



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

OIA-2023-4855

30 November 2023

Dear [REDACTED],

I refer to your email of 6 November 2023 to the Inland Revenue Department requesting, under the Official Information Act 1982 (OIA),

a copy of the policy, agreements, and guidelines regarding the national rent prices for NZDF accommodation that the NZDF is currently subject to. I believe this document may be known as NZDF DET 2021. Can I also be sent the same documents regarding the recently released (2023) accommodation rates for the NZDF.

Your request was transferred to the New Zealand Defence Force in accordance with section 14(b)(i) of the OIA.

Rental rates paid by New Zealand Defence Force personnel for housing and barrack accommodation are agreed upon between the Commissioner of Inland Revenue and the Chief of Defence Force. The rates are determined in accordance with the Income Tax Act 2007. The current agreement is effective from 1 April 2021 for a period of three years and is titled *NZDF DET 2021*. This document and the succeeding agreement are at Enclosures 1 and 2. Please note that tenants at Waiouru pay local market rates for accommodation because this is lower than the NZDF rental rates elsewhere.

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 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

Enclosures:

1. NZDF DET 2021
2. NZDF DET 2024

NZDF DET 2021

Determination

Market rental value of New Zealand Defence Force accommodation

Application

This determination is made pursuant to section CE 1D(3) of the Income Tax Act 2007 and shall apply to accommodation provided to any person who is a member of the New Zealand Defence Force by the Navy, Army, or Air Force, as those terms are defined in the Defence Act 1990.

This determination may be cited as "Determination NZDF DET 2021; *Market rental value of New Zealand Defence Force accommodation*".

Pursuant to section CE 1D(4) of the Income Tax Act 2007, this determination shall apply from 1 April 2021 and remain in force until it is reviewed. Such review may be instigated by either the Chief of the Defence Force or the Commissioner of Inland Revenue, but the review must be undertaken prior to 31 March 2024.

Scope of Determination

For the purposes of section CE 1D(3) of the Income Tax Act 2007, the Chief of the Defence Force or the Commissioner of Inland Revenue, in consultation with a registered valuer must determine:

- The number and location of national benchmark properties;
- The types of accommodation represented by the benchmark properties;
- A market rental value for each type of accommodation in the benchmark properties;
- A discount applying to each type of accommodation in the benchmark properties.

Determination

For the purposes of section CE 1D(3)(a) of the Income Tax Act 2007, it is determined that the number and location of the benchmark properties will be those properties owned by the New Zealand Defence Force that are located at Linton. New Zealand Defence Force properties located at Ohakea and Bulls have also been used where it has been agreed by both the Chief of the Defence Force and the Commissioner of Inland Revenue that there are insufficient properties of a particular type of accommodation at Linton to provide an accurate assessment of a market rental value for that type of property.

For the purposes of section CE 1D(3)(b), (c) and (d) of the Income Tax Act 2007, it is determined that the types of New Zealand Defence Force accommodation, and the market rental values and discounts attributable to that accommodation, are as set out in the following table:

Type of accommodation	Market rental value \$ ¹	Discount \$
Free standing dwellings and townhouses:		
1-bedroom	260.00	45.00
2-Bedroom	290.00	50.00
3-Bedroom	330.00	57.50
4-Bedroom	375.00	65.00
5-Bedroom	430.00	75.50
Barrack Accommodation:		
Open	135.00	67.50
Small	155.00	62.00
Medium	160.00	64.00
Large	170.00	68.00
VIP	200.00	80.00

This determination is signed by me on 18 DECEMBER 2020

s.9(2)(k)

Air Marshal Kevin Short
Chief of Defence Force
New Zealand Defence Force

This determination is signed by me on 22 December 2020

s.9(2)(k)

National Advisor
Technical Standards, Legal Services
Inland Revenue

¹ Market rental values and the discount applying to these values are expressed in weekly amounts.



NZDF DET 2024

Determination

Market rental value of New Zealand Defence Force accommodation

Application

This determination is made pursuant to section CE 1D(3) of the Income Tax Act 2007 and shall apply to accommodation provided to any person who is a member of the New Zealand Defence Force by the Navy, Army, or Air Force, as those terms are defined in the Defence Act 1990.

This determination may be cited as "Determination NZDF DET 2024: *Market rental value of New Zealand Defence Force accommodation*".

Pursuant to section CE 1D(4) of the Income Tax Act 2007, this determination shall apply from 1 April 2024 and remain in force until it is reviewed. Such review may be instigated by either the Chief of the Defence Force or the Commissioner of Inland Revenue, but the review must be undertaken prior to 31 March 2027.

Scope of Determination

For the purposes of section CE 1D(3) of the Income Tax Act 2007, the Chief of the Defence Force or the Commissioner of Inland Revenue, in consultation with a registered valuer must determine:

- The number and location of national benchmark properties:
- The types of accommodation represented by the benchmark properties:
- A market rental value for each type of accommodation in the benchmark properties:
- A discount applying to each type of accommodation in the benchmark properties.

Determination

For the purposes of section CE 1D(3)(a) of the Income Tax Act 2007, it is determined that the number and location of the benchmark properties will be those properties owned by the New Zealand Defence Force that are located at Linton. New Zealand Defence Force properties located at Ohakea and Bulls have also been used where it has been agreed by both the Chief of the Defence Force and the Commissioner of Inland Revenue that there are insufficient properties of a particular type of accommodation at Linton to provide an accurate assessment of a market rental value for that type of property.

For the purposes of section CE 1D(3)(b), (c) and (d) of the Income Tax Act 2007, it is determined that the types of New Zealand Defence Force accommodation, and the market rental values and discounts attributable to that accommodation, are as set out in the following table:

Type of accommodation	Market rental value	Discount
	\$ ¹	\$
Free standing dwellings and townhouses:		
1-bedroom	330.00	57.50
2-Bedroom	380.00	67.50
3-Bedroom	450.00	80.00
4-Bedroom	530.00	92.50
5-Bedroom	595.00	105.00
Barrack Accommodation:		
Open	185.00	92.50
Small	210.00	84.00
Medium	220.00	88.00
Large	230.00	92.00
VIP	260.00	104.00

This determination is signed by me on *13th October* 2023

s.9(2)(k)


Air Marshal Kevin Short
Chief of Defence Force
New Zealand Defence Force

This determination is signed by me on *16th October* 2023

s.9(2)(k)


Technical Lead
Technical Standards, Legal Services
Inland Revenue

¹ Market rental values and the discount applying to these values are expressed in weekly amounts.