



HUD2024-004584

s 9(2)(a)

Tēnā koe s 9(2)(a)

Thank you for your email of 22 May 2024 to Te Tūāpapa Kura Kāinga - the Ministry of Housing and Urban Development (the Ministry) requesting information under the Official Information Act 1982 (the Act). I will respond to each part of your request as follows:

1. *All official advice about the impact of RTA changes on rental property supply*
2. *All official advice relied on to support the statement that the bill will “help increase the supply of rental properties”*
3. *All official advice about how many rental property owners exited the market because of the previous government’s RTA changes*
4. *All official advice about how many rental property investors are likely to enter the market because of the current RTA changes*
5. *All official advice about how many new houses, regarding of tenure, are likely to enter the market because of the current RTA changes*
6. *All official advice about likely impacts on homelessness, special housing needs grants, emergency and transitional housing demand, etc, from the current changes*
7. *All official advice about likely impacts of the RTA changes on Maori, Pasifika, disabled people, and LGBT tenants*

On 30 May 2024, you clarified to the Ministry that ‘official advice’ had the meaning of advice provided to Ministers, Cabinet, other agencies, or made publicly available, regarding the issues stated in your request since the start of this parliamentary term. The Ministry has identified nine documents as being official advice within the scope of your request.

On 4 July 2024, the Ministry published the advice it provided to the Minister of Housing to support policy proposals regarding the Residential Tenancies Act 1986 (RTA) tenancy termination amendments, including the Regulatory Impact Statement (RIS).

As you may be aware, the Ministry commissions Verian to undertake pulse surveys of renters and landlords to help inform our understanding of the impacts of legislative changes on the residential rental market. These surveys have been found to contain information in scope of questions two and three of your request.

The Briefing to Incoming Ministers (BIM) contains information in scope of question three, as it provided advice to Ministers on the impact of the previous Government’s RTA changes on rental market exits by landlords.

The Departmental Disclosure Statement for the RTA Amendment Bill contains information in scope of question seven, specifically regarding the possible impact of RTA changes on Māori.

The above identified documents are detailed in the attached document schedule with links provided to access them.

As the advice in scope of your request has been published online, I am refusing your request under section 18(d) of the Act, on the grounds that the information requested is or will soon be publicly available.

You have the right to seek an investigation and review of my response by the Ombudsman, in accordance with section 28(3) of the Act. The relevant details can be found on the Ombudsman's website at: [www.ombudsman.parliament.nz](http://www.ombudsman.parliament.nz).

As part of our ongoing commitment to openness and transparency, the Ministry proactively releases information and documents that may be of interest to the public. As such, this response, with your personal details removed, may be published on our website.

Nāku noa, nā

A handwritten signature in black ink, appearing to read 'C.D. Leadbetter' with a stylized flourish at the end.

Claire Leadbetter

**Manager Tenancy and Tenures**

**Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development**

## Annex 1: Document schedule

Documents refused – HUD2024-004584			
	Date	Document	Section of the Act applied
1	23 November 2023	Briefing to Incoming Ministers (available at <a href="http://www.hud.govt.nz/assets/Uploads/Documents/Briefing-for-Incoming-Ministers-23-Nov-23.pdf">www.hud.govt.nz/assets/Uploads/Documents/Briefing-for-Incoming-Ministers-23-Nov-23.pdf</a> )	Refused under section 18(d)
2	23 January 2024	HUD2024-003517: Residential Tenancies Act 1986: Termination provisions, fixed-term to periodic roll-over and minor changes (available at <a href="http://www.hud.govt.nz/assets/Uploads/Documents/Proactive-Releases/01-hud2024-003517-01-final-redacted.pdf">www.hud.govt.nz/assets/Uploads/Documents/Proactive-Releases/01-hud2024-003517-01-final-redacted.pdf</a> )	Refused under section 18(d)
3	24 January 2024	HUD2024-003584: Residential Tenancies Act 1986: Pet bond and pet related policy decisions (available at <a href="http://www.hud.govt.nz/assets/Uploads/Documents/Proactive-Releases/02-hud2024003584-01-final-redacted.pdf">www.hud.govt.nz/assets/Uploads/Documents/Proactive-Releases/02-hud2024003584-01-final-redacted.pdf</a> )	Refused under section 18(d)
4	January 2024	Renters Pulse Survey Topline Report: January 2024 (available at <a href="http://www.hud.govt.nz/assets/Uploads/Documents/Renters-Pulse-Survey-Topline-Report-January-2024.pdf">www.hud.govt.nz/assets/Uploads/Documents/Renters-Pulse-Survey-Topline-Report-January-2024.pdf</a> )	Refused under section 18(d)
5	8 February 2024	HUD2024-003607: Residential Tenancies Act 1986: Draft cabinet papers for feedback (available at <a href="http://www.hud.govt.nz/assets/Uploads/Documents/Proactive-Releases/03-hud2024-003607-cover-briefing-for-draft-cabinet-paper-and-ris-redacted.pdf">www.hud.govt.nz/assets/Uploads/Documents/Proactive-Releases/03-hud2024-003607-cover-briefing-for-draft-cabinet-paper-and-ris-redacted.pdf</a> )	Refused under section 18(d)
6	21 February 2024	Regulatory Impact Statement: Residential Tenancies Act tenancy termination amendments (available at <a href="http://www.hud.govt.nz/assets/Uploads/Documents/Cabinet-papers/Regulatory-Impact-Statement-Residential-Tenancies-Act-tenancy-termination-amendments-REDACTED.pdf">www.hud.govt.nz/assets/Uploads/Documents/Cabinet-papers/Regulatory-Impact-Statement-Residential-Tenancies-Act-tenancy-termination-amendments-REDACTED.pdf</a> )	Refused under section 18(d)
7	1 March 2024	HUD2024-003715: Cabinet paper supporting material: Residential Tenancies Act 1986 amendments (available at <a href="http://www.hud.govt.nz/assets/Uploads/Documents/Proactive-Releases/04-hud2024-003715-supporting-material-for-rta-amendments-cabinet-paper-redacted.pdf">www.hud.govt.nz/assets/Uploads/Documents/Proactive-Releases/04-hud2024-003715-supporting-material-for-rta-amendments-cabinet-paper-redacted.pdf</a> )	Refused under section 18(d)
8	17 April 2024	HUD2024-004178: Residential Tenancies Act 1986 amendments: Cabinet Legislation Committee paper, draft bill, and departmental disclosure statement for feedback and ministerial and coalition party consultation (available at <a href="http://www.hud.govt.nz/assets/Uploads/Documents/Proactive-Releases/05-hud2024-004178-cover-briefing-residential-tenancies-act-1986-amendments-redacted.pdf">www.hud.govt.nz/assets/Uploads/Documents/Proactive-Releases/05-hud2024-004178-cover-briefing-residential-tenancies-act-1986-amendments-redacted.pdf</a> )	Refused under section 18(d)
9	1 May 2024	Departmental Disclosure Statement: Residential Tenancies Amendment Bill (available at <a href="http://disclosure.legislation.govt.nz/assets/disclosures/bill_government_2024_45.pdf">disclosure.legislation.govt.nz/assets/disclosures/bill_government_2024_45.pdf</a> )	Refused under section 18(d)