

ANNUAL REPORT

2021/  
2022



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



Haumaru Housing is a registered Community Housing Provider (CHP), which provides holistic tenancy and asset management services for Auckland Council's portfolio of 1,446 rental units for older people.

Established in late 2016, we are a limited partnership between New Zealand registered charity, The Selwyn Foundation, and Auckland Council.

We aim to provide outstanding social housing for older Aucklanders, with customer service excellence a priority. Our focus is on providing safe, secure and affordable long-term tenancies for senior citizens and creating positive and inclusive communities that support people to live well in the comfort and security of their home.

As an independent limited partnership, Haumaru Housing invests in communities, in terms of people and properties, retaining all surpluses to benefit older adults in local neighbourhoods. Our service is as much about enhancing people's wellbeing, as it is about providing housing.

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# Chair's Report

**Haumaru Housing celebrated its fifth anniversary on 1 July 2022 as New Zealand's fourth largest provider of social housing and the largest Community Housing Provider specialising in providing homes for older people.**

As we continue our work creating safe, inclusive, active and positive communities for older people, we thank our tenants for placing their trust in Haumaru and for their ongoing support, contribution and engagement in all our initiatives.

Our most recent annual tenant survey has seen satisfaction with our service overall remain stable, for the third year in a row, at around 91 percent, which is pleasing in what has been a difficult and challenging COVID period. The survey shows that our tenants feel safe in their homes and villages and feel connected to, and involved in, their community. These are important metrics and we will strive to make them better still. We also acknowledge that the survey provides us with feedback about areas that we can still improve to meet our tenants' expectations.

Our normal operating practices were disrupted by the fifth and longest COVID lockdown in Auckland which ran for four months from August 2021. The risk to health and wellbeing presented by the emergence of the Delta and Omicron variants meant that our focus during this time was to develop practices and protocols to keep tenants and staff safe. Gillian Schweizer, our General Manager Operations, has detailed some of the specific challenges, and our responses, elsewhere in this report.

As a responsible landlord and employer, we take our health and safety obligations extremely seriously and will do everything practicable to protect everyone in our Haumaru Housing communities. During lockdown, we continued to visit villages to progress urgent maintenance issues and service requests. For work requiring minimal or no interaction with tenants, we continued to carry out external safety-related jobs and to renovate vacant units. We also undertook all health and safety and compliance work under our specific COVID health and safety protocols.

The introduction of the COVID protection framework and, specifically, the 'Orange' traffic light setting, allowed more freedoms. Our normally busy schedule of weekly tenant outings for shopping and day-trips to places of interest were able to commence again at the end of May 2022. These are delivered under contract by The Selwyn Foundation in the Selwyn community minivans and were invaluable in helping our tenants feel that they could safely get out and about once more. We were also able to resume our Warm Homes initiative, installing heat pumps and ventilation systems to meet the new 'Healthy Homes' standards that will come into effect for Community Housing Providers on 1 July 2023.

Despite the disruption, we can report another excellent financial result, with Haumaru exceeding its budgeted net surplus. Surpluses are used to improve the quality of existing stock and for investment in future developments. We continue to work with partners to increase our rental housing stock to deliver a better future for vulnerable older people. This partnership strategy is demonstrated by significant projects in Glen Eden and Northcote to provide 93 new dwellings.

In Glen Eden, the impressive, six-level Wilson Road complex was built by Kāinga Ora, with support from the Ministry of Housing and Urban Development, and the homes were designed by the Ministry of Architecture and Interiors to meet the specific needs of older people. Haumaru Housing will undertake the management of the tenancies and the building, and all tenants will qualify for the Income Related Rent Subsidy.

A total of 52 one-bedroom affordable rental homes are to be built in Northcote, with work due to start early in 2023 (subject to building consent). The five-storey apartment building will be located at 27-31 Greenslade Crescent and will replace the 12 vacant Haumaru units that were previously on the site. The project is a collaboration between Haumaru Housing which will undertake the management of the tenancies and the building, Eke Panuku on behalf of Auckland Council which will lease the land, and Kāinga Ora which will construct the homes, with support also from the Ministry of Housing and Urban Development. This development will provide much needed safe, long-term tenancies for the rising numbers of seniors who need affordable rentals, and all tenants will qualify for the Income Related Rent Subsidy.

During the year, we said farewell to two people who were instrumental in the successful establishment of Haumaru Housing. First, Garry Smith, who recently retired after ten years as CEO of The Selwyn Foundation. Garry played a key role in setting up the joint venture between The Selwyn Foundation and Auckland Council and was a Haumaru Housing Board Member from 2017-2021. We thank him for his initiative and his ongoing valued contribution and wish him well in his retirement.

Also, our founding CEO Gabby Clezy made a significant contribution to Haumaru's development as a sustainable, well respected Community Housing Provider. We thank Gabby for her hard work and dedication and wish her well as she takes up her new position. She leaves Haumaru well-positioned for future success. The Board is now in the process of recruiting a new CEO and supporting the development of a strong leadership team.

Our sincere thanks go to Gillian Schweizer and all of the dedicated and hard-working Haumaru team for



## 2021/22 Highlights

- \$2.6m net surplus
- Wilson Village ready for commissioning
- Approval of another development

everything they do to support the delivery of affordable rental housing and social engagement programmes and activities for our tenants. My personal thanks to my Haumarū Housing Board colleagues; it has been a year when we have often had extra meetings and sometimes met online rather than in person, but we have stayed focused on our governance responsibilities.

We greatly appreciate the support of the organisations with whom we work. In particular, we appreciate the positive and constructive relationships we have forged with our Shareholder partners, Auckland Council and The Selwyn Foundation, and also with Eke Panuku Development Auckland. We are delighted at the opportunities provided by Kāinga Ora and the Ministry of Housing and Urban Development in the provision of the new Wilson Road and Greenslade Crescent developments.

The need for more affordable rental housing for

seniors has never been more urgent. The cost of living is increasing significantly, home ownership rates are reducing and rents are going up. Haumarū Housing is committed to continually exceeding our targets across our four strategic priorities – Connecting Communities, Financial Sustainability, Fit-for-purpose Properties and Growth. With a clear customer focus, we will continue to go from strength-to-strength, offering security, comfort, peace-of-mind and opportunity to vulnerable seniors in need of an affordable, stable home to call their own.

Kay Hawk, Chair  
Haumarū Auckland Ltd  
September 2022



# Haumaru Snapshot 2022

**62** villages across  
Auckland

**1,446** units

**1,563** tenants



**157** new tenancies, all housed from  
the MSD social housing register

**11%** staff turnover

**1:57** ratio of units to all  
Haumaru staff FTE

**1:160** ratio of units to Haumaru  
Community Managers

**100%** occupancy of available units

**4** days to occupy unit  
(when fit for purpose)

**696 (44%)** tenants qualifying  
for IRRS subsidy

**0.31%** rent arrears

*"The inclusiveness and togetherness that exist in the village are very evident. Most village residents play a part in that."*

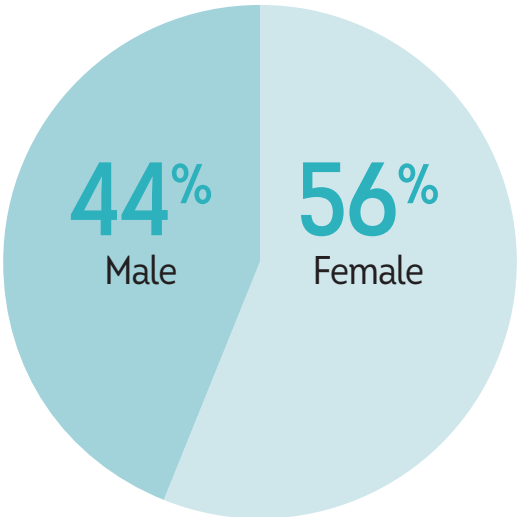
- Haumaru tenant

# Tenant and Staff Demographics

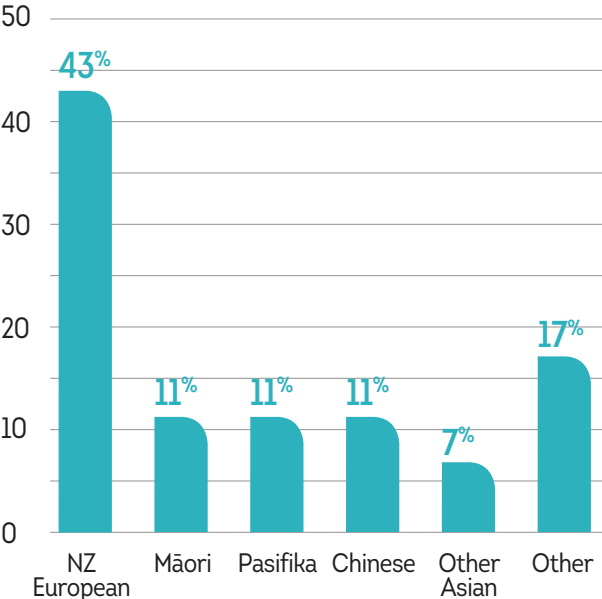
**77** years average age of tenants

**72** years average age of applicants

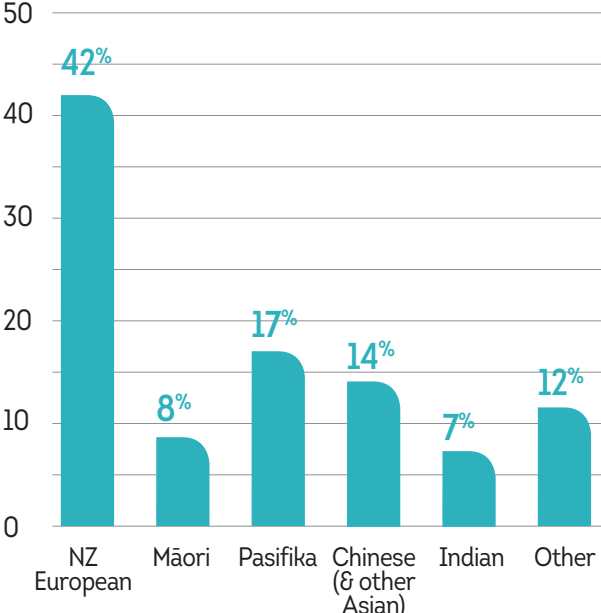
## Gender of Haumaru Housing tenants



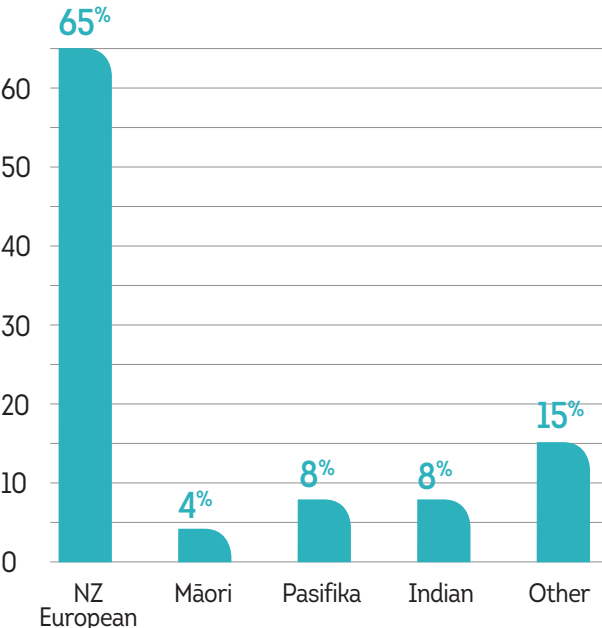
## Ethnicity of tenants



## Ethnicity of tenant applicants in the last 12 months



## Ethnicity of staff



# Operations Manager's Report

**Kia hora te marino, Kia whakapapa pounamu te moana, kia tere te Kārohirohi i mua i tōu huarahi.**

**May the calm be widespread, may the ocean glisten like a gemstone, may the shimmer of light dance across your path.**

The world has seemed anything but calm since COVID first arrived. Our tenants and staff have all had to adjust to the changes the pandemic has brought to our lives.

In August 2021, Auckland went into what turned out to be a four-month lockdown. We sent out frequent newsletters and flyers to keep everybody informed; Haumarū staff made weekly phone calls to tenants and organised external food and laundry services as required. New channels of communication had to be established so that tenants did not lose touch with neighbours, community managers and their local communities.

After the lockdown ended, it was noticeable that tenants were reluctant to go out as much as they had before. However, the reintroduction of our van trips began to see some tenants rediscovering their confidence. It has also been pleasing to see the strong uptake of digital literacy classes, with tenants learning how to connect by Zoom and do their banking and shopping online.

The community managers are back in the villages and maintenance is in full swing after some non-essential work had been put on hold. Recently, we had a spot audit by the Social Housing Regulatory Authority and satisfied all the criteria including the insulation of units, tenancy contracts, and health and safety requirements such as working smoke detectors.

We opened a new community space at Gordon Court and have been preparing for the opening of a brand new 41-unit village in Glen Eden. We are working to secure funding for a new village to be built in Northcote.

As part of ongoing staff development, we have implemented a new performance appraisal process (including goals and training programmes for staff, to progress their careers and personal growth). Courses include personal choice areas such as leadership, tenancy, project and facilities management, as well as continuing with the usual health and safety-related training including first aid, harassment and wellbeing.

Our staff cohort has generally remained consistent, but at Easter we farewelled Gabby Clezy, our CEO. Gabby contributed greatly to establishing and steering the

vision and values of Haumarū Housing and we were sad to say goodbye.

Our commitment to the Treaty of Waitangi and the way we work alongside all cultures remains a strong focus. Staff have been having weekly Te Reo classes and learning about Māori protocol and history. This learning is enriching us and helping to guide us in the way we operate. Our connection with Asian services has also broadened and our flyers are now being translated as part of our service improvement.

We meet frequently with other Community Housing Providers to brainstorm sector issues and to learn from one another as part of best practice. We have refreshed our Complaints Policy to ensure complaints are managed thoroughly and that any changes are embedded in our practice.

In July, we celebrated Haumarū's fifth birthday with a team lunch hosted by our Board. It was a time to reflect on our growth and to acknowledge the improvements which have led to high tenant satisfaction survey results. We look forward to further growth and improving the quality of every aspect of our work over the next 12 months.

Thank you to the Board for their support and to our committed staff who are always responsive, respectful, caring and accountable.



Gillian Schweizer,  
General Manager Operations  
Haumarū Auckland Ltd  
September 2022

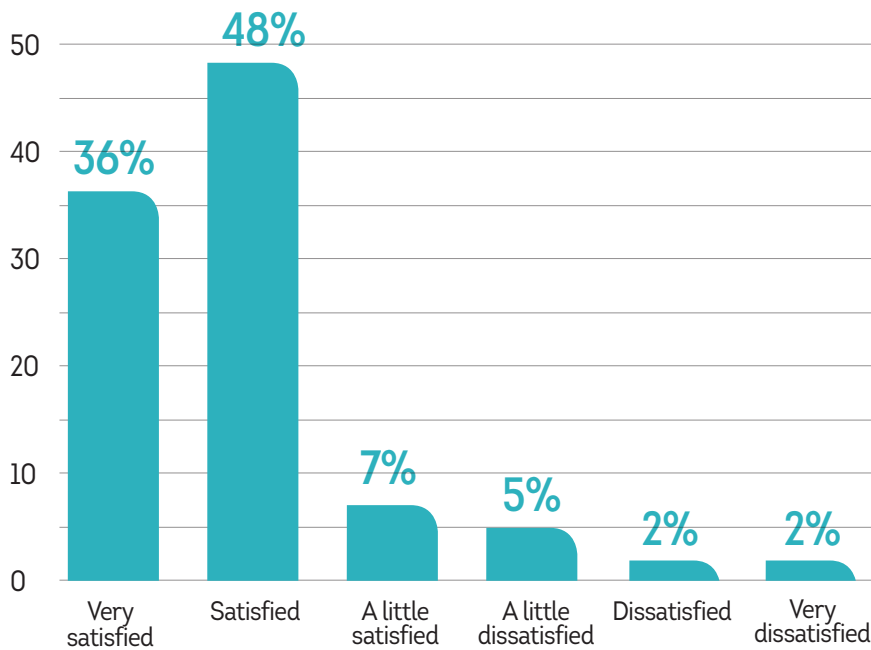




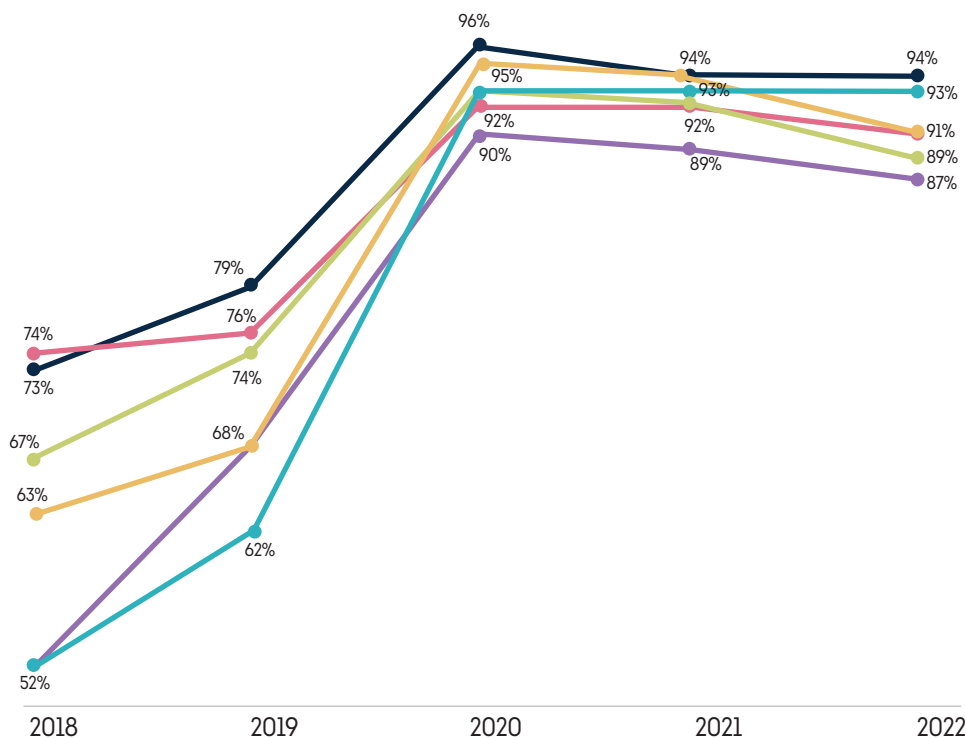
# Tenant Satisfaction May 2022

Maximum Margin of Error\* +2.25% | Response rate 58%

## Overall tenant satisfaction



## Tenant satisfaction of key aspects of services



**94%**  
Home Maintenance

**93%**  
Connection, Involvement

**91%**  
Overall Satisfaction

**91%**  
Safety, Security

**89%**  
Haumaru Housing Staff

**87%**  
Grounds Maintenance

\*Maximum margin of error at the 95% confidence interval, adjusted for finite population correction factor.

# Six KPIs for Haumaru Housing

	KPI	2022
Occupiable units occupied	No less than 95%	100%
Tenant satisfaction	Equal to or no less than 77% by FY20	91%
Number of units	No less than 1,412	1,446
Occupiable units meet CHP registration	100% by FY20	100%
Occupiable units meet IRRS requirements	100% by FY20	100%
CHP registration at all times	Compliant	100% Compliant



# Strategic Priorities

## Connecting communities

Performance goal: by utilising good practice, we will create safe, thriving communities of older people.

**91%** Overall tenant satisfaction

**93%** Satisfaction with connection and involvement

**91%** Feel safe at home and in the village

The ongoing COVID pandemic and moving in and out of lockdowns throughout the past year have restricted tenants' ability to connect with their neighbours. From August 21 - April 22 events and trips were cancelled. The programme has since resumed from May 22 which has been met with significant interest.

## Financial sustainability

Performance goal: by exceeding target occupancy and revenue, we will ensure we have the resources to continue to deliver more quality accommodation and services to our tenants.

	2022 Budget	2022 Actual
Revenue	\$18.4m	<b>\$18.1m</b>
Net surplus	\$2.6m	<b>\$2.6m</b>

## Income streams

**44%** IRRS

**56%** Grandparented

Despite the COVID disruptions (supply issues and unavailability of contractors due to illness) and not meeting expected revenue, emphasis was placed on negotiating with contractors and suppliers to ride us through these turbulent times, which resulted in exceeding our budgeted net surplus.

## Fit for purpose properties

Performance goal: by utilising best-in-class asset and facility management we shall protect and improve the quality of housing stock within our portfolio.

	Target	Achieved
Deed lease	100% KPIs	<b>100% KPIs</b>
Healthy Homes legislation	100% by 1 July 2023	<b>88% and on target</b>
Compliance with residential tenancy agreements	100%	<b>100%</b>

# Strategic Priorities

## Fit for purpose properties (cont)

**94%** overall satisfaction of maintenance of home

**87%** overall satisfaction of grounds maintenance

There has been considerable focus on ensuring all properties meet the Healthy Homes legislation. All units are now compliant in terms of extractor fans, rangehoods and insulation, despite the lockdowns when contractors could not access homes. To be fully compliant by July 2023, we are working to adapt remaining units to ensure they meet the legislative heating standards.

## \$6.3m spent on village maintenance

**28%** Full unit refurbishments

**13%** Healthy Homes ventilation

**23%** Minor unit maintenance, refurbishment & internal finishes

**10%** External grounds, paths, ramps and fences

**21%** External unit finishes and roof maintenance

**5%** Laundries, other

## Growth

**Performance goal:** by focusing on the development of our current portfolio and other growth opportunities, we will increase the number of houses for older people under management.

Haumarū Housing continues to seek and work with partners to grow its housing portfolio for older people. The latest development, Wilson Village, was designed by the Ministry of Architecture and Interiors to meet the specific needs of older people. Features include open plan living, accessible showers, mobility scooter parking and age-appropriate laundry fit-out. This six storey apartment building has been built by

Kāinga Ora, with support from the Ministry of Housing and Urban Development, with Haumarū Housing then taking over the tenancy management. The village welcomed its first tenants in September 2022.

- Wilson Village, Glen Eden
- 41 units
- Up to 82 tenants can be accommodated

Plans for another project in collaboration with Eke Panuku, Kāinga Ora and Haumarū have just been announced, with a development of 52 one-bedroom rental homes for older people to be built in Northcote.

# Vision and Values

## Our Vision

To be a leading provider of affordable rental housing for older people in New Zealand.

## Our Values

- Kindness
- Respect
- Responsiveness
- Accountability

*“We are very lucky to have a wonderful, friendly and helpful property manager.”*

- Haumarū tenant



# Summary Financial Statements

## Summary Statement of Comprehensive Revenue and Expense

For the year ended 30 June 2022

	Note	2022 \$'000	2021 \$'000
<b>Revenue</b>			
Residential property management fee from exchange transactions	3	18,129	16,419
Other revenue from exchange transactions		88	61
		<b>18,217</b>	<b>16,480</b>
<b>Less: expenses</b>			
Repairs and maintenance expense		(8,246)	(4,749)
Employee benefits expense		(2,700)	(2,262)
Rates - council and water		(2,140)	(1,953)
Lease expense		(263)	(266)
Electricity		(159)	(146)
Depreciation		(17)	(15)
Motor vehicle expenses		(46)	(49)
Advertising expenses		(23)	-
Other expenses		(2,000)	(1,969)
		<b>(15,594)</b>	<b>(11,409)</b>
<b>Surplus for the year</b>		<b>2,623</b>	<b>5,071</b>
Other comprehensive revenue and expense for the year		-	-
<b>Total comprehensive revenue and expense for the year</b>		<b>2,623</b>	<b>5,071</b>

## Summary Statement of Financial Position

As at 30 June 2022

	<b>2022</b> \$'000	<b>2021</b> \$'000
<b>Current assets</b>		
Cash and cash equivalents	8,586	9,829
Receivables	552	490
Other assets	5,844	874
<b>Total current assets</b>	<b>14,982</b>	<b>11,193</b>
<b>Non-current assets</b>		
Property, plant and equipment	17	22
<b>Total non-current assets</b>	<b>17</b>	<b>22</b>
<b>Total assets</b>	<b>14,999</b>	<b>11,215</b>
<b>Current liabilities</b>		
Payables	2,890	1,729
<b>Total current liabilities</b>	<b>2,890</b>	<b>1,729</b>
<b>Total liabilities</b>	<b>2,890</b>	<b>1,729</b>
<b>Net assets</b>	<b>12,109</b>	<b>9,486</b>
<b>Partners' funds</b>		
Accumulated surplus	12,109	9,486
<b>Total partners' funds</b>	<b>12,109</b>	<b>9,486</b>

For and on behalf of the Board of the General Partner - Haumaru Auckland Limited, dated 20 September 2022.



**Kay Hawk, Chair**



**Stephen Titter, Director**

# Summary Financial Statements (continued)

## Summary Statement of Changes in Partners' Funds

For the year ended 30 June 2022

	<b>Accumulated surplus \$'000</b>	<b>Partners funds \$'000</b>
<b>Balance as at 1 July 2020</b>	4,415	4,415
Surplus for the year	5,071	5,071
<b>Total comprehensive revenue and expense for the year</b>	<b>5,071</b>	<b>5,071</b>
<b>Balance as at 30 June 2021</b>	<b>9,486</b>	<b>9,486</b>
<b>Balance as at 1 July 2021</b>	<b>9,486</b>	<b>9,486</b>
Surplus for the year	2,623	2,623
<b>Total comprehensive revenue and expense for the year</b>	<b>2,623</b>	<b>2,623</b>
<b>Balance as at 30 June 2022</b>	<b>12,109</b>	<b>12,109</b>



## Summary Statement of Cash Flows

For the year ended 30 June 2022

	<b>2022</b> \$'000	<b>2021</b> \$'000
<b>Cash flows from operating activities</b>		
Receipts from property management fees	18,086	16,345
Interest received	73	45
Dividends received	14	15
Receipts from other income	1	1
Payments to suppliers and employees	(13,324)	(12,120)
Lease payments	(263)	-
<b>Net cash provided by operating activities</b>	<b>4,587</b>	<b>4,286</b>
<b>Cash flow from investing activities</b>		
Payment for plant and equipment	(12)	(24)
Payment for term deposits	(5,818)	-
<b>Net cash used in investing activities</b>	<b>(5,830)</b>	<b>(24)</b>
<b>Reconciliation of cash</b>		
Cash at beginning of the financial year	9,829	5,567
Net increase / (decrease) in cash held	(1,243)	4,262
<b>Cash at end of financial year</b>	<b>8,586</b>	<b>9,829</b>

# Notes to the Summary Financial Statements

For the year ended 30 June 2022

## Note 1: Statement of Significant Accounting Policies

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

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 2022. The summary financial statements were authorised for issue by the Board of Directors of the General Partner on the date they were signed.

### (a) Basis of preparation of the financial report

The summary financial statements have been extracted from the audited full financial statements for the year ended 30 June 2022 and authorised for issue by the Board of Directors of the General Partner on the date they were signed.

The full financial statements from which these summary financial statements have been extracted, comply with New Zealand Generally Accepted Accounting Practice ("NZ GAAP"). For the purposes of complying with NZ GAAP, the Partnership is a not-for-profit entity. 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 2022 on 20 September 2022.

These summary financial statements are presented in New Zealand dollars which is the Partnership's functional and presentation currency, rounded to nearest thousand dollars (\$000). These summary financial statements have been prepared in accordance with PBE FRS-43 *Summary Financial Statements*.

The summary financial statements do not include all the disclosures provided in the full financial statements and cannot be expected to provide a complete 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.

### (b) Going concern

The summary financial statements have been prepared on a going concern basis, which contemplates continuity of normal business activities and the realisation of assets and the settlement of liabilities in the ordinary course of business.

### Global pandemic of coronavirus disease 2019

The current global pandemic of the novel coronavirus disease 2019 ('COVID-19') is still an evolving situation, along with the cessation of most COVID-related government support, rising interest rates, rapidly rising inflation, skills shortages, and challenging international conditions. The ongoing COVID-19 pandemic and current adverse macro and micro economic conditions continue to inhibit general activity and confidence levels within the community and the economy. The Partnership continues to monitor developments and initiate plans to mitigate adverse impacts and maximise opportunities.

As at the date of signing these summary financial statements, the Partnership continues to operate without any significant direct impacts from the global pandemic, although uncertainty remains about future impacts.

These summary financial statements have been prepared based upon conditions existing as at 30 June 2022 and consider those events occurring subsequent to that date that provide evidence of conditions that existed at the end of the reporting period.

It is not possible to estimate the full impact of the ongoing COVID-19 pandemic. Accordingly, as at the date of signing these summary financial statements, all reasonably known and available information with respect to the COVID-19 pandemic has been taken into consideration in the critical accounting estimates and judgements applied by Management and all reasonably determinable adjustments have been made in preparing these summary financial statements.

## Note 2: Significant Accounting Estimates and Judgements

The preparation of the Partnership's summary 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 summary 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. Significant judgement has been applied in respect to the following:

- the Partnership manages, as opposed to controls, the properties and services provided,
- Auckland Council owns the portfolio of rental properties. The rents that are received by the Partnership from the portfolio are ring-fenced and separated from the other operations of the Partnership. Any surpluses the Partnership makes will be spent on refurbishment of the portfolio and future development. 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 judgement has been exercised and it has been determined that the conditions do not meet the definition of a lease agreement. Accordingly the arrangement has been treated as a service concessions arrangement, whereby the rentals received are classified as a management fee for financial reporting purposes. The management fee the Partnership receives is fair value for the service provided.

# Notes to the Summary Financial Statements (continued)

## Note 2: Significant Accounting Estimates and Judgements (continued)

### Funding arrangement

The Partnership organises the refurbishment of the housing portfolio owned by the Auckland Council and acts as the principal, only in relation to the management services provided. All amounts spent under the funding agreement are undertaken in an agent relationship. There has been significant judgement used in determining if an agency relationship exists. As a result, all committed funding from Auckland Council and associated capital expenditure have not been accounted for in the Partnerships summary financial statements.

## Note 3: Revenue

	<b>2022</b>	<b>2021</b>
	\$'000	\$'000
<b>Residential property management fees (exchange transactions)</b>		
Rents under residential tenancy agreements	9,411	8,997
Income related rent subsidies	8,718	7,422
	<b>18,129</b>	<b>16,419</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 the 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 tenants and MSD are retained by the Partnership to be reinvested in the provision of public and private affordable housing for the older person.

## Note 4: Events Subsequent to Reporting Date

There have been no other matters or circumstances, which have arisen since 30 June 2022 that have significantly affected or may significantly affect:

- (a) the operations, in financial years subsequent to 30 June 2022 of the Partnership, or
- (b) the results of those operations, or
- (c) the state of affairs, in financial years subsequent to 30 June 2022, of the Partnership.

# Auditor's Report

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## INDEPENDENT AUDITOR'S REPORT

### On the Summary Financial Statements

### To the Partners of Haumarū Housing Limited Partnership

The accompanying summary financial statements, which comprise the Summary Statement of Financial Position as at 30 June 2022, 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 Haumarū Housing Limited Partnership for the year ended 30 June 2022. We expressed an unmodified audit opinion on those financial statements in our report dated 20 September 2022. 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 Haumarū Housing Limited Partnership.

#### **Responsibilities of the Directors of the General Partner 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 Responsibilities for the Audit of the Summary Financial Statements**

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, our firm carries out other assignments for Haumarū Housing Limited Partnership in the area of financial statements compilation services. The provision of these other services has not impaired our independence.

#### **Opinion**

In our opinion, the summary financial statements derived from the audited financial statements of Haumarū Housing Limited Partnership for the year ended 30 June 2022 are consistent, in all material respects, with those financial statements, in accordance with PBE FRS 43.

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

**BAKER TILLY STAPLES RODWAY AUCKLAND**

**Auckland, New Zealand**

20 September 2022

# 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

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

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

Wilson Village  
2 Wilson Road

Westview Village  
104 West Coast Road

### Green Bay

Godley Court  
73 Godley Road

### Henderson

Wilsher Village  
33 Henderson Valley 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



*"It's light and quiet and warm. Our visitors love coming to see us here."*

- Haumaru tenant

## South

### Māngere

**Court Town Village**  
23 Court Town Close

### Māngere Bridge

**Bridge Court**  
7 Coronation Road

### Māngere 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

### Ōtara

**Ōtara 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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