

19 June 2024

James

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Tēnā koe James

Thank you for your request to Kāinga Ora – Homes and Communities, dated 22 May 2024, requesting the following information under the Official Information Act 1982 (the Act):

- 1. How many cases have been reported or discovered if any, from Jan 2018 through to May 22 2024 where first home owners have rented out their house within the first 6 months of home ownership without living in it first, thus breaching First Home Grant requirements and rules?*
- 2. How many prosecutions have there been for the above, if any?*
- 3. What has been the outcome?*
- 4. What measures were put in place if any, to prevent this happening?*
- 5. What monitoring of this issue if any was carried out and how often?*

I will respond to each part of your request in an asked and answered format below.

- 1. How many cases have been reported or discovered if any, from Jan 2018 through to May 22 2024 where first home owners have rented out their house within the first 6 months of home ownership without living in it first, thus breaching First Home Grant requirements and rules?*

I can confirm that from January 2018 to 22 May 2024 there were two instances of first homeowners who rented out their house within the first six months of home ownership without living in the property first.

- 2. How many prosecutions have there been for the above, if any?*

There have not been any prosecutions in relation to breaches of the First Home Grant criteria.

- 3. What has been the outcome?*

In situations where a homeowner is found to have breached the First Home Grant criteria, the grant recipient either repays the grant in full to Kāinga Ora or is granted an exemption, based on their individual circumstances.

- 4. What measures were put in place if any, to prevent this happening?*

The following measures were put in place to prevent owners renting out their homes without living in them.

- i. Key criteria (including that owners must own and live in the property as their primary place of residence) was published on the Kāinga Ora website and on First Home Grant collateral/brochures.*

- ii. The application form included a requirement to sign a declaration stating, *"I understand there is a condition that I use the purchased property as my primary place of residence for at least six months from the date of settlement and I will undertake to comply with this condition"*.
- iii. Grant recipients were required to sign a First Home Grant Agreement stating they are to use the property purchased using the First Home Grant as their primary place of residence for the six month period following the payment of the Grant.

5. What monitoring of this issue if any was carried out and how often?

Monitoring is in place to help identify situations where the First Home Grant criteria may be being breached. This is done through a third-party, who carries out daily monitoring of advertisements for rent or sale of properties, and changes of ownership by way of land title. When these occur, they are notified to Kāinga Ora to investigate and confirm whether a breach has occurred.

Please note that Kāinga Ora proactively releases our responses to official information requests where possible. Our response to your request may be published at kaingaora.govt.nz/publications/official-information-requests/ with your personal information removed.

Nāku noa, nā



Nick Maling
General Manager – National Services