

12 May 2022

s9(2)(a)



Thank you for your email of 14 March 2022 to Kāinga Ora – Homes and Communities requesting information under the Official Information Act 1982 (the Act). I have answered your questions below.

1. *Are the lease(s) for Kāinga Ora office space in Wellington "triple net" leases? (ie leases where Kāinga Ora directly pays for the structural maintenance/repairs, property taxes, and insurance for the property, in exchange for lower rental payments?)*

No.

2. *When did Kāinga Ora first lease the office space(s) it now occupies in Wellington?*
3. *(if different) When did Kāinga Ora most recently enter in to a lease for its office space in Wellington?*
4. *What is the term of the lease for the office space Kāinga Ora occupies in Wellington ?*

The lease for the 7 Waterloo Quay, Wellington office began on 6 April 2020 for nine years. There is an option to extend this for an additional 6-12 years, with a final expiry date of 5 April 2041.

5. *When Kāinga Ora most recently entered into lease agreement(s) for the office space it now occupies in Wellington, what was the %NBS (earthquake) rating of the building leased? What is it now?*

The lease was conditional that the building met at least 80 percent of the new Build Standard (NBS) rating or higher. The current NBS rating of the building is 84 percent.

6. *If you're aware: who were the most recent tenant(s) of the office space Kāinga Ora now occupies in Wellington before Kāinga Ora moved in?*
7. *Again, if you are aware, if the office space Kāinga Ora now occupies in Wellington was empty for a period between any previous tenants and Kāinga Ora moving in, how long was this for?*

These parts of your request are declined under section 18(g)(i) of the Act as Kāinga Ora does not hold this information.

You have the right to seek an investigation and review by the Ombudsman of this response. 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 Kāinga Ora proactively releases our responses to official information requests where possible. Our response to your request may be published at <https://kaingaora.govt.nz/publications/official-information-requests/> with your personal information removed.

Yours sincerely

A handwritten signature in blue ink that reads "Rachel Kelly". The signature is written in a cursive, flowing style.

Rachel Kelly  
**Manager Government Relations**