

10 FEB 2020

Mr Fergus Porteous

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Dear Mr Porteous

Thank you for your request on 22 January 2020, under the Official Information Act 1982 (the Act), for the guidelines used by Kāinga Ora – Homes and Communities to determine whether a void property is habitable and ready for new tenants, and specific information that was considered by Kāinga Ora in deeming the property at 78 Hamill Road to be habitable and ready for new tenants.

Fifteen documents have been identified in response to your request and have been provided with some information withheld under section 9(2)(a) of the Act for privacy reasons. A full list of these documents, including comments on what information is to be released, is attached as Appendix A.

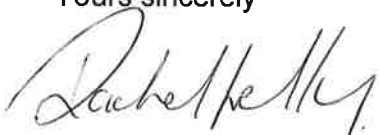
Twelve of the documents provided relate to the Guidelines used by Kāinga Ora to determine whether a void property is habitable and ready for new tenants. These comprise the ACM-200 Amenity Condition Manual which provides guidelines for assessing the condition of specific components of a property, which would in turn contribute to the overall condition and habitability of a property, and all associated scoping manuals.

The remaining three documents contain the specific information that was considered by Kāinga Ora in deeming the property at 78 Hamill Road to be habitable and ready for new tenants. These are the Property and Tenancy Inspection Report for the void scope carried out at 78 Hamill Road on 9 July 2019, a Maintenance Work Order list, of works identified as needed to the property during the void scope of 78 Hamill Road, and the Property and Tenancy Inspection Report carried out on 22 July 2019, prior to letting the property.

With respect to the information withheld under section 9 of the Act, there are no factors which would render it desirable in the public interest to make the information available.

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

Yours sincerely



Rachel Kelly
Manager Government Relations

Appendix A

Documents identified as in scope of this request

Title	Comment
ACM-200 Amenity Condition Manual	Provided in full
M-219 Void Scoping Guide	Provided with names and contact details of third parties withheld under section 9(2)(a) of the Act for privacy reasons
M-240 Exterior Paint Scoping Guide	Provided with names, emails, contact numbers and signatures of third parties withheld under section 9(2)(a) of the Act for privacy reasons Kāinga Ora property address withheld under section 9(2)(a) of the Act for privacy reasons
M-241 Fencing Scoping guide	Provided in full
M-242 Insulation and Inspection and scoping guide	Provided with names and contact details of third parties withheld under section 9(2)(a) of the Act for privacy reasons
M-243 Mechanical Extraction Scoping guide	Provided with names, emails and contact numbers of third parties withheld under section 9(2)(a) of the Act for privacy reasons
M-244 Curtain Scoping guide	Provided with names, emails and contact numbers of third parties withheld under section 9(2)(a) of the Act for privacy reasons
M-245 Heating Scoping guide	Provided with names, emails and contact numbers of third parties withheld under section 9(2)(a) of the Act for privacy reasons
M-249 Gas Inspections Guide	Provided in full
M-253 Roof Repair Replacement Scoping Guide	Provided with names, emails and contact numbers of third parties withheld under section 9(2)(a) of the Act for privacy reasons
M-259 Gas Conversion Scoping Guide	Provided in full
M-602 Healthy Homes Scoping Guide	Provided with names, emails and contact numbers of third parties withheld under section 9(2)(a) of the Act for privacy reasons
Property and Tenancy Inspection Report for the void scope carried out at 78 Hamill Road on 9 July 2019	Provided in full
Maintenance Work Order list, of works identified as needed to the property during the void scope of 78 Hamill Road	Provided with a mobile phone number withheld under section 9(2)(a) of the Act for privacy reasons
Property and Tenancy Inspection Report carried out on 22 July 2019	Provided in full