



Headquarters  
New Zealand Defence Force  
Defence House  
Private Bag 39997  
Wellington Mail Centre  
Lower Hutt 5045  
New Zealand

OIA-2024-5120

19 September 2024



Dear [Redacted]

I refer to your email of 20 August 2024 requesting information concerning New Zealand Defence Force (NZDF) houses leased to contractors. Your request has been considered under the Official Information Act 1982 (OIA) and answers to the various parts of your request are provided below. I apologise for the delay in responding.

- 1) does NZDF provide its contractors (such as Downers) the use or lease of any NZDF housing. as part of a contract or lease, gift or arrangement. ie are any NZDF owned houses provided in any capacity to non serving members of the NZDF*

Yes, NZDF contractors are provided housing in Waiouru as third party tenancies. The NZDF also leases Waiouru properties to Downer for its use, and a single property in Glen Tunnel to a security firm.

- 2) if so, does NZDF charge contractors for the use of this housing and what are the applicable rates*
- 3) are the rates higher or lower than what service personal pay.*
- 4) how is the rate determined and if lower, what is the justification for this?*

Third party tenants are charged the same rental rates as NZDF personnel in Waiouru. The current fortnightly rental rates for Waiouru, as at 1 April 2024, are provided in the table below. These are lower than the agreed NZDF rental rates elsewhere and are aligned with local market rates given the location.

Number of bedrooms	1	2	3	4	5 plus
Waiouru (market rate)	\$355.00	\$405.00	\$465.00	\$545.00	\$605.00

NZDF rental rates are agreed upon between the Commissioner of Inland Revenue and the Chief of Defence Force in accordance with the Income Tax Act 2007, and are reviewed and adjusted every 3 years.

With respect to the NZDF properties leased to Downer and the security firm, the contractual agreement enables them to lease these properties to their staff at market rates with annual adjustments to reflect capital charge, depreciation and the utility cost incurred by the NZDF. The NZDF does not hold the commercial agreements between the contractors and their staff.

- 5) *are the NZDF contractors subject to FBT if the price provided to the non serving occupants are less than what serving members would pay for essentially the same house, if not why not.*

As noted above, the NZDF does not hold this information. There are no grounds for believing that this information is held by another department or connected more closely with the functions of another department. Accordingly, this part of your request is declined in accordance with section 18(g) of the OIA.

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