

TE AHO TĀHUHU

the Progressive Home Ownership Webinar Series

HOME OWNERSHIP AND LAND RETENTION

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CONTEXT

Most whānau Māori who are buying or building a home have traditionally done so on General Title land

Buying or building a home on whenua Māori adds additional challenges and complexities – but these are not insurmountable with the right settings

Progressive Home Ownership settings for whenua Māori are not yet in place

Whānau – Whenua **and then** where!

COLLECTIVE HOME OWNERSHIP VS INDIVIDUAL HOME OWNERSHIP

Papakāinga can be: collectively owned rental; individual home ownership (LTO) either single house or multiple houses; mixed tenure. There are many examples of all three.

Collectively owned rental homes = collective wealth

Home ownership on whenua Māori = individual wealth
BUT with the caveat that capital gains (house value appreciation) are not the same as on General Land. Home ownership on whenua Māori is much more than a house.

THE JIGSAW OF HOME OWNERSHIP ON WHENUA MĀORI

Sort out the whenua – Te Ture Whenua Trusts in order, LTOs in place etc. Avoid the rush to building houses without the whānau – whenua dynamic.

Access to finance: Kāinga Whenua loans have significant limitations (its not a home ownership assistance mechanism, and is a workaround to ensure the inalienability of whenua Māori but that comes with limits – eg houses must be removable).

For Progressive Home Ownership (shared ownership; rent to buy) to work on whenua Māori (which being inalienable cannot in reality be mortgaged) there needs to be an appropriate security instrument, access to bank finance and a concept of collective sharing in ownership of the house and sharing in risk mitigation with the land owning trust



THERE IS LIGHT AT THE END OF THE TUNNEL



Examples of home ownership on whenua Māori: Aorangi Māori Trust Board Waipatu; Individual Kāinga Whenua infrastructure grant recipients

Examples of progressive home ownership on whenua Māori: He Korowai Trust, Kaitaia

Some new thinking happening: housing equity cooperatives; grass roots access to finance wananga; land trust or resource trust involvement; other lenders showing interest



KEY TAKEAWAYS



Home ownership on whenua Māori is more than a house – need to understand expectations of collective vs individual wealth

Resolve whānau and whenua (and particularly its inalienability and collective ownership) matters and only then consider whare.

Access to finance is a critical barrier and until resolved, it will inevitably limit the applicability of PHO products. But there is light at the end of the tunnel.

CONTACT

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*“Kia mau ki te whenua;
Whakamahia te whenua;
Hei painga mo nga uri
whakatipuranga”*