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Robert Whitaker  
[fyi-request-4249-78f94ba3@requests.fyi.org.nz](mailto:fyi-request-4249-78f94ba3@requests.fyi.org.nz)

Dear Mr Whitaker

Thank you for your email of 12 July 2016 containing an Official information Act 1982 request for the following information:

- 1. The total number of rental houses of each size (i.e. number of bedrooms) for each Wellington suburb.*
- 2. Any data you hold on the average occupancy for rental properties of each size.*
- 3. Any other information you might hold that would help me determine the total number of tenants living in each suburb.*

The Ministry of Business, Innovation and Employment (the Ministry) does not specifically collect information on the average occupancy of rental properties. The only information the Ministry requests for bond forms is the dwelling type, the number of bedrooms and the weekly rent. However, numbers of tenants may be listed on bond forms and where that is the case, that information is collected.

Attached are three annexes setting out the tenancy information that the Ministry has collected:

- The number of bonds that were active each calendar year by dwelling size, per suburb (Annex One).
- The number of bonds, number of listed tenants, and average number of listed tenants per dwelling size (Annex Two).
- The number of bonds, number of listed tenants, and average number of listed tenants per suburb (Annex Three).

For the purpose of this data, Wellington is defined as Wellington City and surrounding suburbs and does not include the Hutt Valley, Porirua City, or Kapiti Coast. The 2016 information covers the period 1 January to 30 June 2016.



Please note that this information is based on the bond lodgement information provided to the Ministry and the numbers can only be indicative because:

- Number of rooms is as listed on the bond lodgement form and is user defined, resulting in some odd cases (e.g. 1.5, 2.5, 3.5 rooms) and in instances where the information is not listed.
- A bond may be lodged with only one tenant named, but there may be multiple tenants living in the premises.
- The number of occupants does not include data of children or flatmates living in the premises, as they are not usually listed on the lodgement form as tenants.
- The Ministry only holds information about active bonds. If a landlord has not required the payment of a bond then the Ministry holds no data in relation to those tenancies.
- Each active bond does not necessarily mean a separate premises, as there may be multiple bonds lodged for a single address, such as in boarding houses and student rentals.
- Boarding house bonds of one week's rent or less are not required to be lodged, so the Ministry holds limited data in relation to those tenancies.

Please also note that bonds aren't always necessarily lodged with the Ministry, such as bonds paid by flatmates or where the accommodation arrangement is not covered by the Residential Tenancies Act 1986, so this data does not capture the full rental market. Occupancy information is gathered by Statistics New Zealand as part of the census, and is available on their website (<http://www.stats.govt.nz/>).

Yours sincerely



Mike West  
General Manager Service Support & Design  
Market Services