

New Zealand has always been a nation of home owners – it is part of the Kiwi Dream. Labour believes housing is fundamental to the health and wellbeing of communities and every New Zealander has the right to a home that is warm, dry and affordable. We believe the government and public agencies have a responsibility to help those who need it into secure housing and ensure that those homes are healthy and affordable.

Home Ownership – Attaining the Kiwi Dream

Labour will support **home ownership of new houses built on Crown-owned land** by introducing the HOPE (Home Ownership on the Public Estate) programme, where the **government holds the equity in the land and the family owns the home built on it.**

Labour will make **Crown-owned land available for new housing developments** where appropriate to expand the supply of affordable homes for first-home buyers.

Labour will work to ensure that the supply of **new housing is developed alongside commercial districts, well designed transport options and other public services.**

Labour will assist Local Authorities to implement the Affordable Housing Act by providing guidance and tools for the design of affordable housing policies through a **National Policy Statement on Affordable Housing.**

Labour will grow and invest in effective, large-scale not-for-profit housing providers through an **expanded Housing Innovation Fund.**

Labour will further encourage development of **Papakainga and Kaumatua housing** by increasing the funding allocated for these programmes.

Labour will develop **housing partnerships with iwi** to work together to extend housing options for Māori.

Labour will look at ways to **guarantee bank loans through the Welcome Home Loan Scheme** for sustainable housing projects on Māori land, including land with multiple owners.

Building and Construction Standards – Bringing Down the Cost

Labour will **simplify the Building Code requirements** for the design and construction of all buildings while protecting health, safety and investment.

Labour will **work with the industry** to simplify legislation, organise appropriate training of practitioners throughout the industry, and safeguard quality, safety, and health.

Labour will work with Territorial Authorities to develop **centralised data bases** to assist in consent processes and provide information on designs and building products.

Labour will develop a **nationwide set of guidelines on standards-setting** to help improve consistency in the administration of different Building Consent Authority jurisdictions and in the rule-making of different Territorial Authorities.

Labour will put in place changes protecting property rights and titles within **multi-units and high-rise apartments** by modernising the out-of-date laws governing this area.

Labour will proceed with amendments to the Unit Titles Act to **provide security and fairness for stakeholders** in medium and high density accommodation.

Labour will work with and support the **Building Research Association of New Zealand** to ensure New Zealand stays abreast of innovation and effective future industry development.

Rental Affordability – Secure and Healthy

Labour will continue to **expand** the provision of quality Housing New Zealand accommodation.

Labour will work with local government and not-for-profit agencies to **support the expansion and provision** of affordable rental accommodation.

Labour is prepared to **bring forward the current spending programme** on home retrofitting, upgrading the State Housing stock, and planned development on Housing New Zealand land.

Emergency Housing – Helping those in need

Labour will **expand the provision of emergency housing** to accommodate people in difficult circumstances such as rehabilitating prisoners, families escaping domestic violence and people using mental health services.

Labour will develop a central inter-agency protocol to ensure families with children are **not housed in inappropriate accommodation** such as boarding houses.