

17 September 2025

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I write in response to your request dated 8 August 2025, for information under the Official Information Act (1982):

I understand Kainga Ora owns a number of apartments in the development and will therefore be party to the remediation project and associated costs.

I'm keen for information from Kainga Ora on its exposure, specifically:

How many apartments does KO own in this development?

Please provide a breakdown showing when each of these apartments was purchased and how much KO paid for each apartment at the time?

What is the total amount spent by KO on purchasing units in the St Lukes development?

What is the total figure KO has currently spent towards the body corporate's remediation programme for the apartments owned by KO?

What is the total estimated remediation cost KO expects to pay based on current estimates? (I note the body corporate has invoiced owners based on an earlier \$195m budget, but now admits the project could cost an additional \$40m to complete)

Has KO sold any apartments in the development that it previously owned? If so, please provide the same breakdowns as above in terms of when they were purchased, for how much, how much was spent on remediation for these apartments, when they were sold and for how much.

I can advise that Kāinga Ora – Homes and Communities owns 18 apartments in the development.

The purchase date and prices were as follows:

- 9/12/2011 – 12 units, \$311,250 per unit
- 29/03/2012 – 3 units, \$316,000 per unit
- 25/05/2012 – 3 units \$316,000 per unit

Kāinga Ora has not sold any units in the complex.

The remediation work is being carried out in three stages.

- Stage One was completed in July 2024, in which the seven units owned by Kāinga Ora were remediated and are now tenanted. The Kāinga Ora share of the actual costs for Stage 1 was a total of \$2.45 million which has been paid. The cost per unit was \$349,000.

- There were no Kāinga Ora units in Stage Two of the project.
- Stage Three is currently being undertaken with completion by mid-2027. The cost of the remediation for the remaining Kāinga Ora units is approximately \$413,000 per unit.

Please note that Kāinga Ora proactively releases our responses to official information requests where possible. Our response to your request may be published at [Responses to OIA requests :: Kāinga Ora – Homes and Communities](#) with your personal information removed.

Nāku iti noa, nā

Caroline Butterworth

Caroline Butterworth
Deputy Chief Executive – Auckland and Northland