

ANNUAL REPORT  
2017/18



**HAUMARU** HOUSING  
*Communities for older people*



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## 2017/18 Highlights



100% of tenants sourced from Social Housing Register

167 IRRS tenants - budgeted target exceeded by 232%

Comprehensive programme of major CAPEX refurbishment in progress, utilising council funding

5,000+ repair and maintenance requests undertaken

Ongoing quality improvement programme and customer satisfaction audits

Strengthened organisational capability

Full training and development education programme for staff

Revenue generated exceeded budget

Collaborative working across the sector including MSD and HNZC

First new 40 unit development underway

Haumaru Housing staff are positively regarded by tenants

Tenant-focussed culture

First year anniversary celebrations with tenants at 50 plus villages

# Haumaru Snapshot\*

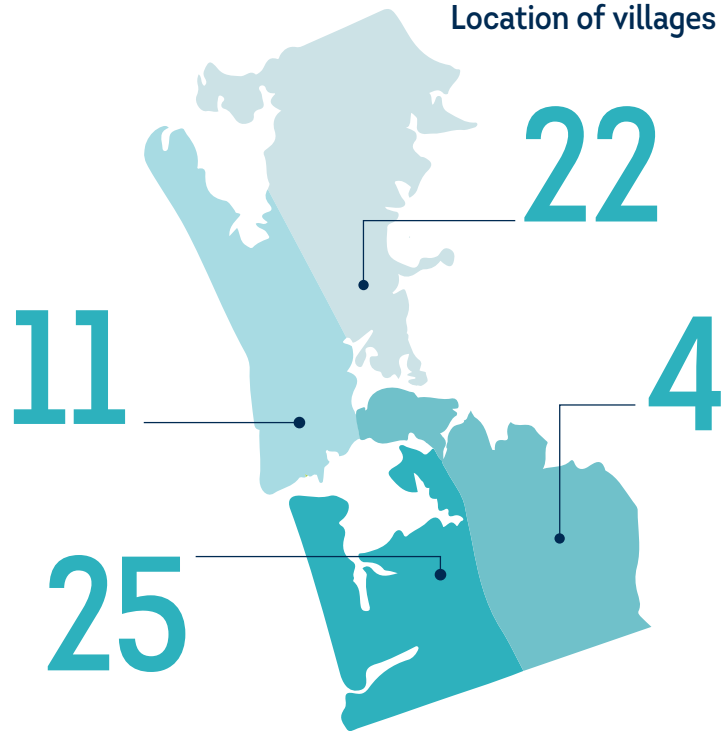
Total number of villages

**62** ACROSS  
AUCKLAND

Total number of tenants

**1,471**

Location of villages



Average weekly rent



**5,000+**

Repairs & maintenance requests

\*As at June 2018



## Chair's Report

**The Haumarū Housing Board, staff and partners, The Selwyn Foundation and Auckland Council are committed to our vision of seeing older people living in affordable homes in their local communities that are safe, age-friendly and caring.**

We are delighted to acknowledge our first full year of operating. This we celebrated in fine form as Haumarū Housing tenants welcomed the Haumarū Housing staff and management team, Auckland Mayor, Phil Goff and Local Board members, Kay Hawk and members of The Selwyn Foundation Board and others, to Haumarū villages to have a cup of tea and enjoy the community spirit that epitomises our vision.

Starting from scratch in July 2017, our CEO, Gabby Clezy, and her team faced a huge undertaking, getting to know our 1,400+ tenants, each of the buildings in our 62 villages, and melding together in unity to deliver accommodation and services. The hard work of the property team ensured that over the past year every single building has been surveyed to ensure that a robust maintenance plan is in place for the safety and comfort of our tenants. The letting team have worked hard to place new tenants in their preferred locations and our Community Managers have provided invaluable service, ensuring that new tenants settle in smoothly and existing tenants are well supported. The administration team provides essential support to all.

Thanks to The Selwyn Foundation's support, our tenants have access to transport for outings and to community gatherings.

We have established a close relationship with Panuku Auckland Development, Auckland Council's development arm, as we work together to deliver affordable homes to even more older people. As



*Helen Melrose, Board Chair*

a first and significant step, Panuku will deliver to Haumarū Housing a new village with 40 new homes by 2019, with more opportunities being considered.

The Board have been delighted with the progress made this year. As a new Board, we have been busy refining governance processes, visiting various villages and talking with tenants. The Board comprises Auckland Council appointees as well as Selwyn Foundation appointees, so we have taken the time to get to know each other and to establish Haumarū Housing's strategic direction and goals.

I would like to thank Board members for their time, energy and commitment to this new enterprise.

I especially wish to thank Gabby Clezy, our CEO. Gabby arrived at Haumarū Housing in April 2017 to establish this new enterprise with no staff, no villages and no tenants. In the space of a little over a year, she has steered Haumarū Housing to be the established, well operating, tenant-focused organisation it is today. I also thank the staff of Haumarū Housing, who through their diligence and commitment and living the overarching vision and values of Haumarū Housing, enable us to support older people in our community by providing them with the accommodation, services and care they deserve.

E noho ra.

A handwritten signature in blue ink that reads "Helen Melrose".

Helen Melrose  
Chair, Haumarū Housing  
September 2018

# CEO's Report

Our first year of operation since the handover of the tenancy and asset management of Auckland Council's housing for older people portfolio has seen Haumarū Housing develop into a credible, well regarded fully New Zealand-owned Class 1 Social Landlord.

On 1 July 2017, the team (some of whom were transferred from Auckland Council) took on the management of 1,412 homes across 62 villages.

Haumarū Housing is the fourth largest social housing provider in New Zealand and the largest (by a considerable margin) dedicated to providing communities for older people. All of our profits go back into our portfolio to better meet the current and future needs of our tenants.

Haumarū Housing has recruited aged-friendly staff, all of whom are committed to developing communities for older people. Our staff of 24 including letting, community, property, and finance and administration teams spent the early months making themselves known to every tenant, providing information and advising of changes as appropriate.

Information technology and payroll along with marketing and communications support is provided via a service level agreement with our partner The Selwyn Foundation. This flexibility allows our small organisation to respond rapidly to demands and changes and seek external support in areas of expertise as required.

Early in the year we negotiated an Income Related Rent Subsidy Tenancy (IRRS) outcome agreement with the Ministry of Social Development along with an Income Related Rent Subsidy for Properties (IRRSP) Capacity Outcome Agreement.



*Gabby Clezy, CEO*

With Community Managers spending 80% of the time in the villages, communication channels have opened, and tenants are forthcoming in discussing their challenges and in highlighting repairs and maintenance requirements.

Regular on-site monitoring is imperative in supporting us to deliver higher standards of service. To support our staff on the ground we have developed a range of web-based tools for real-time feedback on tenant experience, village environment and contractor job safety observations.

The Health and Safety of our tenants and staff is a priority and our first year has seen us develop systems and reporting to ensure we comply with Health and Safety legislation and guidance.

With the team now in business as usual mode, we have been working with Panuku Development Auckland on the development programme utilising our leased land for repurposing and intensification.

Our first new development in Henderson Valley Road is a four storey 40 unit development that has been specifically designed for older people. These units will be available from July 2019 for tenants on the social housing register.



Building on our relationships, we have been looking for partners to grow and expand our portfolio of houses and services and have been working with Housing New Zealand, Selwyn and other housing service-based organisations.

To raise the profile of our new organisation and expand our outreach, we have presented at peak body conferences, the Affordable Housing Summit, local council bodies and have facilitated older people networks and engaged with home-based support services and community housing providers across New Zealand.

We have been formally invited to join the Auckland Community Housing Providers Network.

Working with organisations such as The Selwyn Foundation, Auckland City Mission, Geneva, Vision West and various Pacifica groups and Presbyterian Support, Haumaru Housing is in the process of forming partnerships to provide services that benefit our tenants.

Through the charitable support of The Selwyn Foundation and its Community team, we have started to provide telehealth services to those tenants with multiple complex health conditions, to help them manage their health while living independently.

A community activities programme is in development in conjunction with Selwyn and local community trusts to help connect tenants with their wider communities.

The end of the year saw the completion of the phase one rebranding of village signage across the portfolio. With villages, vehicles and staff now all proudly displaying the Haumaru Housing brand, we hope to be able to extend awareness of services to even more communities.

The highlight of the year was the 50-plus first year anniversary morning and afternoon tea events celebrated with tenants in July 2018. It was a wonderful opportunity for tenants, Haumaru Board and staff, local councillors and Selwyn Board and team members to meet and share a cuppa and a chat.

I am deeply grateful for the support and encouragement of the Haumaru Auckland Board and my dedicated and passionate staff team. I have enjoyed meeting and getting to know our tenants. Our focus continues on serving their needs for, without them, we would not exist.



Gabby Clezy  
CEO, Haumaru Housing  
September 2018



***"It's peaceful. I don't feel like I'm walking on eggshells. I feel safe and secure here and it's a really nice suburb."***

*- Haumaru resident*

# Strategic priorities

## Connecting communities

Connecting communities is one of our four key strategic priorities. We are not just here to put a roof over a person's head, but to support tenants' overall wellbeing. We know that, as people age, loneliness and social isolation can intensify health and wellness issues.

It is our ambition to create engaging and welcoming communities, so that older people do not feel lonely and isolated and feel that they belong and are part of a wider community.

We have eight Community Managers whose responsibility is to get to know each and every tenant, understand what their individual personal needs are as well as their maintenance requirements and, most importantly, connect them with the services and care they deserve.

We provide a 24/7 customer service desk so tenants can reach us at any time day or night.

We ensure that our Community Managers spend 80% of their time in our villages and are highly visible so that tenants have access to our staff and find it easy to discuss issues and make requests.



To monitor our performance and our tenants' ongoing satisfaction with the services and care we provide, we have developed an easy-to-use, real-time customer satisfaction assessment tool.

Every new applicant is interviewed, meets the team and, where possible, is welcomed by the CEO.

Our Stakeholder Engagement Plan has been developed to open communications with tenants, make sure they know what is going on and feel that they are being listened to, and to help tenants connect with one another and their wider community.





*"The feeling that it's all mine, and there's a sense of community when I need it... it's nice to look out the window and wave to others."*

*- Haumarū resident*

A Maori Engagement Plan has also been developed and reviewed by tenants, so we can better meet the current and future needs of our Kaumatua and Kuia. The organisation is committed to ensuring our services are delivered in a culturally and/or spiritually sensitive manner in accordance with the principles of partnership as embodied in the Treaty of Waitangi. We wish to have effective communication and engagement with our Maori tenants and their whanau, to foster positive and productive relationships and for staff to develop the ability to respond appropriately to their cultural and physical needs, and so contribute to their overall wellbeing. To this end, we have created a cultural liaison role to support us in developing and delivering on our aspirations and commitments to Maori elders.

Regular surveys, meetings and visits by Community Managers provides opportunities for tenant input and consultation.

A monthly newsletter keeps tenants informed of organisational updates and activities across the village portfolio. These are hand delivered by Community Managers to all tenants, placed on the website and on all village noticeboards.

Significant time and energy have been spent developing easy-to-understand tenancy agreements, standard letters and guides.

As operations have bedded in, the team has focussed more on community activities including tenant meetings, picnics, garden and compost projects, food drives, mothers' day events, regular craft sessions, outreach pet therapy and morning and afternoon teas for tenants to get to know one another, along with introducing tenants to their local Selwyn Centre.

Community initiatives provided by Haumarū and delivered by The Selwyn Foundation Community team include transport for events, van outings, Forever Young strength and balance programmes, telemonitoring services and regular community trips to shops and services. We are improving the lives of the more vulnerable, aged members of our society. Selwyn's support in these wraparound services ensures we are seen as the leading provider of affordable, sustainable rental accommodation for older people in New Zealand.

## Financial sustainability

Ensuring the financial sustainability of Haumarū Housing LP is critical for the welfare of the older people we house and care for.

In the first 12 months of operation, due to careful management, Haumarū Housing results show a surplus with revenue well above budget.

These surpluses will be used to maintain the homes and villages, and provide services and care needed to support our tenants' health and wellbeing.

## Fit for purpose properties

Ensuring our tenants are living in acceptable and fit for purpose homes is critical to their health and wellbeing. Maintenance, asbestos and property condition inspections were completed across all villages. The results of the inspections have fed into the evolving Asset Management Plan and the Asbestos Management Plan.

Planned and reactive maintenance was carried out, managed by our dedicated Facilities staff and delivered by our specialist contractors.

Maintaining the buildings which have an average age of 47 years remains challenging, as we balance maintaining older buildings that are not designed for the needs of today's older people and fund and deliver new modern units that can support ageing in place.



*"Everything is nice, and I have my independence back... it's good for walks and close to the shopping centre."*

- Haumarū resident

## Growth

With the rapid increase in the ageing population and the decline of homeowners there will be a growing demand for affordable rental housing for older people. The growth of the Haumarū Housing portfolio to increase the supply of units is paramount.

Haumarū Housing is working closely with Panuku Auckland Development and The Selwyn Foundation on potential new sites for future villages, as well as negotiating with Housing New Zealand and the Ministry for Social Development.

Although a small organisation, Haumarū has scale and, with a Board and partners experienced in development, we are seeking opportunities to grow the volume of units where we can house vulnerable elderly, both within our leased land and other areas as opportunities arise.

# Vision and Values

## Our Purpose

We provide housing communities for older people by creating environments that support resilience and connectivity.



## Our Vision

Older people with affordable homes in communities that are safe, age-friendly and caring.

## Our Values

- **Care** for our tenants and colleagues
- **Accountability** of all that we do
- **Integrity** in all our actions
- **Responsiveness** so our tenants are not kept waiting



# Summary Financial Statements

## Summary Statement of Comprehensive Revenue and Expense

For the year ended 30 June 2018

	Note	2018 \$'000s	2017 (7 months) \$'000s
<b>Revenue</b>			
Residential property management fee from exchange transactions	2	8,637	-
Other revenue from exchange transactions		61	-
Other income from non exchange transactions		165	-
		<b>8,863</b>	<b>-</b>
<b>Less: expenses</b>			
Repairs and maintenance expense		(2,199)	-
Employee benefits expense		(1,955)	(93)
Rates - council & water		(1,871)	-
Electricity		(128)	-
Lease expense		(245)	(4)
Depreciation		(45)	-
Motor vehicle expenses		(26)	-
Other expenses		(1,786)	(1,029)
		<b>(8,255)</b>	<b>(1,126)</b>
<b>Surplus / (Deficit) for the year</b>		<b>608</b>	<b>(1,126)</b>
Other comprehensive revenue and expense for the year		-	-
<b>TOTAL COMPREHENSIVE REVENUE AND EXPENSE FOR THE YEAR</b>		<b>608</b>	<b>(1,126)</b>

The accompanying notes form part of these summary financial statements

## Summary Statement of Financial Position

As at 30 June 2018

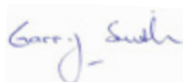
	Note	2018 \$'000s	2017 \$'000s
<b>Current assets</b>			
Cash and cash equivalents		1,796	22
Receivables from exchange transactions		182	-
Other assets		334	-
<b>Total current assets</b>		<b>2,312</b>	<b>22</b>
<b>Non-current assets</b>			
Property, plant and equipment		56	83
<b>Total non-current assets</b>		<b>56</b>	<b>83</b>
<b>Total assets</b>		<b>2,368</b>	<b>105</b>
<b>Current liabilities</b>			
Payables from exchange transactions		1,539	169
<b>Total current liabilities</b>		<b>1,539</b>	<b>169</b>
<b>Non-current liabilities</b>			
Borrowings		1,347	1,062
<b>Total non-current liabilities</b>		<b>1,347</b>	<b>1,062</b>
<b>Total liabilities</b>		<b>2,886</b>	<b>1,231</b>
<b>NET ASSETS</b>		<b>(518)</b>	<b>(1,126)</b>
<b>Partners funds</b>			
Accumulated deficit		(518)	(1,126)
<b>TOTAL PARTNER FUNDS</b>		<b>(518)</b>	<b>(1,126)</b>

For and on behalf of the Board of the General Partner - Haumaru Auckland Limited:



**Helen Melrose**  
Chair

Date: 28 September 2018



**Garry Smith**  
Director

Date: 28 September 2018

The accompanying notes form part of these summary financial statements

## Summary Statement of Changes in Partners' Funds

For the year ended 30 June 2018

	<i>Note</i>	<b>Accumulated deficit</b> \$'000s	<b>Partners funds</b> \$'000s
<b>Balance as at 19 December 2016</b>			
Deficit for the period		(1,126)	(1,126)
<b>Total comprehensive revenue and expense for the period</b>		<b>(1,126)</b>	<b>(1,126)</b>
<b>Balance as at 30 June 2017</b>		<b>(1,126)</b>	<b>(1,126)</b>
<b>Balance as at 1 July 2017</b>		<b>(1,126)</b>	<b>(1,126)</b>
Surplus for the year		608	608
<b>Total comprehensive revenue and expense for the year</b>		<b>608</b>	<b>608</b>
<b>BALANCE AS AT 30 JUNE 2018</b>		<b>(518)</b>	<b>(518)</b>

The accompanying notes form part of these summary financial statements



## Summary Statement of Cash Flows

For the year ended 30 June 2018

	<i>Note</i>	<b>2018</b> \$'000s	<b>2017</b> <b>(7 months)</b> \$'000s
<b>Cash Flows from Operating Activities</b>			
Receipts from property management fees		8,455	2
Interest received		30	-
Dividends received		24	-
Receipts from other income		7	-
Payments to suppliers and employees		(7,174)	(959)
<b>Net cash provided by / (used in) operating activities</b>		<b>1,342</b>	<b>(957)</b>
<b>Cash Flow from Investing Activities</b>			
Payment for plant and equipment		(18)	(83)
<b>Net cash provided used in investing activities</b>		<b>(18)</b>	<b>(83)</b>
<b>Cash Flow from Financing Activities</b>			
Proceeds from borrowings		450	1,062
<b>Net cash provided by financing activities</b>		<b>450</b>	<b>1,062</b>
<b>Reconciliation of cash</b>			
Cash at beginning of the financial year		22	-
Net increase in cash held		1,774	22
<b>CASH AT END OF FINANCIAL YEAR</b>		<b>1,796</b>	<b>22</b>

The accompanying notes form part of these summary financial statements

# Haumaru Housing Limited Partnership

## Notes to the Summary Financial Statements

For the year ended 30 June 2018

### 1 Summary statement of significant accounting policies

#### Reporting Entity

These summary financial statements are for Haumaru Housing Limited Partnership ('the Partnership').

The Partnership (trading as Haumaru Housing) was incorporated on 19 December 2016, accordingly the comparative information disclosed in these summary financial statements is for a 7 month period.

The partners are The Selwyn Foundation (51% share) and Auckland Council (49% share). Haumaru Auckland Limited is the general partner; its shareholders are The Selwyn Foundation (51%) and Auckland Council (49%).

The Partnership is a limited partnership registered under the Limited Partnerships Act 2012 and is domiciled in New Zealand.

The Partnership does not have the primary objective of making a financial return and is designated as a public benefit entity for financial reporting purposes.

The summary financial statements of Partnership are for the year ended 30 June 2018. The summary financial statements were authorised for issue by the Board of Directors of the general partner on the date they were signed.

#### Basis of Preparation

The summary financial statements have been extracted from the audited full Financial Statements for the period ended 30 June 2018 and authorised for issue by the Board of Directors of the general partner on 28 September 2018.

The full financial statements, from which these summary financial statements have been extracted, comply with generally accepted accounting practice in New Zealand (NZ GAAP). For the purposes of complying with NZ GAAP, the Partnership is a not-for-profit entity. The full financial statements have been prepared in accordance with New Zealand Generally Accepted Accounting Practice ("NZ GAAP"). It complies with Public Benefit Entity International Accounting Standards ("PBE IPSAS") and other applicable Financial Reporting Standards, as appropriate for Tier 2 not for-profit public benefit entities, for which all reduced disclosure regime exemptions have been adopted.

The full financial statements have been audited and issued with an unmodified opinion in respect to the year ended 30 June 2018 on 28 September 2018.

The information is presented in New Zealand dollars, which is the presentational currency of the Partnership. All values are rounded to the nearest thousand dollars (\$000).

These summary financial statements have been prepared in accordance with PBE FRS-43 Summary Financial Statements.

Where necessary, comparative information has been reclassified and repositioned for consistency with current year disclosures.

The summary financial statements do not include all the disclosures provided in the full financial statements and cannot be expected to provide as complete an understanding as provided by the full financial statements. A copy of the full financial statements can be obtained by contacting Haumaru Housing Limited Partnership at PO Box 8475, Symonds Street, Auckland 1150.

#### Significant accounting estimates and judgements

The preparation of the Partnership's financial statements requires management to make estimates and judgements that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities. The estimates and judgements are based on experience and other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements. Uncertainty about these estimates and judgements could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

Estimates and judgements are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any other periods affected.

Judgements made by management that have significant effects on the financial statements and estimates with a significant risk of material adjustments in the next year are discussed below:

### Service concession arrangement

Auckland Council has provided the partnership access to a portfolio of properties. The Partnership is responsible for the management of these properties including the day to day activities as well as the upgrading and development of the properties. The Selwyn Foundation has contributed management expertise and funding. This arrangement has been treated as a service concession arrangement and the transaction has been accounted for in accordance with PBE IPSAS 9 Revenue from Exchange Transactions and PBE IPSAS 11 Construction Contracts. Significant judgment has been applied in respect to the following:

- the Partnership manages, as opposed to controls, the properties and services provided,
- Auckland Council effectively controls the underlying assets of the Partnerships as it has the ability to add or remove properties from within the lease portfolio. The rents received by Haumaruru from the portfolio are ring fenced and separated from the other operations of the Partnership. In the initial years of the Deed of Lease it is likely that any surpluses the Partnership makes will be spent on refurbishment of the portfolio and the Partnership has been established as a non distributing entity, and
- the Deed of Lease allows the Partnership to collect annual rental income and the Partnership is obligated to pay for most of the costs however significant judgment has been exercised and it has been determined that the conditions do not meet the definition of a lease agreement and accordingly the arrangement has been treated as a management agreement. The management fee Haumaruru Housing receives is fair value for the service provided.

## 2 Revenue and other income

	2018 \$'000s	2017 \$'000s
<b>Residential property management fees (exchange transactions)</b>		
Rents under residential tenancy agreements	7,662	-
Income related rent subsidies	975	-
	<b>8,637</b>	<b>-</b>

Legally, the partnership holds tenancy agreements with the tenants of the properties within the leased portfolio. In addition, the Partnership has a contract with Ministry of Social Development (MSD) to provide housing under the Income Related Rent Subsidy scheme which legally entitles the Partnership to receive all amounts (including all subsidies) associated with the properties. However, due to the nature of the agreements between the Partnership and Auckland Council, under accounting standards the arrangement is deemed to be a service concession arrangement, where the Partnership manages the underlying properties. As such, the income it receives for the rent is treated as a management fee rather than rent received. Regardless of the accounting treatment all rent under the legal arrangements with the tenants and MSD are retained by the Partnership to be reinvested in the provision of public and private affordable housing for the older person.

## 3 Events subsequent to reporting date

There has been no matter or circumstance, which has arisen since 30 June 2018 that has significantly affected or may significantly affect:

- the operations, in financial years subsequent to 30 June 2018, of the Partnership, or
- the results of those operations, or
- the state of affairs, in financial years subsequent to 30 June 2018, of the Partnership.

# Auditor's Report

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New Zealand

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## REPORT OF THE INDEPENDENT AUDITOR

### on the Summary Financial Statements

### to the Partners of Haumaru Housing Limited Partnership

The accompanying summary financial statements, which comprise the Summary Statement of Financial Position as at 30 June 2018, the Summary Statement of Comprehensive Revenue and Expense, Summary Statement of Changes in partners funds and Summary Statement of Cash Flows for the year then ended, and related notes, are derived from the audited financial statements of Haumaru Housing Limited Partnership for the year ended 30 June 2018. We expressed an unmodified audit opinion on those financial statements in our report dated 28 September 2018. Those financial statements, and the summary financial statements, do not reflect the effects of events that occurred subsequent to the date of our report on those financial statements.

The summary financial statements do not contain all the disclosures required for full financial statements under generally accepted accounting practice in New Zealand. Reading the summary financial statements, therefore, is not a substitute for reading the audited financial statements of Haumaru Housing Limited Partnership.

#### Directors of the General Partner Responsibility for the Summary Financial Statements

The Directors of the General Partner are responsible for the preparation of a summary of the audited financial statements in accordance with Public Benefit Entity Financial Reporting Standard 43: *Summary Financial Statements* (PBE FRS 43).

#### Auditor's Responsibility

Our responsibility is to express an opinion on the summary financial statements based on our procedures, which were conducted in accordance with International Standard on Auditing (New Zealand) (ISA (NZ)) 810, "Engagements to Report on Summary Financial Statements."

Other than in our capacity as auditor we have no relationship with, or interests in, Haumaru Housing Limited Partnership.

#### Opinion

In our opinion, the summary financial statements derived from the audited financial statements of Haumaru Housing Limited Partnership for the year ended 30 June 2018 are consistent, in all material respects, with those financial statements, in accordance with PBE FRS 43.

A handwritten signature in black ink that reads 'Staples Rodway'.

STAPLES RODWAY AUCKLAND  
CHARTERED ACCOUNTANTS  
AUCKLAND

28 September 2018



# Our Villages

## North

### Beach Haven

**Lancaster Court**  
90 Lancaster Road

**Shepherds Park Village**  
2 John Bracken Way

### Belmont

**Preston Court**  
8 Preston Avenue

**Belmont Court**  
1 Roberts Avenue

### Birkdale

**Birkdale Court**  
72 Birkdale Road

### Devonport

**Cambria Court**  
33 Vauxhall Road

**Handley Court**  
16 Handley Avenue

**Fraser Court**  
17B Fraser Road

**Kings Court**  
65 Lake Road

### Glenfield

**Bentley Court**  
86 Bentley Avenue

### Mairangi Bay

**Windsor Court**  
480A East Coast Road

### Milford

**Alma Court**  
33A Alma Road

**Dallington Court**  
17 Dallinghoe Crescent

**Gordon Court**  
1 Gordon Avenue

**Stratford Court**  
7 Stratford Avenue

### Northcote

**Greenslade Court**  
27-31 Greenslade Crescent

**Hillcrest Court**  
19 Hillcrest Avenue

**Piringa Court**  
140 Lake Road

### Sunnynook

**Cockayne Court**  
8 Cockayne Crescent

### Takapuna

**Peggy Phillips Village**  
72 Dominion Street

**Pupuke Court**  
36 Taharoto Road

### Torbay

**Torbay Village**  
16 Watea Road

## West

### Glen Eden

**Harmony Village**  
44 West Coast Road

**Westview Village**  
104 West Coast Road

### Green Bay

**Godley Court**  
73 Godley Road

### Massey

**Flagstaff Court**  
6 Flagstaff Place

**Jack Smyth Court**  
14 Royal Road

### New Lynn

**Hutchinson Village**  
6 Hutchinson Avenue

**Karaka Village East**  
10 Karaka Street

**Karaka Village West**  
19 Karaka Street

**Tane Village**  
4 Tane Street

### Te Atatu Peninsula

**Kaumatua Village**  
11 Kaumatua Place

### Titirangi

**Kaurilands Court**  
18 Kaurilands Road

## South

### Mangere

**Court Town Village**  
23 Court Town Close

### Mangere Bridge

**Bridge Court**  
7 Coronation Road

### Mangere East

**Topping Court**  
13A Ashley Avenue

**Lambie Court**  
11 Yates Road

### Manurewa

**Leabank Court**  
12 Kirton Crescent

**Alfriston Court**  
33-37 Alfriston Court

**Percival Court**  
15 Percival Court

**Gallaher Court**  
29 Alfriston Road

### Otara

**Otara Court**  
163 East Tamaki Road

**Hills Court**  
10-14 Hills Road

### Papakura

**Coles Village**  
17 Coles Crescent

**Marne Village North**  
14 Marne Road

**Marne Village South**  
22 Marne Road

**Pahurehure Village**  
14 Don Street

### Papatoetoe

**Acacia Court**  
25 Kolmar Road

**Whitehaven Court**  
146 Kolmar Road

### Pukekohe

**Parkway Village**  
16 Princes Street

**Albert Village**  
1 Albert Place

**Lawrie Village**  
111 Queen Street

**Henry Curd Village**  
4-8 Henry Curd Terrace

### Takanini

**Conifer Court**  
12 Challen Close

**Waimana Court**  
16 Waimana Road & 15  
Waiari Road

### Waiuku

**Norfolk Village**  
2 Norfolk Rise & 3  
Constable Road

**Kent Village**  
14 Kent Street

### Wiri

**Inverell Court**  
18 Inverell Avenue

## East

### Howick

**Minerva Court**  
3-5 Gibraltar Street

### Pakuranga

**Dale Court**  
33 Dale Crescent

**Mattson Court**  
22 Mattson Road

**Marriott Court**  
3-5 Marriott Street

## **Haumaru Housing Limited Partnership**

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**E: [info@haumaruhousing.co.nz](mailto:info@haumaruhousing.co.nz)**

**[www.haumaruhousing.co.nz](http://www.haumaruhousing.co.nz)**

Haumaru Housing LP is a Limited Partnership  
registered under the Limited Partnerships Act 2008

The Selwyn  
Foundation 

**Auckland  
Council**   
Te Kaunihera o Tamaki Makaurau