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Defence House  
Private Bag 39997  
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Lower Hutt 5045  
New Zealand

OIA-2024-5028

16 July 2024

[REDACTED]  
[REDACTED]

Dear [REDACTED]

I refer to your email of 17 May 2024 requesting, under the Official Information Act 1982 (OIA), information about New Zealand Defence Force (NZDF) accommodation.

OIA-2024-4994 states that the money Defence collects from its tenants is used to offset maintenance costs.

1. *Over the period of 01 January 2010 to 31 December 2023, how much money has Defence spent on the maintenance and upkeep of Defence accommodation? Please break down costs by calendar year, and distinguish between Defence housing and barracks.*

The NZDF produces financial reports by fiscal year, from 1 July to 30 June. Please refer to Tables A and B in the enclosed document, where the figures are those attributed to building assets. The extract for barracks (Table B) does not include all aspects of maintenance such as routine scheduled maintenance and minor repairs, as these are not all attributable to each specific building type, and are not readily separable.

2. *Over the period of 01 January 2010 to 31 December 2023, how much money has Defence spent on the maintenance and upkeep of buildings other than Defence accommodation? Please break down costs by calendar year.*

Please refer to Table C. As noted above, the NZDF is unable to provide a breakdown by calendar year. The data provided excludes scheduled maintenance and minor repairs, which are not assigned to specific assets, and would require a substantial collation and research effort to identify.

3. *Over the period of 01 January 2010 to 31 December 2023, how much money has Defence spent on the maintenance and upkeep of, and upgrades to, Joint HQ? Please break down costs by calendar year.*

Table D provides the maintenance costs for Headquarters Joint Forces New Zealand broken down by financial year from 1 July 2009 to 30 June 2023.

4. *Over the period of 01 January 2010 to 31 December 2023, how much money has Defence spent on the maintenance and upkeep of, and upgrades to, NZDF HQ? Please break down costs by calendar year.*

Table E provides the maintenance costs for Headquarters NZDF broken down by financial year from 1 July 2018, which was the year that the NZDF started to occupy the headquarters building located at Bowen Street, Wellington.

5. *When Defence receives its budgets from GoNZ, is a portion of the budget already earmarked by GoNZ for the maintenance of Defence accommodation, or does Defence determine what proportion of their budget to allocate to the maintenance of Defence accommodation?*

The NZDF accommodation maintenance budget forms part of the overall NZDF maintenance budget, and is allocated by the NZDF following its internal budget process.

6. *Compared to the amount Defence spent in the 2023 calendar year on maintaining and upkeeping Defence accommodation, does Defence expect to see an increase or decrease of \$250,000 NZD or more, in either direction, in the amount it spends on maintaining and upkeeping Defence accommodation in the 2024 calendar year? If so, by how much (approximately), in which direction is the change forecasted to be, and what are the driving factors for this change?*

A comparison is unavailable as at the time of writing the 2024/25 budget was not finalised. Given the ageing nature of the Defence estate, the cost to maintain accommodation is expected to increase.

7. *I understand several barrack blocks in a variety of locations are in an advanced state of degradation, to the point where they are closed to occupants pending demolition. Is Defence planning to replace these barracks?*

NZDF barracks are being replaced. In the coming financial year, new barracks are proposed for Papakura Military Camp (44 rooms in total). Several other locations also have barracks in planning but are unfunded including: Burnham Military Camp (61-bed barracks), Royal New Zealand Air Force Base Auckland (72-bed barracks), and Royal New Zealand Air Force Base Ohakea (two 60-bed barracks).

In the longer term, the requirement for barracks is addressed through the NZDF's Accommodation Messing and Dining Modernisation (AMDM) Programme, along with associated dining and social spaces. This was approved by Cabinet in March 2023 and a copy of the paper is publicly available<sup>1</sup>.

As outlined in the Cabinet decision, a detailed business case supporting a pilot of the approach for AMDM is in development for Linton Military Camp. Cabinet has yet to consider this proposal.

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<sup>1</sup> [https://www.nzdf.mil.nz/assets/Uploads/DocumentLibrary/NZDF-Accommodation-Messing-and-Dining-Modernisation-Programe\\_PBC.pdf](https://www.nzdf.mil.nz/assets/Uploads/DocumentLibrary/NZDF-Accommodation-Messing-and-Dining-Modernisation-Programe_PBC.pdf)

8. *Over the period of 01 January 2010 to 31 December 2023, how much money has Defence received in rent from Defence accommodation? Please break down amounts by calendar year, and distinguish between Defence housing and barracks.*

The NZDF does not record the rent received for housing and barracks separately. The figures listed in Table F represent the rent received in total for both housing and barracks from 1 July 2009 to 30 June 2023.

9. *Over the period of 01 January 2010 to 31 December 2023, on which dates were Defence accommodation rates increased?*

Rent increases occurred on 1 April 2012, 2015, 2018, 2021, and 2024.

10. *Over the period of 01 January 2010 to 31 December 2023, how much have service members been paying in rent to Defence per year? Please provide actual rent costs for each calendar year, for all sizes of barrack room and housing. Provided it is clearly noted, this may be broken down by financial year, if this is more convenient.*

As noted in the response to Question 8, the NZDF does not separately record the rent it receives for housing and barrack accommodation.

11. *Is the money Defence collects from its tenants used to offset maintenance costs on barracks?*
12. *Is the money Defence collects from its tenants used to offset maintenance costs on housing?*
13. *Is the money Defence collects from its tenants used to offset maintenance costs on non-accommodation Defence buildings?*
14. *Is the money Defence collects from its tenants used to offset maintenance costs on non-building infrastructure owned by Defence, and if so, what infrastructure specifically?*

The rent collected from Service personnel who live in barracks and Defence housing is used to offset maintenance costs across NZDF property.

15. *Over the period of 01 January 2010 to 31 December 2023, how many issues with accommodation were reported to Defence or their nominated contractor? Of these, what percentage were resolved within 7 days, what percentage were resolved within 21 days, what percentage were resolved within 90 days, what percentage took longer than 90 days to resolve or were deemed unresolvable, and what percentage would have resulted in that accommodation being deemed uninhabitable if left unremedied? Please break down these numbers by calendar year, and distinguish between Defence housing and barracks.*

Table G provides the requested information broken down by year for housing and barracks. Items with no recorded completion date are listed as "Completion not identified". This data covers the period 2017 to 2023, and the requested information is not available for years prior to 2017. There may not be a recorded completion date for a variety of reasons, such as the work task being completed but not recorded as complete, the work is no longer required, or the work is unable to be completed.

The NZDF does not collect data on whether a reported issue could result in a building being 'deemed uninhabitable' if not remedied. This aspect of your request is declined in accordance with section 18(e) of the OIA.

16. *Over the period of 01 January 2010 to 31 December 2023, how many issues with Defence accommodation were re-reported to Defence or their nominated contractor, due to Defence or their nominated contractor failing to adequately remedy the issue before marking the issue as completed and marking the file/job/issue as closed? Please break down these numbers by calendar year, and distinguish between Defence housing and barracks.*

If a contractor has not adequately remedied an issue before marking it as complete or closed, the matter is passed to the contractor to address and is not separately recorded.

17. *What processes are in place to prevent reports of issues with accommodation being improperly marked as completed, when no remedial action has been carried out? And what entity or position has oversight of these processes, to ensure they are adhered to?*

Reports of issues are lodged directly with the service provider in the first instance. If a job is not complete or issues remain and require further attention, these can be raised again with the service provider or addressed to the local Defence Estate and Infrastructure office.

You have the right, under section 28(3) of the OIA, to ask an Ombudsman to review this response to your request. Information about how to make a complaint is available at [www.ombudsman.parliament.nz](http://www.ombudsman.parliament.nz) or freephone 0800 802 602.

Please note that responses to official information requests are proactively released where possible. This response to your request will be published shortly on the NZDF website, with your personal information removed.

Yours sincerely

**AJ WOODS**

Air Commodore

Chief of Staff HQNZDF

**Enclosure:**

1. Tables to accompany response

Table A - Expenditure maintenance NZDF accommodation:

Financial Year	Housing (\$M)
2010	7.24
2011	6.07
2012	5.65
2013	10.37
2014	8.69
2015	10.77
2016	8.30
2017	14.80
2018	10.60
2019	9.48
2020	10.86
2021	16.67
2022	21.32
2023	22.32

Table B - Expenditure maintenance NZDF barracks:

Financial Year	Barracks (\$M)
2010	3.02
2011	2.78
2012	2.62
2013	4.28
2014	5.31
2015	2.22
2016	6.24
2017	5.61
2018	4.10
2019	4.76
2020	8.68
2021	10.17
2022	8.55
2023	10.51

Table C - Expenditure maintenance other NZDF buildings:

Financial Year	Buildings (Other) \$M
2010	14.70
2011	14.72
2012	14.93
2013	17.16
2014	16.23
2015	16.31
2016	18.19
2017	30.79
2018	33.51
2019	30.09
2020	27.00
2021	47.88
2022	39.48
2023	38.38

Table D - Expenditure maintenance Headquarters Joint Forces NZ:

Financial Year	Joint (\$M)
2010	0.29
2011	0.50
2012	0.13
2013	0.45
2014	0.09
2015	0.42
2016	0.84
2017	0.56
2018	0.42
2019	0.60
2020	0.17
2021	0.10
2022	0.15
2023	0.09

Table E - Expenditure maintenance Headquarters NZDF:

Financial Year	HQ (including Reserve Bank) \$M
2018	0.24
2019	0.08
2020	1.77
2021	1.78
2022	0.65
2023	0.42

Table F - Rents received:

Financial Year	Rent received (\$M)
2010	12.93
2011	11.85
2012	10.76
2013	12.13
2014	13.98
2015	15.13
2016	14.80
2017	14.50
2018	14.14
2019	15.66
2020	13.06
2021	13.48
2022	15.94
2023	15.26

Table G - Reported issues NZDF accommodation:

<b>Housing</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
Percentage Completed (Days)							
7	47%	44%	38%	30%	31%	25%	31%
7-21	28%	32%	29%	25%	23%	26%	26%
21-90	20%	21%	28%	34%	30%	34%	34%
Plus 90	3%	3%	5%	10%	15%	14%	9%
Completion not identified	2%	1%	1%	1%	1%	1%	2%
Total reported issues	2,374	4,597	3,702	3,685	4,093	3,424	3,207

<b>Barracks</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
Percentage Completed (Days)							
7	57%	56%	54%	48%	43%	39%	42%
7-21	21%	26%	23%	24%	21%	23%	25%
21-90	17%	15%	19%	23%	28%	29%	27%
Plus 90	3%	2%	2%	4%	7%	9%	4%
Completion not identified	2%	1%	1%	1%	1%	1%	1%
Total reported issues	1,796	4,183	4,012	3,584	2,680	3,242	3,676