

WPQ 39425 (2025) attachment – list of developers of new homes that were to be acquired for state housing

Please note: The attached table provides a snapshot of contracts with developers at a specific point in time. Because developer-led projects often span multiple years, the data reflects only those contracts active at that time. Inconsistent naming conventions for the same company may affect data accuracy.

Developers 2023	Developers 2024	Developers 2025
1 Roberts Development Ltd	107 Boucher Limited	112 Main Road Limited - Gibbons & Co
107 Boucher Limited	138 Ranolf Limited	88 McKenzie Ltd Partnership
147 Reynolds Limited	147 Reynolds Limited	Action Building
30 Hayes Ave Limited	305OTR Limited	Elaman Group Limited (8118017) - ELAMAN MURDOCH LIMITED (9003448)
36 Borman Limited	70 Lisa Crescent Limited	Ewi Developments
36 Borman Ltd	75 Kea Limited	FYC Development Limited
42 Rimu St Ltd	88 McKenzie Ltd Partnership	GibbonsCo Management Limited - 55 Dawson Limited
6 Gambare Place Ltd	Ahaus Limited	GL Corporation Limited
6 Seven Limited	AK Group Ltd	Graham and Christine Rodgers Family Trust Partnership
64 Seymour Ltd (Ido Drent)	AMPLE CO. INVESTMENT LIMITED	ICONIQ Construction Group Limited (ICONIQ Holdings - 1 Limited)
88 Investments Limited	BB Construction Limited	KR Construction - KR1 Limited
Aarnav Holdings Ltd	Brittmac Build Limited	Kusabs Development Limited
Aaron Dodd Builders	Brookland Road Limited (Queenwood Property)	Lucro Development Limited / GJ Gardner New Plymouth
Action Property Services NZ Ltd	Cabel Developments Limited	M K Hunt Foundation Ltd
AJ Developments	Calibre Property Limited	Northland PHX housing Limited
AJ Developments (2016) Limited	Captureland	Northland PHX housing Limited
AJ Developments Limited	Centauri Communities Limited	Northland PHX housing Limited
AJ Developments Ltd	CKC Holdings Limited	NZ Housing Group - NZ Housing Group Gisborne Limited
AK Group Ltd	Classic Developments Rosebank Limited	NZ Housing Group - NZHG 2023 Limited

Alden Investments Limited	Cornerstone Developments Waikato Ltd.	NZ Housing Group - NZHG 2023 Limited
AM Homes Ltd	CSD Developments Limited	NZ Housing Group - NZHG Gisborne Ltd
Anbally Corporation Limited	DMST International Ltd	Penny Homes Limited
Andras Palmay Chris Swan	Dodd Development Limited - Aaron Dodd	Project Urban One Ltd (James Pattillo)
Anmol Sharma	Duke Property Limited	Project Urban One Ltd (James Pattillo)
Barrett Homes	Elaman Group Limited (8118017)	Redwood Group - RW Nelson Limited as trustee of the RW Nelson Trust
Barry Walker	Elaman Property (Ido Drent)	Sam Johnson - George 22 Limited
BCG (Evan Lin)	EVOLUTION PROPERTY	Sam Johnson - Johnson Residential Ltd
Boutique Living	Finlayson Home Development Limited Partnership	Sean Bissett - Kumara Junction Developments Limited
Buildright	Futures 2020 Limited (KR Construction)	Sean Bissett - Kumara Junction Developments Limited
Caliber Homes NZ Ltd	FYC Development Limited	Soho Development Company Limited
Calibre Property Limited	Gemscott King Limited (8183682)	Stonewood Homes
Centauri Communities Limited	Gemscott Limited	TDS Investment Limited
Central Av Investments Limited	Gibbons and Co	Te Putahi Developments Limited (8583508)
Chaytor Construction Ltd	GL Corporation Limited	Te Putahi Developments Limited (8583508)
Christchurch Development Trust - Richard Dawson	Go Get It Limited	TPB Residential Limited
CHT Developments limited	Grafraell	Whakamanamana Limited
CKC Holdings Limited	Grafraell Enterprises Limited	Whakamanamana Limited
CM Homes Limited - Director Bo Liu (ex- Tom Rawsons)	Grafraell Enterprises Ltd	Whakamanamana Limited
CNP Investments Ltd	Graham and Christine Rodgers Family Trust Partnership	Whakamanamana Limited
Community Homes	Grifon Ltd	Whakamanamana Limited
Community Homes (Torrens) Limited	Grifon Ltd - Grant Griffiths	Whakamanamana Limited

Community Homes- Dan Richardson	Grifton Ltd - Grant Griffiths
Core Homes	Hammer Down Developments Limited
Cornerstone Developments Waikato Ltd.	Highview Properties Limited
Cornerstone Properties	Home World Whangarei. Contract entity; RATHBONE STREET (NO.1) LIMITED (1298028)
Cornerstone Property Limited	Housing Solutions trading as All Property
Countryview Developments Limited	ICONIQ Group
Craig Mitchell	ICONIQ Group Ltd
Davinder KUMAR	Ido Drent (Elaman Property)
Diamond Capital Investment Ltd	Image Housing Limited
DJI Trust (Sandford Property)	Island Sunsets Limited
DMST International Ltd	James Pattillo (Project Urban)
Domain Holdings Limited	Jebel Group Ltd
Dream Investments NZ Ltd	Jennian Homes
Dubble L Trade Limited	Joshua Andrew King
East Street Family Trust	JV Properties Limited
Elaman Property (Ido Drent)	Kamara Junction Building - Sean Bissett
Ennis Development Limited	Kelly Property Developments Limited
Esteem Construction Ltd	Kingston Group Ltd
Evans Homes Limited	Kivell Terraces Ltd (Grant La Hood)
Evolution Property	KR Construction
EWI Developments Limited	KR Developments Limited (KR Construction)
Famas Ltd (Munawar Hossain)	KR1 Limited (KR Construction)
Faye Homes	Kusabs Development Limited

Feng Ling Company Limited	Land Force Developments Limited
Findlater Construction	M K Hunt Foundation Ltd
Flax Developments Limited	Main South Limited (KR Construction)
Gemscott Doncaster Ltd	Massine Place Limited
Gemscott Limited	McQuarrie Group
Gemscott Tirimoana Limited	McQuarrie Group Limited
Gibbons and Co	Mike Greer
Grafraell Enterprises Ltd	Next Developments Limited
Graham and Christine Rodgers Family Trust Partnership	Ngati Tamaoho Otara Housing Limited
Grant La Hood	NorthCo Housing Limited
Grant La Hood (Hastie Homes Ltd)	Northland PHX housing Limited
Grifton Ltd	NZ Housing Group
GSR Investments Ltd	NZ Housing Group - (NZHG Lakes Limited)
Hanwei Guo (name on contract)	NZ Housing Group - (Taupo Limited)
Harbour View Terraces Ltd (James Pattillo)	NZ Housing Group - NZHG Gisborne Ltd
Harmony Property Group Limited	NZ Housing Group - NZHG Group Raureka Ltd
Highview Properties Limited	NZ Housing Group (NZ Housing Group Richmond)
Home World	NZ Housing Group (NZHG 2024 Limited)
Housing Solutions trading as All Property	NZ Housing Group (Taupo Limited)
ICONIQ Group	Oxford 47 Limited
Inspire Property	PE Trustees Limited
Isles Construction Limited	Penny Homes Limited
James Pattillo (Project Urban)	Pradeep Ravi - MGPNP Trust

Jebel Group Ltd	Pragma Homes Limited
Jennian Homes	Prier and JAQ Developments Ltd
John Davies	Project Urban One Ltd (James Pattillo)
JOHNSON'S DEVELOPMENT LIMITED	Raj Kumar - New City Homes Limited
JV Properties Limited	Ramwall 2010 Ltd director Arjun Sami
JWA Developments Ltd	Realm Victoria Limited
Kamara Junction Building - Sean Bissett	Redwood Property Group
Karteek Sen	RND Contracts Limited
KCC Holding Ltd	Rock Towers Ltd (Mohammed Ismail)
KCR Properties Limited	Royton Terraces Ltd (James Pattillo)
Kelly Property Developments Limited	Sean Bissett - Kamara Junction
Kin Development Ltd	Soho Development Company Limited (8210341)
Kingston Group Ltd	Soho Group
Koubaridis Ventures Ltd	Southbank Limited
Long Investment Limited	TDS Investment Limited
Lords Estate Ltd	Te Putahi Developments Limited (8583508)
Lucy (Bihua) Fu (36Borman Ltd)	Tegh Developments Limited
Mackersey Developments	TGC Homes Ltd
Macko Homes Ltd	The Wellington Company
Maiway Limited / Rato Developments Limited	TPB Properties Limited
Manawatu Building Projects Ltd	Tumu Group - Nga Whare Tipu - Southland Road Limited
Maple Land International Ltd	TW Property Holdings Limited
Mark Freeman / Harcourts - Richard Dawson	Vita Homes Limited

Matek Ltd T/A Park Road Terraces	Walker Homes Ltd
MCE Developments Ltd	Walker Residential Development Limited
McQuarrie Group Limited	Westland Homes Limited
Metro Advances	Whakamanamana Limited
Miami Developments Ltd	Whare Group Limited Partnership
Mike Greer	Wine Country Construction Ltd
MT Property Ltd	Wolfbrook Property
New City Homes Ltd	Wolfbrook Residential
New Ground Developments Ltd	Wolfbrook Residential (Princess Street) Limited
Next	Wolfbrook Residential Limited
Next Developments Limited	
Nexus Development	
Ninety Nine Clyde Limited	
Nixon Homes Ltd	
No8Great Homes	
Northco Housing Group Limited	
NorthCo Housing Limited	
NZ Homes and Development Ltd	
NZ Housing Group	
NZ Housing Group -	
NZ Housing Group - (NZHG Lakes Limited)	
NZ Housing Group - (Taupo Limited)	
NZ Housing Group - NZHG Gisborne Limited	
NZ Housing Group - NZHG Group Raureka Ltd	

NZ Housing Group - NZHG Hastings Limited
NZ Housing Group - NZHG Hastings Ltd
NZ Housing Group (NZ Housing Group Richmond)
NZ Housing Group (NZHG Hinekura Limited)
Oceania Investments Limited
OCPL 2022 Ltd
Oxford 47 Limited
Penny Homes
Pinemore properties limited
PMP Lakes District Limited
Pradeep Ravi - MGPNP Trust
Prier and JAQ Developments Ltd
Project Urban One Ltd (James Pattillo)
Qiaosheng Construction Development Ltd
Queenwood Property
R L A Developments Limited
Raj Kumar - New City Homes Limited
Ramesh Rajani
Ravindra and Snehlata Chandra Partnership
Realm Victoria Limited
Redwood Property Group
Reliance Homes Infrastructure Limited
Rhys Horncastle

Richwati Rentals Limited
RMRR Homes Ltd (contacting Sanford Property Group)
Rock Towers Ltd
Romano Building
Royton Terraces Ltd (James Pattillo)
Sean Bissett - Kamara Junction
Section2 - Mat Koubaridis
Seed Property
Sett Projects (Chris Bufton)
Shainal and Susheel Awadh
Signature Homes
Singh Concrete Pumps Ltd (director Ripen Punia)
Singh Estates Ltd
Sky Property Investment Ltd
SOHO Group
Solid Rock Construction Ltd
South Peak Homes Limited
Stellar Property Investment Ltd
Strathdullan Properties Limited
Taiepa Nui Investments Limited
Tauranga Property Developments Ltd
TDS Investment Limited
Teawest investment Limited
Tegh Developments Limited
TGC Homes Ltd
Titanium Building Solutions Ltd

TPB Properties Limited
Tradebuz Limited
Travis Coffey
Trident Homes
TUMU Group - Nga Whare Tipu
Tumu Group - Nga Whare Tipu - Southland Road Limited
Twillabee Trustees Limited
UBMC Limited
Vasist Property
Vercoe and Son's Developments Limited
Vikas Kapoor
Vita Homes Limited
Waghorn Building
Waimapu Holdings Ltd
Weiwu Investment Limited
Westall Road Limited Partnership
Westland Homes Limited
Westwood Lansdowne Limited
Whakamanamana Limited
Wolfbrook
Wolfbrook Property
Wolfbrook Property Group
Wolfbrook Residential
Wolfbrook Residential Limited
Wolfbrook Residential No12 Limited
Wolfbrook Residential No16 Ltd
XG Investment Limited

