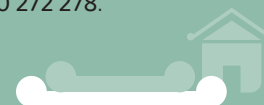




To find out more about the Kāinga Whenua loan process, call Housing New Zealand on 0508 935 266 or visit www.hnzc.co.nz

To ascertain your eligibility for a Kāinga Whenua loan from Kiwibank, call Kiwibank on 0800 272 278.



NŌKU TE WHENUA, NŌ ŌKU TIPUNA

THE LAND IS MINE, INHERITED FROM MY ANCESTORS

WE'RE HERE TO HELP

Building on multiple owned Māori land can be a long and complicated process. Because of this, Housing New Zealand is here to support you through the process.

To talk to us about the assistance we can offer, call us on 0508 935 266. You can find further information about the Kāinga Whenua loan at www.hnzc.co.nz

The information contained in this brochure is intended to help you understand the Kāinga Whenua loan, and explains what you need to do to find out about building, re-locating or buying a house on Māori Land. It is not intended to address the specific circumstances of any particular individual or entity. All reasonable steps have been taken to ensure the quality and accuracy of the information. Housing New Zealand makes no warranty, express or implied, nor assumes any legal liability or responsibility for the accuracy, correctness or completeness or use of any information contained in this brochure. The eligibility criteria or other policies applicable to the Kāinga Whenua loan may be changed, deleted, added to or otherwise amended without notice. The information contained in this brochure should not be construed as legal or professional advice and you should take advice from qualified professional people.

[New Zealand Government](http://www.govt.nz)

Housing New Zealand
Housing New Zealand Corporation

HK010 0310

INTRODUCING KĀINGA WHENUA LOAN

LENDING FOR HOUSING ON
MULTIPLE-OWNED MĀORI LAND

Housing New Zealand
Housing New Zealand Corporation

INTRODUCING KĀINGA WHENUA

Housing New Zealand and Kiwibank are working together to help Māori achieve home ownership on their multiple-owned ancestral land. They are introducing a new loan called Kāinga Whenua.

If you have a right to live on multiple-owned Māori land (hold a licence to occupy), a Kāinga Whenua loan enables you to build, purchase or relocate a house on that land.

Kiwibank will approve and provide the loan, and you will need to meet their standard lending criteria as well as the Kāinga Whenua criteria. Housing New Zealand will provide lenders mortgage insurance to Kiwibank for the loan. A Kāinga Whenua loan is secured only against the house, not against the house and land as with most home loans.

With a Kāinga Whenua loan, Kiwibank can lend 100 percent of the house building costs or the purchase price of the house, up to \$200,000, subject to certain conditions.

The conditions include obtaining a licence to occupy the land, a valuation from a registered valuer and a satisfactory building contract. No deposit is required for a loan below \$200,000.

Kāinga Whenua loans are only available to those people who have no other access to finance to build or re-locate to or buy on their multiple-owned Māori land.

A multi-borrower option is available with Kāinga Whenua that allows three or more borrowers in a single household to apply for the loan and contribute to the loan repayments. This is aimed at multi-generational households.

WHAT CAN I BUILD/RELOCATE WITH A KĀINGA WHENUA LOAN?

Under a Kāinga Whenua loan there are certain requirements for the house you are planning to build, purchase or relocate to the land.

The requirements of a Kāinga Whenua loan are that the house needs to be:

- built on wooden piles
- one storey of at least 70 square metres
- have reasonable road access.

AM I ELIGIBLE FOR A KĀINGA WHENUA LOAN?

To be eligible for a Kāinga Whenua loan you need to meet all of the following requirements:

- You earn up to \$85,000 a year as a one or two income household. For three or more borrowers, the household can earn up to \$120,000.
- Work within a realistic travelling distance from your work to the block on which you want to live.
- You will live in the house (it is not for rental properties or holiday homes).
- You are a first home buyer, or if you are not, be in the same financial position as a typical first home buyer in terms of assets and income, or you are unable to access finance elsewhere.
- You need to have a licence to occupy the land you wish to build on.
- The land needs to be Māori land that can't be mortgaged, and either owned by multiple beneficial owners or have the land ownership vested in trustees of a trust or incorporation, created under the Te Ture Whenua Māori Act 1993.
- You have an acceptable credit history.

APPLYING FOR A KĀINGA WHENUA LOAN STEP BY STEP

If you can meet all of the eligibility criteria, there are 11 steps you will need to complete.

Please note this may end up being a long process due to the complexities involved in securing a licence to occupy multiple-owned Māori land.

For full details of the Kāinga Whenua loan criteria and process see the Kāinga Whenua Loan guide. To get a copy or to discuss any questions you may have, call Housing New Zealand on 0508 935 266 or visit www.hnzc.co.nz to read it online.

Step 1. Decide to live on your multiple owned Māori land
Consider the benefits, risks and costs of home ownership in a multiple owned Māori land situation

Step 2. Apply for a Kāinga Whenua pre approval
Kiwibank can assess your eligibility for Kāinga Whenua and advise how much money you could borrow.

Step 3. Seek licence to occupy
A licence to occupy gives permission to live on the multiple-owned Māori land. This can be a lengthy process when there are numerous land owners or trustees.

Step 4. Design of home
You need to design your home bearing in mind the requirements of a Kāinga Whenua loan (see 'What can I build' in this brochure).

Step 5. Find a builder and produce a budget and plan
Your budget will need to meet Kiwibank's lending criteria. You must obtain all the council consents needed to comply with local bylaws.

Step 6. Loan approval from Kiwibank
If your application fits with the Kāinga Whenua eligibility criteria and Kiwibank's lending criteria, Kiwibank will approve the loan.

Step 7. Signing of the tripartite agreement
The tripartite agreement is made up of the licence to occupy (including a site licence) and a deed of mortgage. It needs to be signed by you, the land owners and Housing New Zealand.

Step 8. Registration with the Māori Land Court
The Māori Land Court needs to register your licence to occupy.

Step 9. Build commences
Build or relocation starts according to the design, plan and budget you submitted as part of your application.

Step 10. Progressive draw downs
Timings and finer details for progressive draw downs will be unique to every Kāinga Whenua loan.

Step 11: Building complete
Once the building is complete you can move in. Congratulations, you now have your own whare on your ancestral Māori land.