ENERGY EFFICIENCY & CONSERVATION AUTHORITY
TE TARI TIAKI PŪNGAO

Rhys Hurley
rhys@taxpayers.org.nz

22 September 2026

Dear Rhys,

Re: Official Information Act Request: EECA Refurbishment

Thank you for your email on 27 August 2026 in which you requested information under the Official Information Act 1982. In summary, you requested "*information relating to the recent refurbishment and consolidation of EECA's Wellington office, including the refurbishment of the kitchen and meeting area on an additional part-floor*."

Please see **Appendix One** for the full wording of your request.

Please see **Appendix Two** for EECA's response to your request.

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

Please note that it is our policy to proactively release our responses to official information requests where possible. Our response to your request will be published shortly at https://www.eeca.govt.nz/about/news-and-corporate/official-information/ with your personal information removed.

Yours sincerely

Murray Bell
Group Manager, Policy and Regulation

Appendix One: OIA Request

I am requesting information relating to the recent refurbishment and consolidation of EECA's Wellington office, including the refurbishment of the kitchen and meeting area on an additional part-floor.

1. The total cost of the office refurbishment and consolidation, including a breakdown of costs for:
    - construction and fit-out
    - design, architecture and interior design
    - project management and consultants
    - furniture and furnishings
    - kitchen construction and fit-out
    - appliances
    - meeting rooms and associated technology
    - plumbing and other services
    - any other significant costs.
2. The original approved budget for the work, the final or current forecast cost, and details of any increase from the original budget.
3. Details of the office space occupied by EECA before and after the refurbishment, including:
    - total floor area
    - number of floors or part-floors occupied
    - number of workstations
    - number of Wellington-based staff or FTE
    - annual rent and property costs before and after the changes.
    - before and after photos

Appendix Two: EECA Response to OIA Request

I am requesting information relating to the recent refurbishment and consolidation of EECA's Wellington office, including the refurbishment of the kitchen and meeting area on an additional part-floor.

1. See below the total cost of the office refurbishment and consolidation, including a breakdown of costs. for:

   NB: EECA's contribution to this project was $936,060. Alongside an ongoing reduction in rent, the upfront investment for this work is expected to be cost-neutral within three years.

Construction and fit-out	Costs including labour are included in the construction and fit out contract. It is not possible to allocate labour costs to kitchen fit out and plumbing/services, so an accurate breakdown cannot be provided. Contract amount $1,763, 246
Design, architecture and interior design	$256,592
Project management and consultants	$69,207
Furniture and furnishings	$220,580
Kitchen construction and fit-out	See comments on Construction and fit-out.
Appliances	$11,620
Meeting rooms and associated technology	$ 55,371
Plumbing and other services	See comments on Construction and fit-out.
Any other significant costs	N/A

2. The original approved budget for the work, the final or current forecast cost, and details of any increase from the original budget.

Budget	**Amount ($)**
Approved	1,763,246
Current forecast	1,843,246

The budget was approved before the commencement of the build project, which naturally carries a number of unknown factors which can lead to increases in cost. The current forecast is an $80,000 (4.5%) variance above budget. A contingency of c. 10% would be reasonable for a project of this nature.

3. Details of the office space occupied by EECA before and after the refurbishment, including:

Detail	**Before**	**After**
Total floor area (m2)	1,622	1,114

Number of floors or part-floors occupied	2.00	1. 37
Number of workstations	128	76
Number of Wellington-based staff or FTE	115	115
Annual rent and property costs ($/year)	973,236	673,048
Photos	EECA does not have any before and after photos	

EECA's office refurbishment was undertaken as part of a broader move to a smaller and more efficient office footprint. The refurbishment has supported increased digitisation and related working practices, and a prior reduction in staffing numbers. These changes align with the Government Property Office's expectations for modern public agencies.

The refurbishment also delivers longer-term operational and accommodation savings.