

12 August 2021

s9(2)(a)



Thank you for your request dated 9 June 2021 to Kāinga Ora – Homes and Communities for the following information under the Official Information Act 1982 (the Act):

Did Kāinga Ora submit a tender offer for the purchase of a property at 686 Swanson Rd and if so what was the amount of that offer?

If Kāinga Ora did make an offer for the property at 686 Swanson Rd:

- *what was the date on which that offer was submitted?*
- *what was the process used to inform the value of that offer including, if applicable, the name of any registered valuer used to provide a market valuation of the property and the date on which that valuation was sought and received?*
- *what was the process used to inform the value of that offer and was approval sought from the Board of Kāinga Ora prior to the offer being submitted?*
- *If Board approval was not sought prior to the submission of an offer then what approval process, if any, was followed prior to the offer being submitted?*
- *Has Kāinga Ora or any other Government agency identified any areas for improvement in the way Kāinga Ora went about making this offer and if so what are they?*
- *Did it receive any media inquiries about the nature of that offer and if so on what date and from which organisation were those queries received?*
- *Has Kāinga Ora received any other external correspondence asking questions about its offer on 686 Swanson Rd and if so what was the date of this correspondence and from whom was it received?*
- *Was Kāinga Ora informed about whether its initial tender offer was successful and is Kāinga Ora aware of the value of offers made by any underbidders and if so what was the value of those offers?*
- *Did Kāinga Ora come in as the preferred bidder on the tender for 686 Swanson Rd and if so what issues, if any, arose during due diligence that prevented Kāinga Ora from finalising that purchase? Why were these issues not foreseeable prior to the initial offer being made?*
- *What was the process that made Kāinga Ora aware of the sale of 686 Swanson Rd and who, if anyone, brought the availability of the property to the attention of Kāinga Ora?*

I can confirm that Kāinga Ora submitted a conditional offer for the purchase of property at 686 Swanson Road. The property was being offered as a whole, including an existing residential dwelling, or as a block of land excluding the existing residential dwelling. I refer you to published response to Written Parliamentary Question 24545 (2021).

With regards to each of your additional questions I respond as follows:

- *what was the date on which that offer was submitted?*

I refer you to the published response to Written Parliamentary Question 24545 (2021).

- *what was the process used to inform the value of that offer including, if applicable, the name of any registered valuer used to provide a market valuation of the property and the date on which that valuation was sought and received?*

I refer you to published responses to Written Parliamentary Questions 22866 (2021) and 24537 (2021).

- *what was the process used to inform the value of that offer and was approval sought from the Board of Kāinga Ora prior to the offer being submitted?*

Initial valuation advice informed the value of a conditional offer. Approval of the Kāinga Ora Board was not required prior to the offer being submitted.

- *If Board approval was not sought prior to the submission of an offer then what approval process, if any, was followed prior to the offer being submitted?*

I refer you to the published response to Written Parliamentary Question 24537 (2021). Endorsement of the conditional offer was received from the Kāinga Ora Land and Market Strategy Committee.

- *Has Kāinga Ora or any other Government agency identified any areas for improvement in the way Kāinga Ora went about making this offer and if so what are they?*

Kāinga Ora followed its process for the potential purchase of the site at 686 Swanson Road and the process worked as it should.

- *Did it receive any media inquiries about the nature of that offer and if so on what date and from which organisation were those queries received?*

Kāinga Ora received an Official Information Act request from the NBR on 14 May 2021.

- *Has Kāinga Ora received any other external correspondence asking questions about its offer on 686 Swanson Rd and if so what was the date of this correspondence and from whom was it received?*

Kāinga Ora received two Official Information Act requests from a member of the public on 24 May 2021. I am refusing to name the requestor under Section 9(2)(a) of the Act.

- *Was Kāinga Ora informed about whether its initial tender offer was successful and is Kāinga Ora aware of the value of offers made by any underbidders and if so what was the value of those offers?*

The vendor accepted the initial conditional offer made by Kāinga Ora. Kāinga Ora is not party to the value of offers made by other interested purchasers. I also refer you to published response to Written Parliamentary Question 24548 (2021).

- *Did Kāinga Ora come in as the preferred bidder on the tender for 686 Swanson Rd and if so what issues, if any, arose during due diligence that prevented Kāinga Ora from finalising that purchase? Why were these issues not foreseeable prior to the initial offer being made?*

As outlined above the vendor accepted the initial conditional offer made by Kāinga Ora. Kāinga Ora subsequently withdrew its offer following the completion of due diligence which uncovered the extent of previously identified stormwater issues.

- *What was the process that made Kāinga Ora aware of the sale of 686 Swanson Rd and who, if anyone, brought the availability of the property to the attention of Kāinga Ora?*

Kāinga Ora received a notification of purchase opportunity from the selling agents, Colliers, on 10 February 2021.

You have the right under Section 28(3) of the Act to seek an investigation by the Ombudsman about this response. Information about how to make a complaint is available at either www.ombudsman.parliament.nz or Freephone 0800 802 602.

Yours sincerely



Rachel Kelly
Manager Government Relations