



**Vacant Kāinga Ora Rental Properties by  
Auckland Council Local Board as at 30 September 2024**



Auckland Local Board	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	
Albert-Eden	7	11	61	2	81
Devonport-Takapuna	3	-	-	2	5
Franklin	9	1	-	-	10
Henderson-Massey	36	11	-	10	57
Hibiscus and Bays	-	-	-	2	2
Howick	5	2	-	-	7
Kaipatiki	17	3	55	-	75
Mangere-Ōtāhuhu	3	13	-	-	16
Manurewa	11	13	-	-	24
Maungakiekie-Tāmaki	30	11	-	-	41
Ōrākei	2	5	-	2	9
Ōtara-Papatoetoe	18	11	-	-	29
Papakura	1	7	-	-	8
Puketāpapa	9	5	-	6	20
Rodney	-	-	-	-	-
Upper Harbour	-	-	-	-	-
Waiheke	-	-	-	-	-
Waitākere Ranges	6	3	-	-	9
Waitematā	12	17	-	4	33
Whau	94	12	-	19	125
<b>Total</b>	<b>263</b>	<b>125</b>	<b>116</b>	<b>47</b>	<b>551</b>

**Footnotes:**

- Excludes Community Group, CHP Lease, and Transitional Housing.
- Properties kept available for customers whose homes are undergoing significant maintenance or retrofit work.
- Figures include the remaining 21 Non-Public Homes in Greys Ave / Te Mātāwai in the count of public homes. These homes are in the Waitematā Local Board.
- Kāinga Ora properties may be owned by Kāinga Ora or leased by Kāinga Ora from the owner.
- Total Kāinga Ora stock of all housing types as at 30 September 2024 was 75,814 properties.
- For additional commentary regarding the above table, please refer to the glossary below.
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## Vacant Homes

Those homes being made available to re-tenant

### Vacant homes - Being made available to let

<b>Coming Into Service</b>	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.
<b>Ready to let</b>	Homes that are in the process of being matched to a suitable tenant.
<b>Under Repair</b>	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

<b>Pending Decision</b>	Homes that are waiting decision on best future use.
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## Staggered Tenancies

<b>Staggered Tenancies</b>	New homes that are part of buildings with 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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