

21 April 2021

Geoff Tonkin  
[fyi-request-15011-639ede6d@requests.fyi.org.nz](mailto:fyi-request-15011-639ede6d@requests.fyi.org.nz)

Dear Mr Tonkin

Thank you for your request of 28 March 2021 via fyi-requests to Kāinga Ora – Homes and Communities requesting the following information under the Official Information Act 1982 (the Act):

*I would like to know how many houses Kainga Ora Have bought on the open market in the last 5 years*

Kāinga Ora secures additional housing stock through:

- Redevelopments, where new homes are built on Kāinga Ora land
- New builds, where Kāinga Ora buys new homes from a builder or developer
- Buy-ins, where existing homes are bought, usually on the open market
- Homes leased from private owners.

Most buy-ins are bought on the open market (although some buy-ins are direct purchases of homes where Kāinga Ora leased the home and the lease is ending, or for strategic reasons, such as allowing development of contiguous sections). Houses may also be bought to help keep people in homes where redevelopment work is underway.

Few new builds are bought on the open market (although some near-completed or completed developments are bought on the open market).

However, whether homes are acquired as an open market purchase or not is not centrally recorded or reported. This would require accessing numerous electronic records and spreadsheets and/or manually accessing physical records. This is not feasible for over 3,700 purchases over five years. Therefore, I am refusing your request under section 18(f) as the information requested cannot be made available without substantial collation or research.

Kāinga Ora does record the number of buy-ins (usually open market) and this information by year and use of the home is provided as Attachment 1. It is particularly worth noting that in the calendar year of 2020 where Real Estate Institute of New Zealand (REINZ) figures show around 85,000 residential houses were sold across the country, Kāinga Ora bought 385 of these or 0.450 per cent.

Kāinga Ora prefers to deliver new homes through redevelopment, reducing old and dated housing and providing new warm and dry homes. The priority of Kāinga Ora is to house people in need, and buying new builds or buy-ins provides additional homes where need cannot be met through redevelopment. From 1 July 2015 to 31 March 2021, 4,771 new state homes have been delivered through redevelopment, including 1,125 in the nine months to 31 March 2021 alone.

You have the right to seek an investigation and review of this decision by the Ombudsman. Information about how to make a complaint is available at [www.ombudsman.parliament.nz](http://www.ombudsman.parliament.nz) or freephone 0800 802 602.

Yours sincerely



Rachel Kelly  
**Manager Government Relations**

**Attachment 1 – Homes bought by Kāinga Ora: Buy-ins of homes**

<b>Financial year (July to June)</b>	<b>Community Group Housing</b>	<b>Emergency/Transitional Housing</b>	<b>State Housing</b>	<b>Total</b>
2015/16	15		48	63
2016/17	11	235	231	477
2017/18	17	56	248	321
2018/19	13	21	401	435
2019/20	28	102	326	456
2020/21 to 31 March 2021	5	59	244	308