

31 August 2021

s9(2)(a)



Thank you for your request of 8 July 2021 to Kāinga Ora – Homes and Communities for the following information under the Official Information Act 1982:

- *The list of builders/developers that have developed social housing units for KO over the last 5 years; and*
- *How many units each of those builders/developers have developed over that time period.*

Kāinga Ora works with companies to deliver new public housing in two key ways: through redevelopment and purchasing new builds. A redevelopment is the construction of a new dwelling on land owned by Kāinga Ora, or land purchased by Kāinga Ora. This accounts for the majority of the new public housing. A new build is a newly built home that Kāinga Ora purchases from a private developer in the market. These homes are generally purchased when construction is completed.

Kāinga Ora can provide the information you requested regarding new builds from 2017/18 – 2020/21, and I attach this in Appendix A.

The information you requested regarding redevelopments is not centrally held in our systems in a way that would enable us to provide it to you. The data would have to be cross-checked with our central reporting systems, which would take an extensive amount of time to complete. Therefore, I am declining this part of your request under section 18(f) of the Act, as the information requested '*cannot be made available without substantial collation or research*'.

However, we were able to source some relevant redevelopment information that you may find useful, attached in Appendix B. This was pulled from reports compiled from multiple sources and collated manually. Therefore, the redevelopment total units provided in this response will not match the redevelopment total units contained in our official reporting. The numbers provided are indicative only. From 2017/18 - 2020/21, Kāinga Ora added 4,656 units to its public housing stock through redevelopment.

You have the right to seek an investigation and review by the Ombudsman of this response. Information about how to make a complaint is available at www.ombudsman.parliament.nz or Freephone 0800 802 602.

Yours sincerely

A handwritten signature in black ink, appearing to read 'JK' followed by a stylized surname.

James Kennelly
Team Leader, Government Relations

Appendix A: New builds – units completed 2017/18 – 2020/21

Developer	Units
476 Armagh St Ltd	4
56 Otara Property Limited	8
Aayaan Developments Ltd	3
AD Clarke Construction Ltd	8
Aggarwal Homes Limited	9
Agincourt Ltd	10
AK Group Ltd	8
Alkear Developments Ltd	8
Altes Homes Ltd	2
Arya Investments Ltd	7
Assured Property Ltd	8
Avondale Project Ltd	12
Axe Construction Ltd	2
Bay Builders & Stairs Ltd	1
BBM Holding Ltd	1
Bedford Building Contractors Ltd	2
BGM Investments Limited	1
BNOOC Investments Ltd	1
Bo Zhao	2
Booker Housing NZ Limited	3
Boyd Pattinson Construction Ltd	4
Bright Dream Home Investment Ltd	1
Brigsy & Macca Ltd	2
Bruce and Joan Hill	1
Brydean Developments Ltd	4
C H Pereira & S H D'souza	1
Caminbert Properties Ltd	3
Casania Investments Ltd	1
Centauri Communities Ltd	7
Chicago Property Limited	16
Citylife Investments 2 Ltd	4
CKC Holdings	148
Classic Builders Ltd	3
Classic Builders Tauranga Ltd	1
Clive and Julie Wood	2
Consortium Const Ltd	2
Countryview Developments Ltd	1
DAIO L&B Ltd	4
Deepak Kulkarni & Janet Kulkarni	2
DMJ Properties Ltd	1
DR Developments Ltd	15
Dron & Sashi Kumar	1
Era (Papakura) Development Ltd	26

ERA Developments Limited	3
Evengrande Property Consultants Ltd	6
EWI Developments Ltd	40
Exotic Developments Ltd	5
Fifteen Trentham Ltd	2
Formula Three Investments Ltd	1
Forsgren NZ Ltd	6
G & J Bisht	1
Gary Good Investments Ltd	4
Gemm Property Development Ltd	6
Gemscott Botany Ltd	34
Gemscott Chelburn Ltd	15
Gemscott Fraser Ltd	7
Gemscott Pakuranga Ltd	9
Gemscott Portman Ltd	10
Gemscott Property In's Ltd	40
Gemscott Resources Ltd	8
Gemscott Thomas Ltd	15
Gemscott Walmsley Ltd	16
GJ Gardner Homes	1
Glen Echo Limited	6
GM Cartwright	1
Graton Limited	2
Grayson Design and Development Ltd	1
Greers Road 2 Development Ltd	7
Greg & Bovill Developments Ltd	2
Griffton Ltd	39
Guangzhao Zhou	1
GW Developments Ltd	6
Hanger Lane Ltd	6
HB Group	24
Hillstone Limited	2
HJT Developments Ltd	2
Homebuild Project Management Ltd	2
Imperial Garden Investment Limited	2
Info Home Ltd	2
Ivan Derrick	1
Jai Shiv Shankar Ltd	4
Jason Engineering & Construction Ltd	1
Jennian Homes	2
John Nichols Construction Limited	4
Joy City Ltd	5
Karaka Homes Ltd	2
KKM Limited	6
Kohe Cottages Ltd	7
L2M Family Trust Ltd	6

Latham Construction Ltd	9
LBT Investments Ltd	4
Leeder Contractors Ltd	3
Legendary Homes Ltd	12
LHPM Limited	36
Lian Jiang Ltd	5
Linden Homes Ltd	2
LJ Henry, JL & CA Waterhouse, ML Brady	1
Long Xing Holdings Ltd	6
M&P Property Ltd	3
Mahia Ltd	4
Manco Asset Ltd	2
Marianne Ellis	1
Max and JK Hamilton	1
Mohammed & Sophia Begum Janif	1
Mohammed Yusuf Yaseen	1
Moms Holdings Ltd	2
Moreover Holdings Ltd	3
Mother Floors Ltd	3
Muirlea Ltd	2
Murphy's Developments Marlborough Ltd	3
Nadeem Ali	1
Nazir Ali	1
New World Wines (NZ) Ltd	2
Nicholls Group	21
NZ Construction Ltd	4
Onehaus Ltd	5
Paramjeet Singh & Satnam Kaur	1
Paramount Builders Ltd	1
PC Investments (2007) Ltd	4
Peter Carson	2
Phoenix GSR Housing Ltd	29
Pragma Designer Homes	55
Project Mansel Limited	4
Ramesh Shrestha	2
Rhino Developments Ltd	7
RKD Development Ltd	1
RMRR Holdings Ltd	8
Robertson Builders Ltd	1
Russell Rd Investments Ltd	6
S V and V H Parmar	1
Saiyad Hassan / Nazima Nisha	4
Senna Properties Ltd	18
Shaker Properties Limited	1
Sherwood Developments Ltd	3
Simon James Louttit	1

Sinta & Eric Cooperate Ltd	7
Spectrum Devpt Ltd & BRB Const	2
Spring Homes Ltd	3
Stallworthy Developments Ltd	5
Starter Homes Ltd	2
T Newman Trustee Ltd	1
Texel Investments Limited	15
Top Cut Properties	3
Totara Home Trust	1
Vanessa Jillian Bouhof	1
Vantage Homes Ltd	1
Vasokha Leng & Kim Leng Eath	2
Vision Homes and Development Ltd	4
Wallace Homes Ltd	17
Workman Properties Ltd	11
Xclusive Trading Limited	1
Xue Trustee Ltd	5
Yeoman Homes Limited	1
ZHYE Limited	2
Total	1,093

Note: excludes emergency housing, Community Group Housing, and new leases

Appendix B: Redevelopments – units completed 2017/18 – 2020/21

Developer	Units
AD Clarke Construction Limited	6
Advanced Building & Construction	43
Alexander Construction Company Limited	15
Alexander Hometeam Limited	15
Bracewell	82
Build Partners	197
Buildtech Restorations Limited	230
Builtsmart Ltd	18
CKC Holdings Limited	11
Classic Builders	15
Consortium Construction	75
Construct Limited	131
Constructa Limited	212
Cornerstone Building Ltd	4
Currie Construction (2012) Limited	16
Dominion Constructors	212
Dominion Residential Limited	48
Finesse Residential	30
Focus Construction Limited	14
Fusion Homes Ltd	8
Gibson O'Connor	19
Hawkes Bay Construction Limited	22
Hawkins 2017 Limited	80
Home Construction Limited	256
Homestead Construction Limited	14
Icon Co Pty (NZ) Limited	276
ICONIQ Group Limited	6
Integrated Modular Build Ltd (IMB)	12
Isles Construction Limited	48
Jennian Commercial Auckland Limited	37
Jennian Homes Residential (NZ) Limited	85
Jennian North Island	10
Jennian North West	4
K3 Property	2
Kahurangi Homes 2014 Limited	8
Key Housing Co Limited	5
Leighs Construction Limited	85
McKee Fehl Constructors Limited	300
McMillan & Lockwood	145
Mike Greer Commercial Limited	217
Mike Greer Homes	53
Miles Construction	229
North-West Construction Limited (t/a	18

Sentinel)	
NPM Construction Limited	3
NZ Force Construction Limited	28
Penny Homes Ltd	263
Total	4,615

Notes:

- these figures are indicative only
- does not include demolitions, site clearance, complex remediations, professional consultancy services, fire & chemical Reinstatements, or civils works.