



27 May 2020

DOIA 1920-1541

Ed McKnight
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Dear Ed

Thank you for your email of 20 April 2020 to the Ministry of Business, Innovation and Employment (the Ministry) requesting the following information under the Official Information Act 1982:

I am writing to request statistics relating to the distribution of rental properties amongst landlords.

Based on current (or recent) bond lodgement data and/or other data held by MBIE can you please supply the following statistics:

- 1. The proportion of residential rental properties lodged by landlords with only one rental property and the total number of landlords in this category.*
- 2. The proportion of residential rental properties lodged by landlords with between 2 and 5 rental properties and the total number of landlords in this category.*
- 3. The proportion of residential rental properties lodged by landlords with between 5 and 20 rental properties and the total number of landlords in this category.*
- 4. The proportion of residential rental properties lodged by landlords with between 21 and 50 rental properties and the total number of landlords in this category.*
- 5. The proportion of residential rental properties lodged by landlords with between 50 and 200 rental properties and the total number of landlords in this category.*
- 6. The proportion of residential rental properties lodged by landlords with more than 200 rental properties and the total number of landlords in this category.*

If possible, I would like this data broken down regionally and ideally sub-regionally (i.e. the same suburb-based breakdown that is available for average rents on the Tenancy Services website).

Finally — if it is possible — a further breakdown of these figures based on the split between those rented by the owner of the property and those rented by an agent (e.g. a property management company, a trust or some other non-owner entity).



Please refer to the following table for the data you have requested:

| | | Number of Rental Properties | | | | | |
|---------------------------------|-------------------------------|-----------------------------|--------|---------|----------|-----------|------|
| | | 1 | 2 to 5 | 6 to 20 | 21 to 50 | 51 to 200 | 201+ |
| Type of and number of Landlords | Non Private | 92 | 66 | 38 | 19 | 26 | 34 |
| | Property Management Companies | 378 | 394 | 322 | 198 | 441 | 284 |
| | Private Companies | 7191 | 3971 | 834 | 170 | 96 | 25 |
| | Private Owners | 43781 | 14839 | 1154 | 60 | 8 | 3 |
| | Private Trust | 5942 | 2487 | 378 | 32 | 8 | 4 |
| | Private (Old) | 37614 | 3686 | 3 | 0 | 0 | 0 |

This data is based on the following:

- Bonds lodged up to 22 May 2020
- Bonds with a current bond balance of >\$0.00
- The number of current bonds/properties a landlord has

Regarding this data, please note that:

- It may include bonds/tenancies that have ended, but a refund claim has not yet been received by Tenancy Services
- It may include bonds/tenancies that have ended and a refund claim is being processed or the bond is being held in dispute
- The private (Old) type refers to landlord types that are to be updated in the Bond System to reflect the reclassified landlord type. These may include landlords that are Property Management Companies, Private Companies, Private Trusts, Private Owners and Non-private Landlords. These are continuously being updated and do not impact the information provided

Please also note that the Ministry is unable to break down current market rent areas or separate the data according to location, as this would result in inaccurate reporting on landlords who own multiple properties in different regions.

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

Yours sincerely



Ota Savaiinaea
Operations Manager
Tenancy Bond Services