838.29	\$42,504.53	\$7,395.80
WESTLAND DISTRICT		\$45,543.05		\$50,331.09
WHAKATANE DISTRICT	\$429,295.33	\$839,113.68	\$514,800.44	\$417,376.84
WHANGAREI DISTRICT	\$4,081,684.27	\$2,409,779.15	\$3,970,410.45	\$4,039,452.73
Total	\$94,575,734.05	\$94,421,125.06	\$116,634,258.42	\$113,524,599.12*

***Notes:**

- the numbers reported for Financial Year 2024 are as at 31 May 2024.
- between tenancies, Kāinga Ora takes the opportunity to do minor repairs and maintenance and work that ensures the ongoing good condition of the asset. These figures represent a range of work and includes any work done to ensure the homes meets Healthy Homes Standards.

- the costs in this table represents 15.41% of our total maintenance spend across the entire Kāinga Ora housing portfolio over the four financial years.



5. Provide regional and yearly breakdown of any major repairs undertaken (above \$15k per workorder) at KO owned properties while tenanted, for abovementioned time period.

Table 5 – Repairs in tenanted Kāinga Ora owned homes, that cost over \$15,000 per work order, by region

Region	30/06/2021	30/06/2022	30/06/2023	31/05/2024*
ASHBURTON DISTRICT	\$241,258.28	\$229,141.77	\$143,596.98	\$117,559.41
AUCKLAND	\$18,807,338.01	\$27,118,766.73	\$55,808,053.04	\$42,123,094.37
BULLER DISTRICT	\$50,812.84	\$207,085.00	\$344,293.84	\$260,514.39
CENTRAL HAWKE'S BAY DISTRICT	\$36,171.47	\$103,622.56	\$155,209.78	\$67,305.30
CENTRAL OTAGO DISTRICT	\$45,197.64	\$33,594.44	\$15,714.80	\$15,387.61
CHRISTCHURCH CITY	\$4,505,330.66	\$5,098,830.25	\$9,528,258.14	\$6,587,686.84
CLUTHA DISTRICT	\$27,387.44	\$57,525.00	\$153,860.78	\$17,179.15
DUNEDIN CITY	\$1,172,343.45	\$1,434,628.40	\$2,059,183.18	\$1,861,136.82
FAR NORTH DISTRICT	\$1,881,400.28	\$1,913,601.36	\$2,576,936.52	\$3,941,562.18
GISBORNE DISTRICT	\$1,031,995.32	\$1,572,082.37	\$2,991,573.47	\$2,917,243.55
GORE DISTRICT	\$49,754.04	\$15,601.63	\$153,956.20	\$90,372.83
GREY DISTRICT	\$214,542.47	\$250,819.48	\$225,097.94	\$321,121.38
HAMILTON CITY	\$3,262,854.59	\$2,814,939.20	\$4,627,039.33	\$4,185,982.57
HASTINGS DISTRICT	\$1,130,612.57	\$1,489,451.68	\$1,699,589.40	\$2,835,661.94
HAURAKI DISTRICT	\$48,086.39	\$87,816.26	\$336,585.67	\$231,444.53
HOROWHENUA DISTRICT	\$271,244.54	\$414,747.25	\$885,367.78	\$441,627.49
HURUNUI DISTRICT	\$111,469.20		\$74,782.15	\$93,837.22
INVERCARGILL CITY	\$391,847.14	\$692,625.60	\$1,215,230.83	\$938,570.39
KAIKOURA DISTRICT			\$132,361.03	\$15,425.91
KAIPARA DISTRICT	\$272,513.39	\$211,499.54	\$357,857.79	\$315,954.40
KAPITI COAST DISTRICT	\$359,699.71	\$242,052.00	\$697,529.86	\$196,283.92
KAWERAU DISTRICT		\$73,530.59	\$122,646.41	\$112,550.39
LOWER HUTT CITY	\$5,264,675.31	\$7,583,592.74	\$10,277,534.01	\$4,980,325.50
MANAWATU DISTRICT	\$754,905.16	\$563,718.22	\$769,407.80	\$211,433.85
MARLBOROUGH DISTRICT	\$264,316.17	\$666,946.34	\$551,276.26	\$542,543.84
MASTERTON DISTRICT	\$61,670.42		\$44,030.94	\$46,595.33
MATAMATA-PIAKO DISTRICT	\$90,539.92	\$97,930.43	\$199,227.83	\$202,991.85
NAPIER CITY	\$1,846,823.27	\$2,649,862.51	\$2,568,984.72	\$3,164,371.24
NELSON CITY	\$690,807.59	\$536,531.58	\$2,236,749.00	\$1,498,441.57
NEW PLYMOUTH DISTRICT	\$1,107,584.11	\$1,649,254.05	\$2,987,374.05	\$2,377,014.16
OPOTIKI DISTRICT	\$39,375.69	\$160,556.46	\$234,501.56	\$189,083.09
OTOROHANGA DISTRICT	\$15,452.62	\$57,730.04	\$73,192.14	\$40,475.73

PALMERSTON NORTH CITY	\$1,651,778.88	\$2,029,350.32	\$4,219,375.00	\$2,233,785.78
PORIRUA CITY	\$4,073,701.21	\$3,932,738.76	\$5,900,295.22	\$3,373,909.84
QUEENSTOWN-LAKES DISTRICT				\$25,628.30
RANGITIKEI DISTRICT	\$237,990.34	\$59,817.21	\$220,678.36	\$107,070.61
ROTORUA DISTRICT	\$419,231.39	\$506,734.77	\$1,084,886.96	\$586,109.12
RUAPEHU DISTRICT	\$154,902.57	\$33,439.25	\$171,254.13	\$268,674.34
SELWYN DISTRICT	\$87,437.68	\$46,186.15	\$170,744.89	\$65,769.07
SOUTH TARANAKI DISTRICT	\$152,650.90	\$194,857.69	\$344,470.74	\$232,222.11
SOUTH WAIKATO DISTRICT	\$18,620.50	\$60,285.80	\$124,624.35	\$37,993.65
STRATFORD DISTRICT	\$52,159.58	\$70,001.92	\$137,127.69	\$64,027.04
TASMAN DISTRICT	\$79,586.19	\$526,635.74	\$639,979.08	\$326,491.60
TAUPO DISTRICT		\$178,499.81	\$168,117.86	\$417,434.10
TAURANGA CITY	\$161,112.23	\$98,032.49	\$567,575.27	\$165,701.66
THAMES-COROMANDEL DISTRICT	\$211,358.54	\$293,867.12	\$517,140.78	\$454,502.89
TIMARU DISTRICT	\$403,371.54	\$330,770.32	\$731,317.25	\$765,512.16
UPPER HUTT CITY	\$1,067,078.83	\$806,831.71	\$747,422.23	\$883,967.10
WAIKATO DISTRICT	\$536,681.30	\$489,477.60	\$672,106.44	\$729,941.52
WAIMAKARIRI DISTRICT	\$238,254.12	\$233,756.99	\$120,954.50	\$101,640.15
WAIMATE DISTRICT			\$51,098.77	
WAIPA DISTRICT	\$269,393.20	\$147,853.12	\$511,215.24	\$319,562.83
WAIROA DISTRICT	\$70,080.56	\$77,774.62	\$244,898.31	\$271,046.85
WAITAKI DISTRICT	\$276,841.57	\$153,893.75	\$267,601.20	\$486,421.83
WAITOMO DISTRICT	\$160,218.68	\$146,209.95	\$169,994.62	\$255,383.66
WHANGANUI DISTRICT	\$734,190.07	\$666,731.85	\$1,475,044.13	\$1,376,660.19
WELLINGTON CITY	\$1,857,634.42	\$1,861,288.56	\$5,592,997.38	\$2,633,994.95
WESTERN BAY OF PLENTY DISTRICT			\$52,649.42	\$58,175.41
WESTLAND DISTRICT	\$15,194.27	\$22,712.50	\$105,319.23	\$77,307.77
WHAKATANE DISTRICT	\$606,710.08	\$395,094.09	\$678,468.38	\$1,539,676.81
WHANGAREI DISTRICT	\$3,425,970.20	\$2,726,379.84	\$3,969,305.76	\$4,567,957.96
Total	\$61,010,158.54	\$74,117,305.41	\$133,903,666.42	\$103,367,348.05*

Notes:

- *the numbers reported for Financial Year 2024 are as at 31 May 2024.
- the breakdowns include work to ensure homes meet Healthy Homes Standards, as well as responsive repairs and routine and planned maintenance (such as exterior paint or roof replacement) during the tenancy.
- the costs in this table represents 13.69% of our total maintenance spend across the entire Kāinga Ora housing portfolio over the four financial years.

Please note that Kāinga Ora proactively releases its 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
Director National Services

