



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

OIA-2024-5027

17 June 2024

[REDACTED]
[REDACTED]

Dear [REDACTED]

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

1. *Why has Defence elected to abstain from entering into tenancy agreements for the provision of barrack rooms?*

The NZDF has not elected to abstain from entering into tenancy agreements for the provision of barrack rooms. The Residential Tenancies Act 1986 specifically excludes barracks provided for members of the Armed Forces.

2. *Would Defence enter into a tenancy agreement for the provision of a barrack room, on the request of the occupant of that room? If not, on what grounds?*

As per section 5(1)(f), the Residential Tenancies Act 1986 excludes barracks provided by the NZDF for members of the Armed Forces. There is no legislative basis for a tenancy agreement to be entered into.

3. *Noting that personnel in barracks are currently ineligible to avail themselves of the provisions of s 45(1)(d) of the Residential Tenancies Act 1986, what steps to reach a satisfactory resolution are available to barrack occupants who have repeatedly raised an serious issue (example: a leaking barrack roof) over a sustained period and where Defence or their nominated contractor has, over a sustained period, failed to remedy the issue despite sufficient opportunity to do so?*

A member of the Armed Forces could submit a complaint or a letter requesting resolution of an issue through their chain of command.

4. *What protections and assistance are available for tenants, where dissatisfaction has arisen with their current accommodation due to the events detailed in question 3, and there is insufficient Defence accommodation in their locale for them to be provided with alternative Defence accommodation arrangements? And what action (if any) would the tenant be required to undertake in order to be provided with these?*

Members of the Armed Forces are able to request barrack accommodation, subject to availability. The NZDF is not obliged to provide alternative accommodation where the barrack occupant is dissatisfied with their accommodation, or when no barrack accommodation is available.

5. Over the period of 01 January 2010 to 31 December 2023, how many instances of black mold in barrack rooms were reported to Defence or their nominated contractor?
Please break down these numbers by calendar year.

The below table provides the number of instances when “mould” was recorded in barrack maintenance actions from 1 January 2010 to 31 December 2023. The reported incidents do not specify the type of mould. There may have been other instances of mould that are not captured in the below figures.

Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	0	1	1	11	2	8	7	43	30	20	4	10	11	16

6. When black mold is identified in Defence accommodation and notified to Defence or their nominated contractor, what steps are taken by Defence or their nominated contractor, and what is the accepted timeframe for these steps to be carried out?

If black mould is reported by the tenant or cleaners, the NZDF follows industry practice to address the issue. Subcontractors are contacted for testing, samples are taken and, upon proof of a positive black mould test, access into the affected area is normally restricted until a full clean has been undertaken and tests return as negative. The timeframe for this process varies depending on the availability of a subcontractor and how long the test results and clean-up take.

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