

14 February 2017

Mr Mike Brennan

fyi-request-5270-65458997@requests.fyi.org.nz

Dear Mr Brennan,

I am writing in response to your official information request entitled relationship between associated companies.

The information you have requested is below.

1: Can you please explain at what time in the process is the ownership of land held by Tamaki Regeneration Company Ltd transferred to you?

The approximately 2800 social houses and land titles were transferred from Housing New Zealand to Tāmaki Regeneration Limited (TRL) on 1 April 2016.

2: Does in fact the private ownership pass directly to the purchaser?

Under the current delivery model, TRL passes ownership / legal title of the land it owns, which is up for redevelopment, directly to the developer. The developer builds the houses and sells back the social houses to TRL. The developer on-sells the private houses directly to purchasers.

3: Do those properties occupied as Social Housing and supervised by Tamaki Housing Association LP remain in your name or that of the regeneration company?

TRL owns the social houses in Tāmaki.

4: Who in fact is the Landlord? Is it the Land owner and is not Tamaki Housing Association in fact only a Letting Agent?

The landlord is Tāmaki Housing Association (THA) which leases the properties from TRL.

5: What is the purpose and role of THA Group Ltd?

THA Group Ltd does not exist as a legal entity. You may be referring to THA GP Limited (Tāmaki Housing Association General Partner Limited), which is 100 per cent owned and controlled by TRC. THA GP governs / manages the operations of Tāmaki Housing Association Limited Partnership (THALP) which exists to manage the social tenancies.

6: What covenants are placed on the Land Title, restricting ownership to NZ Residents?

No decision has been made about potential covenants on land titles.

7: Are covenants placed on the Title restricting subsequent sale in a specified period of time in order to deter speculation?

No decision has been made about potential covenants on land titles.

8: Are covenants placed on the Title restricting occupation to the purchaser or immediate family members?

No decision has been made about potential covenants on land titles.

Yours sincerely



Karina Abadia

Acting Government Relations Manager