

28 June 2023

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Thank you for your email of 7 June 2023 to Kāinga Ora – Homes and Communities requesting the following information under the Official Information Act 1982 (the Act):

Could you please send us the detailed process and instructions about how Kainga Ora chooses to acquire new builds from developers? And who is the contact person to talk to about the potential transaction?

From time to time Kāinga Ora works with build partners and developers to deliver market, affordable, and public housing. While Kāinga Ora does not publish a detailed process of how it chooses to acquire new builds, I can advise you that on a case-by-case basis, Kāinga Ora will consider buying existing properties, newly built properties, or land where:

- the property is in a place where buying it will help to increase the number of homes available for those in need
- redevelopment and/or retrofit activities require homes to re-house displaced tenants where there are no other public homes available
- there is a need to aggregate land holdings for a development project, especially in the community regeneration projects
- existing leases are coming to an end and Kāinga Ora has the option to buy the property rather than lose it from its portfolio
- there is a transfer of a housing portfolio from the current owner to Kāinga Ora.

Should Kāinga Ora decide to proceed with the acquisition of a property, the price it ultimately pays will be informed by a market valuation provided by an independent valuer.

If you are interested in beginning discussions around selling to or working with Kāinga Ora, you can contact the Acquisitions team at: Acquisition.Enquiries@kaingaora.govt.nz.

As a developer, your company may also be interested in working with the KiwiBuild Underwrite Programme, which is administered by Kāinga Ora on behalf of the Government. You can find more information about KiwiBuild online at <https://www.kiwibuild.govt.nz/about-kiwibuild/information-for-developers/> or by emailing the KiwiBuild team at: underwrite@kiwibuild.govt.nz.

I trust this information is useful. Please note that Kāinga Ora proactively releases our 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.

Yours sincerely



James Kennelly
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