

FOR IMMEDIATE RELEASE

## **Property Council applauds legislative changes to boost Build to Rent housing**

**Auckland, 11 June 2024:** Property Council New Zealand has expressed strong support for the government's Overseas Investment (Build to Rent and Similar Rental Developments) Amendment Bill, which aims to facilitate increased foreign investment in the Build-to-Rent housing sector.

The Amendment Bill proposes the introduction of a 'large rental development test' designed to attract much-needed overseas investment to stimulate the Build-to-Rent housing market in New Zealand.

"We are very pleased to see the government's commitment to further unlocking Build to Rent housing in New Zealand," stated Leonie Freeman, chief executive of Property Council New Zealand. "The proposed legislative changes clearly signal that New Zealand is open to overseas investment in Build to Rent properties."

Freeman emphasised that the new legislation is expected to streamline the process for overseas investors, thereby boosting the supply of Build-to-Rent properties and providing essential housing for New Zealanders.

Research from Property Council New Zealand suggests that with supportive legislation, its developer members could construct 25,000 Build to Rent homes within the next decade.

In support of these initiatives, Property Council New Zealand has launched a dedicated website with partners Bayleys, Colliers, Savills, CBRE, and JLL, to monitor the growth of Build to Rent developments quarterly. As of May 14, 2024, the Build to Rent tracker reported 1,449 completed units, 822 units under construction, and 3,376 in the pipeline across 57 developments, primarily in Auckland. Further details are available at [www.builttorentnz.co.nz](http://www.builttorentnz.co.nz).

"With these benchmarks in place, we look forward to observing the impact of today's announcement on the availability of Build to Rent homes once these changes are enacted," Freeman added.

Despite the legislation's reliance on Ministerial discretion for ensuring timely availability of at least 20 units per development for lease to occupiers, Freeman expressed optimism about continued government support for the Build to Rent sector.

"The Property Council is carefully reviewing the legislation and will collaborate with our members and the government to refine the Bill where appropriate, ensuring it effectively addresses housing supply challenges," said Freeman. "We are also exploring the potential benefits of introducing depreciation for Build to Rent fit-outs, which could significantly enhance the sustainability and suitability of housing for tenants."

Freeman concluded by commending the government's proactive collaboration with the industry. "It's encouraging to see the government taking meaningful steps towards ensuring Aotearoa has more, better-quality housing, so all New Zealanders have a place to call home."

ENDS

For further comment please contact:

**Leonie Freeman** | Chief Executive | 027 436 6526 | [leonie@propertynz.co.nz](mailto:leonie@propertynz.co.nz)

For further information please contact:

**Kelly Taylor** | Head of Communications | 021 5757 02 | [kelly@propertynz.co.nz](mailto:kelly@propertynz.co.nz)

## NOTES TO THE EDITOR

### About Property Council New Zealand

Property Council is the leading advocate for Aotearoa New Zealand's largest industry – property.

Property Council New Zealand is the one organisation that collectively champions property, bringing together members from all corners of the property eco system to advocate for reduced red tape that enables development.

Property is New Zealand's largest industry, making up 15% of economic activity. As a sector, we employ 9% of New Zealand's workforce and contribute over \$41.2 billion to GDP.

A not-for-profit organisation, the Property Council connects over 10,000 property professionals, championing the interests of over 570 member companies.

Our membership is broad and includes some of the largest commercial and residential property owners and developers in New Zealand. The property industry comes together at our local, national and online events, which offer professional development, exceptional networking and access to industry-leading research.

Our members shape the cities and spaces where New Zealanders live, work, play and shop.

[www.propertynz.co.nz](http://www.propertynz.co.nz)