

HABITAT FOR HUMANITY NEW ZEALAND

# ANNUAL REPORT

1 JULY 2022 - 30 JUNE 2023

**Mā te whakaruruhau  
hei whakamana**

**Through shelter  
we empower**



**30  
YEARS**

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# Message from the Board Chair and Group CEO

It has been an eventful year for Habitat for Humanity New Zealand. Across our housing initiatives we have made a real impact for families throughout Aotearoa New Zealand and the Pacific. Alongside this success, we also celebrate our generous donors, partners, and supporters who make our work possible.

## Strategy

Our strategic direction of 'Build + Influence' has been pivotal this year to advocate for a systemic approach to housing change in New Zealand. By becoming trusted voices, thought leaders and valued partners in our sector, our work can create a more significant and lasting impact.

## Facing New Zealand's housing challenges

We take immense pride in the continued success of our Progressive Home Ownership (PHO) programme, which has demonstrated the potential for greater, inter-generational impact. Congratulations to our Affiliates across the country who have delivered 23 new PHO homes for Kiwi families in the past financial year. We're committed to advocating for continued funding for this programme to ensure future generations can access this life-changing opportunity.

Ensuring a decent place to live is crucial for all. A total of 157 families have moved into social rental properties with Habitat Northern and Habitat Central. As a trusted Community Housing Provider, these homes reflect a high standard of public housing and increase the local housing stock for long-term renters.

## Challenges for our organisation

The rising cost of construction materials, building services, and freight has been a significant challenge for all of our programmes in the past year. As we navigate this alongside a rising cost of living and increased rates, we will not neglect the importance of systems change and providing educational pathways as alternative interventions to inadequate housing.

Extreme weather is also an ever-increasing threat to safe shelter. Cyclone Gabrielle and widespread flooding in early 2023 reminded us of this. Thanks to the generosity of our partners and supporters, Habitat raised \$233,358 to aid a long-term recovery project.

## Building resilience

As we look toward the future, it's clear that increasing preparedness and resilience will mitigate threats to stability and security.

Our five-year Negotiated Partnership programme of work, supported by the Ministry of Foreign Affairs and Trade (MFAT), continues to empower communities in

the Pacific. Among other outcomes, Habitat's ongoing community-led shelter trainings resulted in two evacuation centres built in Samoa.

Also supported by the MFAT, we hosted the first-ever Tonga Housing Forum in May 2023. The attendance of us both as Habitat New Zealand's Board Chair and Group CEO, alongside local and international representatives in the housing sector, was vital to foster relationships and progress the international Housing Ecosystem Assessment strategy.

Further contributing to Tonga's resiliency, Habitat has now completed our Tonga disaster rebuild project and dedicated eight homes following the Hunga Tonga-Hunga Ha'apai eruption and tsunami. These families, who lost their homes, belongings, and livelihoods in January 2022, can now feel a renewed sense of security. The build also upskilled young tradespeople in Tonga to aid the country's construction capacity.

## Looking forward

We're also integrating climate change considerations into our work to prioritise the unique challenges and needs of Pacific communities. We are thrilled to partner with MFAT's Climate Finance for Community Resilience Programme, which will help us face this rising challenge together.

We would like to express our heartfelt gratitude to the Habitat New Zealand Board and all of our Affiliate Board directors for their invaluable support throughout the year. Our passionate staff and volunteers across the country have been instrumental in our achievements.

With partnership, collaboration, and our Build + Influence strategy, we can move closer to our vision of a world where everyone has a decent place to live.

Ngā manaakitanga,



**Alan Thorp**  
Group Chief Executive  
Habitat for Humanity New Zealand



**Glen Cornelius**  
Chair of the Board  
Habitat for Humanity New Zealand



# Our Mission, Vision and Values

## MISSION



**Seeking to put God's love into action**



**Bringing people together**



**To build homes, communities and hope**

## VISION

**Our vision is a world where everyone has a decent place to live.**

We believe in giving Whānau a hand-up, not a handout. Our work with families is partnership to address their need for decent and affordable housing to make a positive and lasting change.

## VALUES

**Demonstrate the love of Jesus Christ**  
Kua pūmau ki te aroha o te Karaiti

**Focus on Shelter**  
Ka hanga he whakaruruhau

**Advocacy for affordable housing**  
Ka mahitahi kia whai kāinga

**Promote dignity and hope**  
Mana ake

**Support sustainable and transformational development**  
Kia tautoko i te whanaketanga

Habitat for Humanity New Zealand is part of Habitat for Humanity, an international not-for-profit which began in the United States in 1976. Guided by our Mission, Values and **Theory of Change** principles, Habitat globally has helped more than 13.2 million people obtain safe and decent housing, along with the strength, stability and self-reliance they need to build a better future for themselves and for their families.

# Our Mission, Vision and Values

## BUILDING PATHWAYS

Habitat for Humanity in New Zealand holds the fundamental belief that everyone deserves a decent place to live. This core principle drives our work and motivates us to create pathways that address the housing needs of all individuals.

Our housing initiatives and advocacy efforts in Aotearoa New Zealand and the Pacific are all designed to build pathways that lead toward an adequate home, whatever that may mean for a person or family's personal journey, culture, and circumstance.

From supplying curtains to facilitating home ownership, our many pathways are formed on the pillars of education, adequacy and stability through safe shelter.

Habitat pathways have the ability to intersect, with support to take the next step always waiting up

ahead, but we also recognise that each journey to decent housing is not identical and is often not linear; the one commonality being that each stage holds its own significance for a family and is equally important. We ensure that individuals can navigate their own unique journeys, while supporting their potential for growth and advancement along the way.

We build our pathways to pass through community feedback, cultural consultation, and educational training material that foster self-reliance for the future.

Most important of all, Habitat knows that regardless of which pathway we're on, we live in one neighbourhood with love at the centre, working toward a world where everyone has a decent place to live.



# 30 years of Habitat in New Zealand



In 2023, we are marking a big milestone; 30 years of Habitat for Humanity in New Zealand. In the past three decades, Habitat has achieved many significant milestone projects, programmes, and on-going relationships in Aotearoa and the Pacific Islands. These milestones have been integral to improving access to adequate homes for thousands of families. As we reflect on the past 30 years, we are also ready to address the housing need for future generations until everyone has a decent place to live.

1993  
First Habitat for Humanity NZ home built in New Zealand completed. Located in Pukekohe, Auckland.

1993

1994  
Habitat Christchurch established.

1994

Habitat Manukau established. (later became Habitat Northern)

1995

Habitat Hamilton established. (later became Habitat Central)

First home built by Central.

Habitat Taranaki Established.

Habitat Dunedin Established.

5-home blitz event. Habitat Northern dedicated their first home.

1996

Habitat Nelson established.

Habitat Taranaki dedicates their first home.

Build event in Aotea square, Auckland CBD, to coincide with the Eastern Regional Organisation for Planning and Housing; once completed the house was lifted out on a crane.

1997

First ReStore opens in New Zealand in Invercargill, then called 'Bargain Barn'.

1998

Habitat Nelson dedicates their first home. This was also the 50th Habitat home built in New Zealand.

1999

A speedbuild took place that saw 200+ volunteers complete the construction of a four-bedroom home in 3 hours, 44 minutes and 59 seconds.

2000

First Women Build project. An all female volunteer team (except electrician) builds a Habitat home in Wiri, Auckland.

During 2000, Habitat for Humanity completes 100,000th home build worldwide.

Millenium build. Three homes built in Gisborne between Boxing Day and New Years Eve and dedicated at midnight, making them the first Habitat homes in the world dedicated in the new millennium.



## 2009

A deadly tsunami struck Samoa, triggering a disaster response from Habitat New Zealand that built 96 fale for affected families. This began our relationship and work with Samoa.



Habitat Central dedicates their 100th home.

## 2012

Big City Build. Habitat builds a home in the forecourt of Auckland Holy Trinity Cathedral in Parnell, later moved to Mangere.



## 2015

Tropical Cyclone Pam hits Vanuatu. Habitat NZ launched a recovery that built 46 transitional shelters, marking the first time Habitat NZ has completed work in Vanuatu.

A 7.6 magnitude earthquake strikes Nepal. Habitat NZ was one organisation to respond, distributing 395 Temporary Shelter Kits and 269 Winterisation Kits.

PfID programme begins in Samoa and Fiji, the start of a six-year programme that provided trainings to build long-term shelter resilience to 75 communities and produced 324 homes and 93 traditional Samoan fale in Fiji and Samoa.

## 2016

Habitat NZ begins work in Tonga to improve access to decent shelter.

Habitat responds to destruction from Tropical Cyclone Winston in Fiji by completing 30 home repairs and distributing 366 minor repair kits and shelter resilience training.

Ngawha Prison Build. A home built by team of incarcerated people then lifted offsite to be a family home in Dargaville.



## 2018

Cyclone Gita strikes the Pacific and triggers a recovery response from Habitat New Zealand in Fiji, Samoa, and Tonga; 422 home repairs were completed as well as shelter resilience training across the three countries.



## 2019

Habitat and BNZ partner to provide interest-free loans to Home Repair families.

## 2020

Tropical Cyclone Harold strikes the Pacific and Habitat NZ launched a disaster response in Fiji and Tonga. In Fiji, 120 shelters were built or repaired and 170 participants were trained in shelter resilience. In Tonga, repairs were made in 30 communities.

Habitat Northern distribute Winter Warmer Packs for the first time.

Habitat significantly contributed to the establishment of the Progressive Home Ownership fund that has since enabled Habitat to contract to house 91 families in Habitat homes.

Tropical Cyclone Yasa strikes Fiji and, during the subsequent recovery efforts, Habitat NZ completes 83 home repairs and trains 460 people in various resilience trainings.

Through PfID programme, Habitat NZ's 12-month COVID-19 Disaster Response programme supported 46 communities in Fiji and Samoa to consider and prepare for risks associated with COVID-19 through improved Water, Sanitation and Hygiene (WASH) services.

## 2021

Habitat NZ begins new five-year Negotiated Partnership programme funded by MFAT to undertake shelter trainings and other work in the Pacific.

## 2022

Tonga Eruption and tsunami disaster response. Habitat trained 20+ participants in shelter resilience, undertook 30 shelter assessments and repaired/ built eight homes for displaced families, expected completion of final homes is September 2023.

## 2023

Habitat Northern open their first social rental homes.

Habitat Central open their first public housing homes in partnership with Ngati Uenukukopako Iwi Trust.



# Our impact in New Zealand

## OWNERSHIP

21

PHO\* FAMILIES SETTLED ON THE PURCHASE OF THEIR HOME.

23 in 2021/22

108

FAMILIES IN OUR PHO\* PROGRAMME.

106 in 2021/22

23

NEW HOMES ADDED TO OUR PHO\* PROGRAMME.

10 in 2021/22

## ADEQUACY

91

HOMES REPAIRED.

81 in 2021/22

157

FAMILIES IN SOCIAL RENTAL HOUSING.

117 in 2021/22

1,607

TOTAL FAMILIES SUPPORTED ACROSS NEW ZEALAND.

1680 in 2021/22

## EDUCATION

630

HOUSING-BASED TRAININGS COMPLETED.

668 in 2021/22

## VOLUNTEERING

94,329

VOLUNTEER HOURS.

79,517 in 2021/22

\*Progressive Home Ownership.



## Social rental

**H**abitat's Social Rental programme supports families taking their first step on the pathway to decent, stable housing. It provides affordable rental options and a high quality of public housing that is safe, warm, and healthy. This can be a significant improvement for tenants who are coming from damp private rentals, emergency housing, or similar vulnerable circumstances.

In the past financial year, 157 families were living in Habitat's social rental homes in Northland and Central North Island regions. While living in a Habitat rental property, families can enjoy security of tenure and stability that allows them to keep their children in the same school long-term, secure consistent employment and ultimately focus on planning for their future.

**“I was ecstatic when I heard we got [a home], it's going to be a great little community,”**

said Levi, one of our new residents in Onerahi, Whangārei.

Habitat Northern opened two brand new developments to be used for public housing and broke ground on a third. As a trusted Community Housing Provider (CHP), Habitat Northern has received support for these projects from the Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development (MHUD).

ABOVE: Levi and her son at the development opening, Whangārei, February 2023.

The two new developments in Whangārei and Kerikeri were opened in early 2023 and now house 22 families between them.

In a warm acknowledgement from the community, the Kerikeri development was blessed and gifted the name 'Te Arapū' by Ngati Rehia, a local Charitable Trust; Te Arapū means “Te piringa aratika, hei ihi mo te oranga pūmau. A home that enables new beginnings with dignity, wellness, and stability.”

**“Te piringa aratika, hei ihi mo te oranga pūmau.**

**A home that enables new beginnings with dignity, wellness, and stability.”**

In March 2023, Habitat Northern also broke ground on their largest affordable housing development to date; a 23-home community that will feature shared green spaces, BBQ area, a children's playground, and an onsite indoor community hub.

“The home specifications exceed the building code standards with increased levels of insulation, glazing and robust materials with livability and future maintenance in mind. Each home will be fitted with solar power for increased energy efficiency and to reduce the family's energy bills by upwards of 50%,” says Jay Davies, Habitat Northern Build and Development Manager.

# Healthy Homes interventions

**A**s we work toward a world where everyone has a decent place to live, Habitat's Healthy Homes programme is a significant contributor to Te Whatu Ora – Health NZ's Healthy Homes Initiative. The programme provides tools and education for renters and homeowners to improve living conditions.

The Healthy Homes Programme carries out interventions in homes across Aotearoa to make them warmer, drier, and safer places to live and directly addresses the acute and preventable health issues that can be attributed to a cold, damp living environment.



This service includes an initial home assessment, and a range of minor repairs and interventions, including a full curtain installation service. During

INSET: Matekino standing in her healthier home.

We also provide in-home advice on behaviour changes to make homes healthier and more cost effective to run.

For young families like Matekino's, the interventions and education provided by the Healthy Homes programme has made all the difference. During stints in family and emergency housing, Matekino's sons kept getting sick with bronchitis and respiratory illness. "I was taking them to the doctor's every third day, I was so worried. Then I got pneumonia which was the worst I had ever felt," Matekino said.

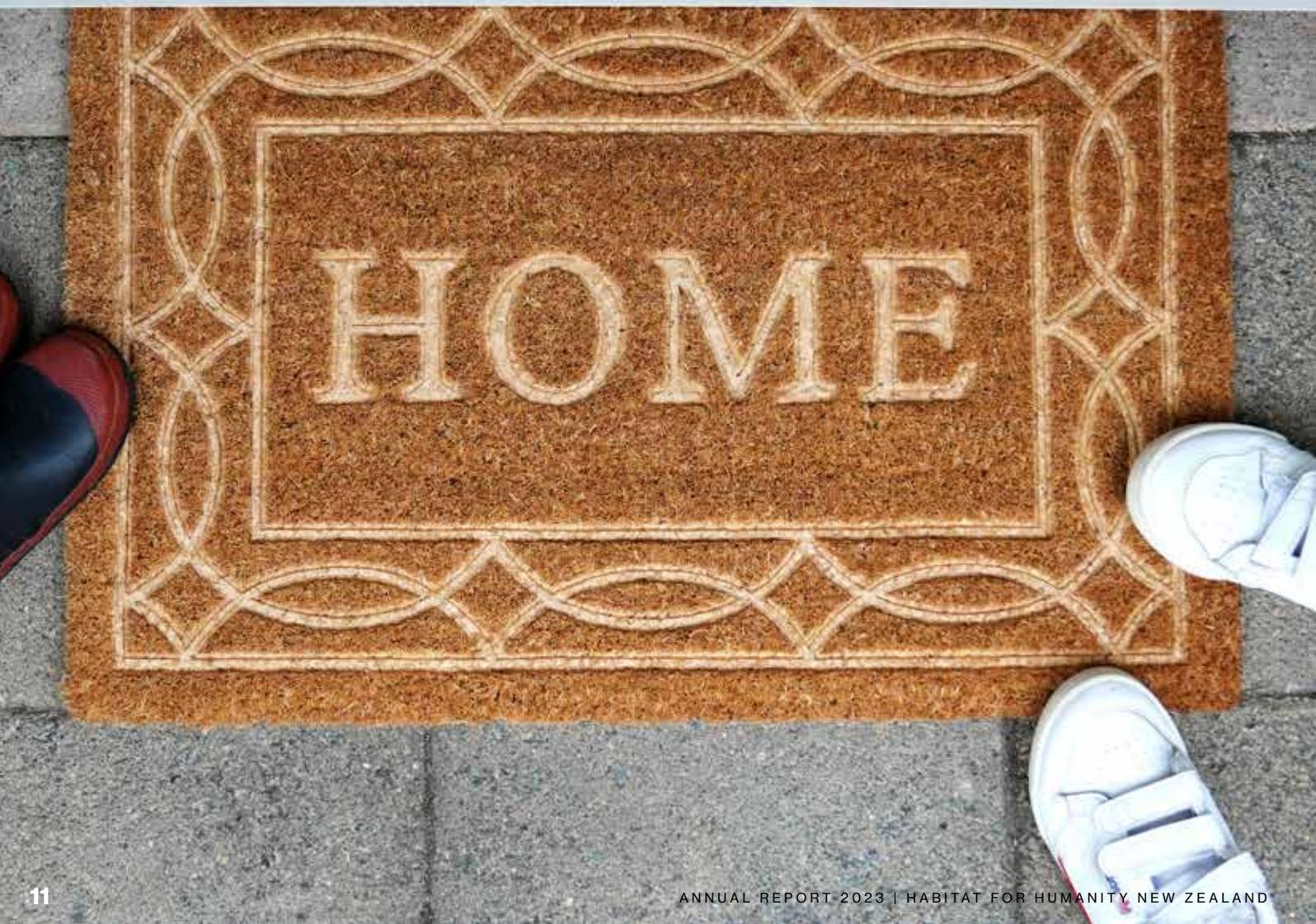
**“My kids don't get sick now.”**

After securing a private rental, Matekino was referred to Habitat's Healthy Homes programme and was then supported with items, educational material, and an installation of double-lined curtains. "We got a hygrometer which we use in our rooms too. It let me know how much humidity is in our rooms at what times and showed us how to use the timer for the heater. I didn't know any of those kinds of things. It's so simple."

By combining immediate interventions with education that help Kiwis better understand the root causes of an unhealthy home, Habitat is creating a sustainable pathway to make homes healthier and families safer.

“Habitat was  
the hands,  
the heart,  
and the wisdom.”

- MELANIE, RECENTLY SETTLED PHO HOMEOWNER IN DARGAVILLE.



# Breaking the cycle

**C**armen, Tuterangiwhiu, and their two young daughters are excited to have a place to call their own after all sharing a single bedroom for over two years while they searched for a suitable and affordable home.

Through Habitat Central's Progressive Home Ownership (PHO) programme, the whānau celebrated their move into the new three-bedroom house they will one day own in Sanctuary Point, Tauranga, in March 2023.

In the past financial year, 23 families across the country have been handed the keys and moved into the new PHO homes added to the programme.

The PHO programme is a rent-to-buy model which offers a hand-up to families who have a clear housing need as they work to become mortgage-ready over a period of around 10 years. This programme is made possible by the government's \$400 million interest-free loan facility managed by Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development.

For future homeowners Tuterangiwhiu and Carmen, securing this opportunity has alleviated a lot of their worries and Carmen says she can finally breathe.

"You've just helped me break the cycle of homelessness within my family," said Carmen.

After becoming caught in Rotorua's housing crisis, the couple experienced many challenges to finding a private rental and explored other avenues, including a campervan park.

After taking the first step on their pathway to home ownership, Carmen says that it has put an end to the years of being in fight-or-flight due to uncertainty.

"My children will always have somewhere safe and warm. We're really looking forward to a new, hopeful, positive, better, and brighter future."

Tuterangiwhiu and Carmen were the final future homeowners to occupy a Habitat home at Sanctuary Point; two other families moved into their homes in December 2022.

**"You've just helped me break the cycle of homelessness within my family"**



IMAGE: Carmen, Tuterangiwhiu, and one of their daughters, Ivy, on move-in day. Tauranga, March 2023.

## Celia's story

In the past financial year, a total of 21 families settled with Habitat on the purchase of their home through the Progressive Home Ownership programme, now able to secure and service a mortgage themselves.

Celia is now one of these independent homeowners.

When Celia was informed her lease would not be renewed in late 2017, Celia, her late husband Greg and three children began looking for a new house without success. With a budget that did not rise with the rental market and Celia's family considering the possibility of being unhoused, she applied to Habitat Dunedin's PHO programme.

"I thank God every day for the chain of events that followed," says Celia.

Since the family's application was accepted and they moved into their new home in 2018, Celia has experienced first-hand how important a stable sense of home is to provide consistency and security during the highs and lows of life.

"Our children grew and the youngest started school. Then my husband got sick. He was eventually diagnosed with terminal cancer and died in December

2019," says Celia. "Being a widow and now solo Mum to three children has been very difficult. The global pandemic a few short months later certainly did not help."

**"But through it all I knew I had a secure roof over my children's head."**

Cont. from quote above: "I didn't have the nagging fear of leases not being renewed, or of the rent being increased beyond my means. I could relax into my new life, safe in the knowledge that I always had a home."

From nearly unhoused to home ownership, Celia has now built a future for herself and her children from the foundations and pathway of the PHO programme.

"It has been quite a journey [...] I can provide a legacy of inheritance to my children. None of this would have been possible without the help of Habitat giving us a hand up into a home. I am forever grateful for their support."

IMAGE: Celia standing proudly in front of the home she now owns.



# Thriving as a family

**T**ita, Veni and their three young children were one of 14 families to move into Habitat Nelson's newest development in mid-June 2023. Twelve of these homes are part of Habitat's Progressive Home Ownership (PHO) programme and two are affordable rental homes.

The family had previously been renting an older house that was very cold, damp, and unhealthy. "Our kids were getting constantly sick."

But now they have officially moved into the warm and dry home they will one day own, with additional milestone of being the first in their wider family to own a home in New Zealand.

Tita says if they hadn't been accepted for the rent-to-buy PHO programme, their goal of owning a home would be a distant dream.

Having security of tenure, a healthy home, and stable housing costs allows focus to be shifted to thriving in the other crucial aspects of family life; consistent schooling with less sick days, job security and income, and growing together as a family unit.

**"This is life changing. We are helping our kids with a stable and safe future."**

Thanks to an affordable rent and a clear rent-to-buy pathway, she says there's no stress anymore and their children are settling in, having been quick to choose their bedrooms, plan the decorations, and make natural connections with the other children in the development.

The community was designed to encourage neighbourliness, with communal gardens and fruit trees, shared barbeques, a book swap, and a children's play area.

IMAGE: Tita and Veni with the keys to their new home, June 2023.

# Carol's story

In the past financial year, Habitat has supported 91 Kiwi families through the Home Repair Programme (HRP), which is an affordable, no-interest solution for modest-income homeowners struggling to afford critical maintenance and repair work that will make their home a safer, dryer, and healthier place to live.

This programme is made possible with the support of BNZ, who supported Habitat with a \$1 million interest-free line of credit and homeowners repay the cost of completed repairs across a five-year period interest-free.

For Carol of Ngāti Wairere, her home in Gordonton, Waikato, is part of her identity. The house, part of the whānau's original papakāinga, was her grandparents' home where her mother was brought up and is now home to Carol and her mother.

"It's part of who I am. There's a lot of heart in this whenua... It's my turn to pay that back," Carol said. "It is home, absolutely, in every sense of the word."

With the house getting older, Carol knew she needed to carry out repairs and maintenance but was unable to secure funding from the bank to complete the work.

After applying to Habitat Central's HRP, this was now an option to improve her living conditions.

The work included transforming the bathroom into a wet room, re-wiring throughout the house, installing underfloor and ceiling insulation, and adding lighting and ventilation to the kitchen.

"The bathroom has made a huge difference," said Carol. "My mother's elderly and she's limited in her mobility, so by taking the bath out and just having this open space – she loves it. It's only a tiny space but it's made a huge difference to how we function."

The reduced financial pressure from the affordable repayments and zero interest has been significant for Carol and her mother. They can now enjoy their home for years to come and can remain on the whenua.

**"It's incredible the difference it's made."**

"There's an inherent obligation that I have to this piece of land that is part and parcel of my whole identity as Ngāti Wairere. It's not something that you can just pick up and leave. It's kind of like that whakataukī – Ko au te awa, ko te awa ko au: I am the river and the river is me. It's the same with the whenua, they're intrinsic."



Well-wishes to families written on Jenga blocks during the Nelson PHO development dedication day in mid-June. The Jenga set will be kept at the shared BBQ area within the development for families to play with and reread the messages.

# Cyclone Gabrielle

In February 2023, the upper North Island, and especially the Gisborne and Hawke's Bay regions, were devastated by widespread flooding and high winds as a result of severe tropical Cyclone Gabrielle making landfall. News outlets reported that more than 10,500 people were displaced from their homes and 300 residents were rescued from their rooftops.

As it was clear that homes had been impacted and safe shelter was at risk, both in the immediate aftermath and long-term, Habitat New Zealand appealed to supporters and partners for the funds we would need to respond to this disaster.

Habitat raised \$233,358 to fund our response to Cyclone Gabrielle.

Since February, Habitat has been in on-going communication with local council and community and iwi organisations in Hawke's Bay to provide support and carefully assess the area's housing needs. Habitat's disaster response plans have always been aimed at the recovery phase of a disaster, and this is what we intend to do in the wake of Cyclone Gabrielle for maximum, localised impact that will continue to protect Kiwi's access to safe and resilient shelter well into the future.

IMAGE: Wairoa overcome with flood waters after the worst of Cyclone Gabrielle.  
Source: Hawke's Bay Civil Defence. February, 2023.

# Safer & healthier homes with AMI Insurance

**D**uring the past financial year in May 2023, Habitat New Zealand and AMI Insurance celebrated the two-year milestone of our national partnership.

Building on the mutual goal of creating safe and healthy homes together, the second year of this partnership involved invaluable volunteer efforts from AMI team members and future planning to address the housing need exposed in the inaugural **Aotearoa Housing Survey**; this survey was conducted in June 2022 by AMI and Habitat to better understand the scale of Kiwis living in inadequate homes.

AMI supports our work to address this need in many ways. AMI team members can take one paid volunteer day per year, and many have chosen to spend it volunteering in **Habitat ReStores**, our non-profit second-hand stores.

We are so grateful to the 173 AMI team members that have dedicated 1,093 volunteer hours to helping Habitat during FY23.

Their time spent lending a hand in our ReStores supported the stores' smooth operations and contributed to funding our housing initiatives in the community.

A group of volunteers also helped Habitat Northern put together Winter Warmer Packs for the **Healthy Homes Programme** in December 2022. The team prepared 165 education packs, 65 mould cleaning kits and other important items for Kiwi families in Auckland and Te Tai Tokerau that were distributed this past winter.

AMI's leadership team also volunteered with Habitat Northern's Home Repair Programme in May 2023. Chief Executive Amanda Whiting and other executives spent the day painting the interior of Evergreen and Billy's Ōtara home in the final step of this family's Home Repair journey. Evergreen lives in the home with her 75-year-old father Billy, who uses a wheelchair. Read Billy and Evergreen's story [here](#).

"My favourite part about supporting Habitat for Humanity and their work is that I really think everyone deserves shelter and a nice, comfortable home and that is what Habitat for Humanity are all about," says Amanda Whiting, Chief Executive of AMI, during her volunteer day. Click [here](#) to watch a wrap-up of the volunteer day.

IMAGE: AMI volunteer paints the interior of Billy and Evergreen's home in Ōtara, Auckland, May 2023.



# Warm fuzzies with Comfortech Building Performance Solutions®

Habitat New Zealand has been working with Comfortech® for the past two years in a partnership focused on a world where everyone has a decent place to live. Comfortech® strives to create New Zealand's most comfortable living and working spaces while also acknowledging that inadequate existing homes can be left behind; that is where their support of Habitat's work comes in to help address the housing need across Aotearoa.

Two significant partnership events with Comfortech® during the past financial year have had a hands-on impact in the communities we serve.

At their December 2022 team gathering, Comfortech® brought their vision of "better together" to life. Team members split into groups and assembled 12 race-car themed children's beds, complete with mattresses, bedding, and a personal note for each family. The beds were then donated to families who moved into Habitat Northern's Whangārei social rental development in March 2023.

The families selected to receive these beds come from a variety of backgrounds, including emergency housing,

IMAGE: Comfortech® team members with their painting tools during their volunteer day, May 2023.

but all experience critical housing need and will likely have needed support to furnish their new rental property. For some, these beds provided by Comfortech® will have prevented children from sleeping on the floor. Click [here](#) to watch a video of this impact.



**COMFORTECH**  
BUILDING PERFORMANCE SOLUTIONS

"It's moments like this that make all the work that we do have purpose and it is with great pleasure that we are able to help our community," says Anthony Stone, Comfortech® General Manager.

A team from Comfortech® also volunteered for a day in May 2023 to wash, sand, and paint the interior walls of an Ōtara home that had been in the family for three generations. Alongside Habitat Northern's Home Repair team, Comfortech®'s work was one of the final steps to restore the home to a dry, warm, and healthy place to live.

"It's been awesome to see the Comfortech® team working inside the house and to see the transformation of the house within a few hours. You can build a house, but you can't build

a home without people in it and today is about helping people to thrive in their homes," says Alan Thorp, Habitat New Zealand Group CEO.



## Leigh's story

**V**olunteers play an integral role in our organisation. By donating their time and energy to the smooth operation of 22 ReStores across New Zealand and various Habitat programmes, our volunteers make it possible to continue delivering housing and educational outcomes for Kiwi families.

In the past financial year, volunteers in New Zealand have donated 94,329 hours to creating a world where everyone has a decent place to live.

Leigh is one of our passionate volunteers that spends her time in Habitat Northern's Pallet Project workshop. Wooden items such as planter boxes, birdhouses, children's toys, and cheeseboards are made on-site from old, donated pallets to be sold in Habitat Northern's ReStores, with proceeds helping to fund the region's programming.

**"I've just helped out wherever people have needed it."**

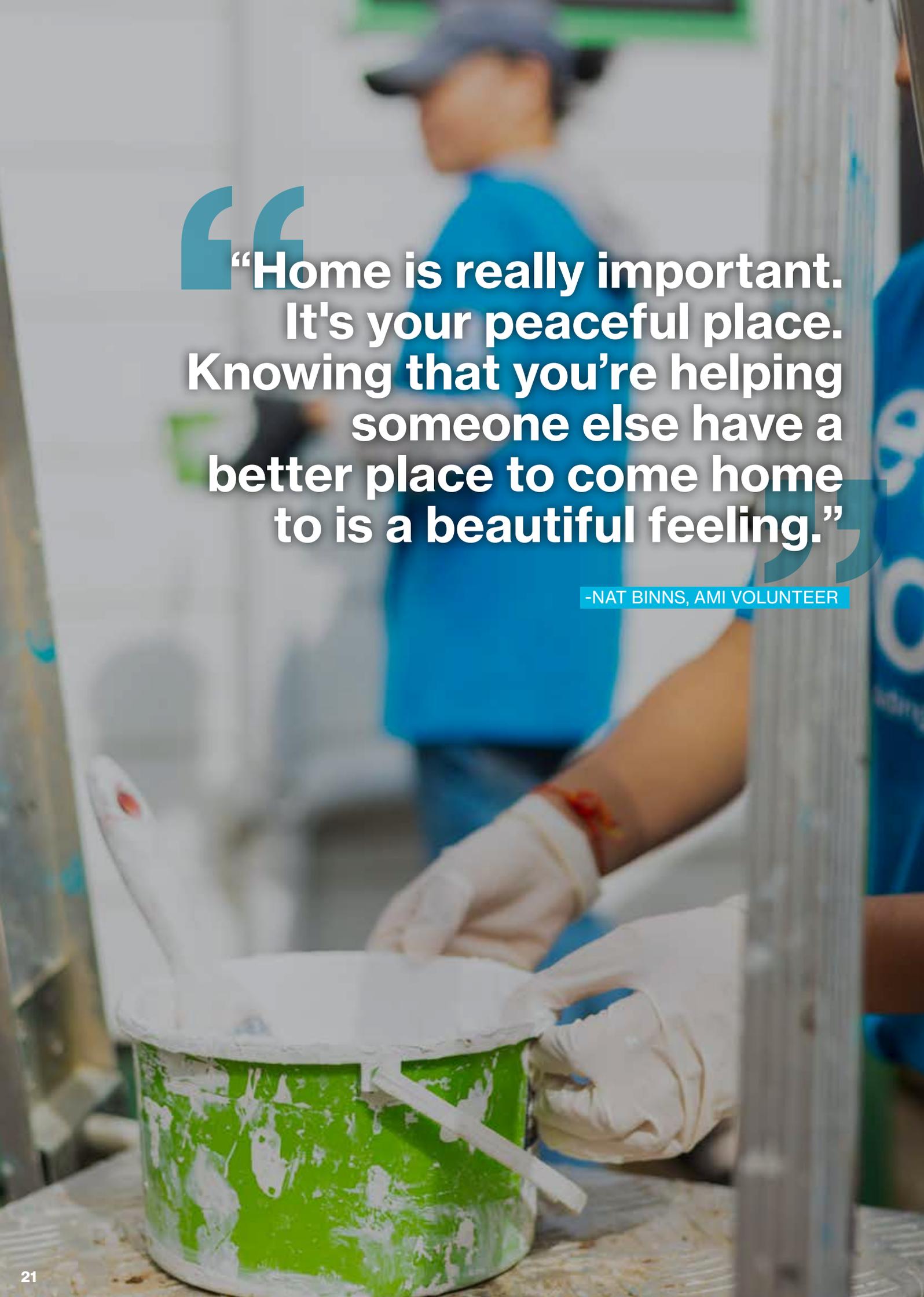
Leigh had a passion for helping people long before she joined Habitat and says she started because of the drive to give back; "because I got help when I needed it [...] I know what it feels like to be in that position."

Although Leigh had no experience with the larger tools used in the workshop, she didn't let that, or any preconceived notions of the woodworking trade, stop her from lending a hand.

"The challenge for me is learning those new tools. But for women to come and do this, we can do whatever we want to do. It's not a male or a female or they situation. It's purely, 'I'm here to do a job, I'm doing it, and I'm having fun doing it.'"

Habitat is now looking to expand our volunteer network to complete international housing projects with the revival of the Global Village programme post-COVID-19 pandemic travel restrictions.

ABOVE: Leigh working the Pallet Project workshop, Auckland.

A person wearing a blue shirt and a grey cap is painting a wall. In the foreground, a green paint bucket with white paint splatters is on a wooden surface. A person's hands wearing white gloves are visible, holding a paintbrush. The background is slightly blurred, showing another person in a blue shirt.

**“Home is really important.  
It's your peaceful place.  
Knowing that you're helping  
someone else have a  
better place to come home  
to is a beautiful feeling.”**

**-NAT BINNS, AMI VOLUNTEER**



# Advocacy

**T**he 'Build + Influence' strategic direction holds transformative potential for housing change in New Zealand and the Pacific. Through advocacy, the approach seeks systemic shifts in housing perception, development, and access. As trusted voices and thought leaders, we raise awareness about housing issues and solutions, shaping policies and funding mechanisms for sustainable, inclusive housing practices. Our advocacy efforts have seen significant successes in the past financial year.

## ADVOCATING FOR FUTURE KIWIS

Habitat across New Zealand has had immense success providing affordable housing solutions in partnership with Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development (MHUD). We actively share the life-changing impact of these programmes with key decision makers to advocate for sustained funding.

In October 2022, Megan Woods, the Minister of Housing in New Zealand, attended a Progressive Home Ownership (PHO) home dedication in Christchurch. With Minister Woods making the ceremonial ribbon cut, the event marked not only the opening of a new structure but a new chapter of stability for two partner families. Moreover, Minister Woods extended her support through a **video message** played at our National Conference in November 2022. Andrew Crisp, MHUD Chief Executive, also attended the conference and visited Habitat Nelson's PHO development in Stoke during construction, witnessing firsthand the scale of outcomes this programme delivers.

IMAGE: Left to right: Nick Clarke, Habitat Nelson General Manager, Alan Thorp, Habitat New Zealand Group CEO, Andrew Crisp, MHUD CEO. Stoke, Nelson. November 2022.

## CURTAIN CALL

Habitat Northern has joined forces with other key housing and health organisations across Aotearoa to create Curtain Call. Their mission is to get effective curtains added to the Healthy Homes Standards so that every rental home locks in warmth.

Curtain Call started a public petition earlier this year, urging the public to “close the gap” by adding their voices in challenging all political parties to make lasting change. Curtain Call sees the impact of ineffectively covered windows as being particularly hard on people whose budgets don't stretch to buying and installing curtains and who can't afford to pay high energy bills. Habitat Northern's Healthy Homes programme supports hundreds of whānau each year through the making and fitting of effective curtains, keeping homes warmer and healthier.

## TONGA HOUSING FORUM

Habitat has always maintained that change should be localised and community led. We support this by using our experience and resources to facilitate conversations that advocate for decent housing for all. Habitat hosted the first ever Tonga Housing Forum in May 2023 in partnership with the Tonga Ministry of Infrastructure and the New Zealand Ministry of Foreign Affairs and Trade. The one-day forum fostered partnerships between key organisations in the NGO housing sector and governments to enhance housing adequacy and resilience for Pacific families, addressing shelter threats exacerbated by climate change. Read more **here**.

# Our impact overseas

## SHELTER

**17** **163** **2** **24**

**NEW HOMES BUILT\***

4 in 2021/22

**HOMES AND HABITABILITY IMPROVED**

5 in 2021/22

**COMMUNITY EVACUATION CENTRE PROJECTS SUPPORTED WITH 296 COMMUNITY MEMBERS BENEFITING**

5 in 2021/22

**COMMUNITY ACTION PLAN PROJECTS COMPLETED**

19 in 2021/22

## EDUCATION

**15** **16** **20**

**COMMUNITIES TRAINED IN SAFE SHELTER AWARENESS FOR 303 PARTICIPANTS**

9 communities and 206 participants in 2021/22

**COMMUNITIES TRAINED IN BUILD BACK SAFER (BBS) TECHNIQUES TO IMPROVE SHELTER RESILIENCE FOR 234 PARTICIPANTS**

5 communities and 96 participants in 2021/22

**VOCATIONAL TRAINEES**

20 in 2021/22

## FUNDING

**2.4M**

**ALLOCATED TO OVERSEAS PROJECTS**

1.3 M in 2021/22

\*5 Disaster Response homes and 12 Negotiated Partnership homes

# Building resilience in the Pacific

The conclusion of the past financial year marks the second year of positive impact for Habitat New Zealand's Negotiated Partnership (NP) programme. Supported by our generous donors and the Ministry of Foreign Affairs and Trade, the NP programme facilitates community-led shelter trainings in Fiji, Samoa, and Tonga; Participatory Approach to Safe Shelter Awareness (PASSA), Build Back Safe (BBS), and Financial Literacy.

These trainings partner with local participants, teaching how to cyclone strap shelters for durability, strengthen their own homes, assess potential risks in their community, and learn basic skills in project management and finance for both individual and community projects.

In the past financial year, 16 communities have completed BBS training and 15 have completed PASSA and Financial Literacy training for a total of 481 participants across the Pacific. With this knowledge, communities can reduce risk in the face of destructive weather events and recover from damage in more effective and self-sufficient ways. Participants are then encouraged to share their knowledge to increase the resilience and capacity of their family and wider area.

To address self-identified risks in the PASSA and Financial Literacy trainings, communities are given a grant to support a project. It is through this education and grant programme that tangible changes are made, big or small, to improve the habitability of structures or surroundings that contribute to a decent place to live.

During their PASSA training facilitated by Habitat Fiji, the Tovulailai village on Nairai Island, Fiji, identified that excessive rain, strong tides, and rising water levels had contributed to unsealed walkways in the community becoming muddy and impassable. The physical and social connections these walkways made meant that school attendance, medical appointments, church gatherings, and events at the community hall were at risk if the paths were unusable.

Supported by Habitat's PASSA grant, materials were sourced for the construction of a concrete village footpath and BBS participants assisted the village with construction. This footpath now connects the community hall, church, and medical centre and is one of 22 (in Fiji) community action plans completed during the reported period.



IMAGE: The Tovulailai Village concrete footpath during construction. October 2022.

# Building resilience in the Pacific



It was also through PASSA trainings, facilitated by ADRA Samoa, that participants from various villages in Samoa independently identified the lack of evacuation centres as a great risk to their community in the face of disaster and so work began to mitigate this.

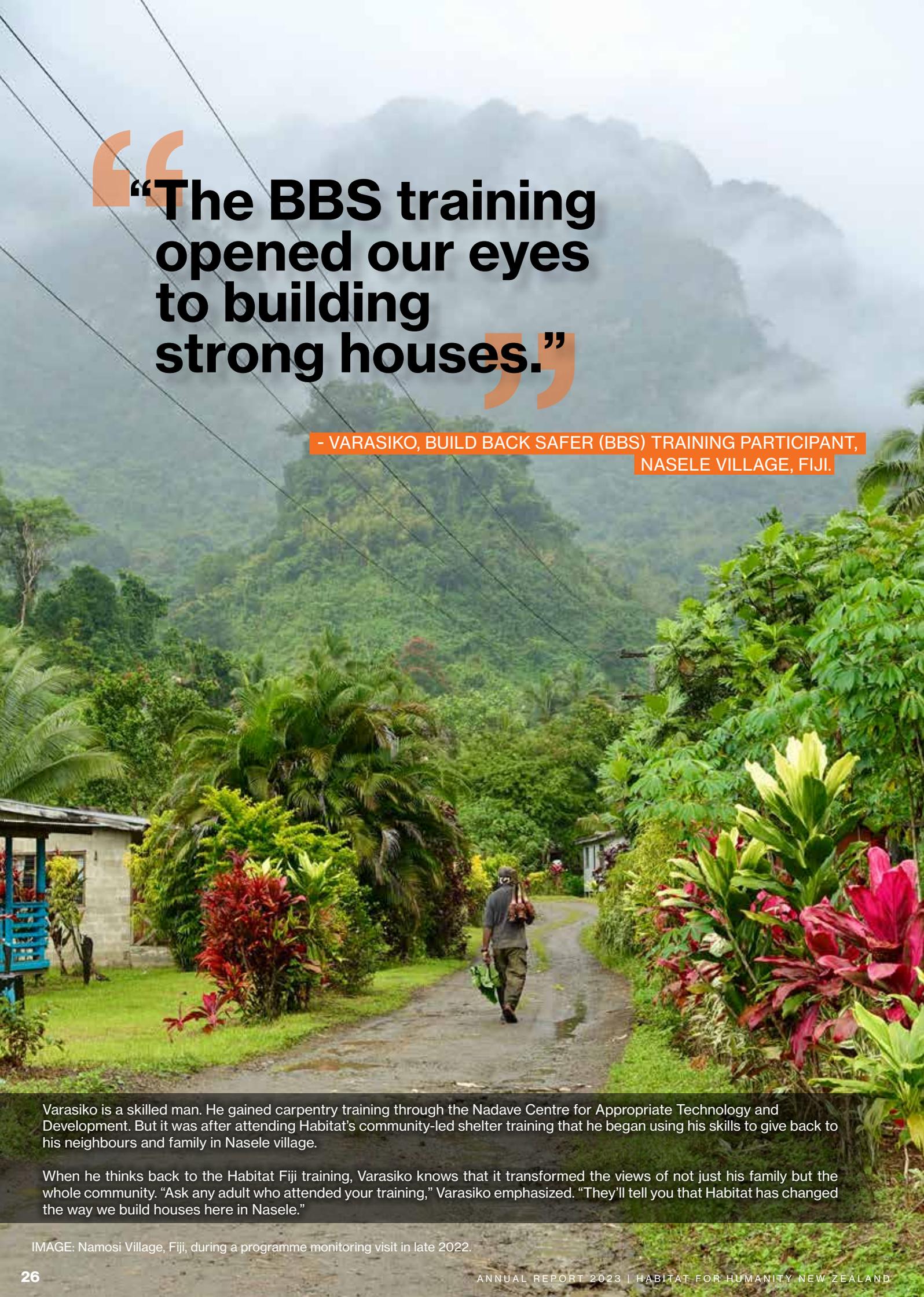
In the past financial year, the completion of two evacuation centres was supported by Habitat from a pipeline of 20 community identified projects over the five-year NP programme. In Vaimauga, a large evacuation centre and community hall was completed. The project began with Habitat's initial grant support and then inspired other partners to donate, such as the Japanese government. The Vaimauga community also raised funds themselves and was able to match Habitat's contribution, ensuring the risk they identified in their community would be addressed in the completion of this project.

Outside of evacuation events, the building will still serve the community year-round as a school hall for over 600+ Vaimauga College students and as a community gathering place, benefiting over 25,000+ people. Watch two short videos about the **Vaimauga centre** and **other completed evacuation centres**.

“Since the school started throughout its history, we haven't had a school hall, which is one of the most important places for every school to have for gatherings when we have guests [...] Everything that is important to the school all takes place at the hall,” says Vaimauga College Principal, Fuimaono Tovio Taefu, to the Samoa Observer.

The community action plan projects completed in the past financial year demonstrate how educational support empowers communities and partnerships to build a pathway toward strength, stability, and self-reliance.

IMAGE Vaimauga evacuation and community centre during the official dedication ceremony. September 2022



“The BBS training opened our eyes to building strong houses.”

- VARASIKO, BUILD BACK SAFER (BBS) TRAINING PARTICIPANT,  
NASELE VILLAGE, FIJI.

Varasiko is a skilled man. He gained carpentry training through the Nadave Centre for Appropriate Technology and Development. But it was after attending Habitat’s community-led shelter training that he began using his skills to give back to his neighbours and family in Nasele village.

When he thinks back to the Habitat Fiji training, Varasiko knows that it transformed the views of not just his family but the whole community. “Ask any adult who attended your training,” Varasiko emphasized. “They’ll tell you that Habitat has changed the way we build houses here in Nasele.”

IMAGE: Namosi Village, Fiji, during a programme monitoring visit in late 2022.

# Our Tonga rebuild

In January 2022, the underwater eruption of Hunga Tonga-Hunga Ha'apai volcano and the subsequent tsunami devastated Tongan communities. Larger than any natural explosion in the past century, this disaster displaced hundreds of families, leaving them without safe and secure shelter. In response, Habitat New Zealand launched an appeal and raised more than \$750,000 (NZD) with the support of our generous donors and the Ministry of Foreign Affairs and Trade (MFAT). We were ready to help our Pacific neighbours.

Despite the challenge of Tonga's first COVID-19 lockdown mere weeks after the tsunami, Habitat initiated a disaster response programme and worked to coordinate resources, secure building supplies, and identify households in greatest housing need for the rebuilding project. A key focus of the rebuild planning was also to increase the resilience and preparedness of communities ahead of future extreme weather and disaster events.

One of the pivotal partnerships in our Tonga rebuild was with the Tonga Institute of Science and Technology (TIST). We were able to engage TIST students to undertake the rebuild, facilitating practical building experience they would have otherwise gone without. This not only contributed to our rebuilding efforts but also aimed to strengthen the long-term resilience of the community by nurturing local capacity and expertise in construction. The students were also empowered with valuable knowledge and skills in Build Back Safer (BBS) methods.

In October 2022 and April 2023, a team of skilled construction professionals from the **Home Foundation** joined forces with Habitat and traveled to Tonga

to provide hands-on assistance to the rebuild. These qualified builders, electricians, and project managers played a crucial role in supporting the progress of this disaster response and we are so grateful to Home for their continued support of our organisation.

Working alongside TIST students, they transferred valuable construction skills and knowledge, leaving a lasting impact on the students' career prospects and the community's shelter resilience. The journey was documented as a **web series** produced by **theCreator**, allowing us to showcase the progress and transformation brought about by this collaborative effort.

We are delighted to report that our Tonga disaster response efforts have culminated in the completion of eight homes for displaced families on Tongatapu and Nomuka Islands. These homes were constructed with secure cyclone strapping techniques and other weather-resistant considerations, ensuring the families' safety and well-being during harsh weather conditions. In addition to the physical structures, the project's impact extended beyond the construction phase. The partnership with TIST provided a platform for knowledge sharing, enhancing the community's ability to recover and rebuild in the face of future challenges.

These efforts are made possible by the continued support and collaboration with our partners, donors, and the Tongan community. As we reflect on this year's accomplishments, we remain steadfast in our vision of creating a world where everyone has a decent place to call home, especially during times of adversity. Together, we are building back safer and stronger in Tonga.

IMAGE: TIST students and the Home Foundation work side-by-side. October 2022

## 'Eseta's story

**'E**seta Kuliha'apai, aged 56, is a widow of seven children from Sopu, Tonga. Her three-bedroom home was severely damaged by the tsunami, with everything inside washed away by the waves. She lived with her children, her elderly mother, aged 76, and her sister who lives with a disability. In an **interview in December 2022** while her home was still underway, 'Eseta spoke to us about her experience that day and what a new, safe home through Habitat's disaster response programme now means for her whole family.

"When we heard the first big bang coming from the clouds, we knew immediately it had to be a volcanic eruption. I had to think fast. It was good my children helped me evacuate my mother and sister to higher ground. We were all scared, I will not lie about that."

As a widow, she still works to earn money for the family, which includes selling handicrafts and food, while three of her children also work to support the family.

"Following the incident, we had to flee to live with family which is difficult because there are about nine of us. The first time we visited our home after the tsunami, it was so devastating. One of the things that crossed my mind was our financial status; we do not have sufficient funds to even rebuild our home or buy materials.

When I was notified by our town officer that our names were on the final list for Habitat's rebuild project, I just cried.

"We have built on my son's land because it is on higher ground. We do continue to live in fear but knowing that our new home is on higher ground is so reassuring. I still panic when I hear any loud bang thinking we will be hit by a tsunami."

**"Honestly, this project has helped me to overcome my fears slowly, knowing that we will have a home again."**

When asked about her plans for the new home in December 2022 she responded, "I can't wait to do a garden; I am planning to grow vegetables so I can just live off my land.

"Thank you Habitat, TIST and the Home Foundation for supporting this project. For me personally, it's not so much about the size of the home because our family will make it a home but knowing and seeing the efforts from the [TIST] students building my home has just been overwhelming."

'Eseta and her family have now moved into their new home and can begin to rebuild their lives and plant roots in a safe, secure home, starting with the vegetable garden.

# Thank you to our national supporters

It is only through the generosity of our supporters that the work detailed in this report was possible.

Thank you to all our supporters, donors and corporate **partners** for your dedication to our mission and vision of a world where everyone has a decent place to live.



HABITAT FOR HUMANITY NEW ZEALAND LIMITED (AND AFFILIATES)

# GROUP CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2023



**Habitat**  
for Humanity®  
New Zealand

# Company directory

<b>Charities Registration Number</b>	CC28026
<b>Company Registration</b>	575747
<b>Formation Date</b>	23 December 1992
<b>Registered Office</b>	Stanway House, 644 Great South Road, Penrose
<b>Share Capital</b>	2,000 ordinary shares
<b>Paid Up Capital</b>	\$ nil
<b>Auditors</b>	Grant Thornton New Zealand Audit Limited

## **Shareholders of Habitat for Humanity New Zealand Limited**

Habitat for Humanity New Zealand Trust (Trustees Glen Cornelius, Malcolm Pearce and Luis Noda)	1000
Habitat For Humanity Northern Region Limited	125
Habitat For Humanity Central Region Limited	125
Habitat For Humanity Eastern Bay of Plenty Limited	125
Habitat For Humanity Taranaki Limited	125
Habitat For Humanity (Nelson) Limited	125
Habitat For Humanity (Christchurch) Limited	125
Habitat For Humanity (Dunedin) Limited	125
Habitat For Humanity (Invercargill) Limited	125
	<hr/>
	2000

# Director's report

The Directors are pleased to submit to shareholders their Report and Financial Statements for the Group for the year ended 30 June 2023.

## Principal Activities

Habitat for Humanity New Zealand Limited and Affiliates (the Group) are providers of low-cost housing for partner families selected based on need. The parent company and all subsidiary companies are incorporated and domiciled in New Zealand.

## Dividends

The Directors recommend that no dividend be declared.

## Auditors

The current auditors are Grant Thornton New Zealand Audit Limited, and the directors will go through a tender process to appoint the auditors every three years.

## Remuneration of Directors

No remuneration or other benefits were paid or due and payable to directors for services as a director or in any other capacity during the year other than those disclosed.

## Directors of Habitat for Humanity New Zealand Limited

Glen Cornelius (Chair)

Tracey Stevenson

Michael McLean

Chris Ennor

Rachel Afeaki

Brenda Heather-Latu

Michelle Frances Mielnik

Iliafi Tofinuu Tusa

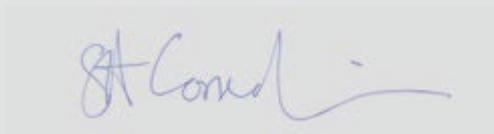
Khoa Truong Nguyen (Appointed 02/05/2023)

Claire Bosworth Fisher (Appointed 02/05/2023)

Malcolm Pearce (Resigned 02/05/2023)

Mark Berryman (Resigned 12/09/2022)

These financial statements were authorised for issue on the 20 November 2023.



Glen Cornelius

On behalf of the Board  
Director



Tracey Stevenson

On behalf of the Board  
Director

# Consolidated statement of service performance

FOR THE YEAR ENDED 30 JUNE 2023

## WHO WE ARE

Habitat for Humanity New Zealand is a not-for-profit that is working towards a world where everyone has a decent place to live.

We have programmes to achieve this vision through our eight Affiliates in New Zealand and our partners in the Pacific.

## MISSION



**Seeking to put God's love into action**



**Bringing people together**



**To build homes, communities and hope**

## VISION

**Our vision is a world where everyone has a decent place to live.**

We believe in giving Whānau a hand-up, not a handout. Our work with families is partnership to address their need for decent and affordable housing to make a positive and lasting change.

## VALUES

**Demonstrate the love of Jesus Christ**  
Kua pūmau ki te aroha o te Karaiti

**Focus on Shelter**  
Ka hanga he whakaruruhau

**Advocacy for affordable housing**  
Ka mahitahi kia whai kāinga

**Promote dignity and hope**  
Mana ake

**Support sustainable and transformational development**  
Kia tautoko i te whanaketanga

Habitat for Humanity New Zealand is part of Habitat for Humanity, an international not-for-profit which began in the United States in 1976. Guided by our Mission, Values and **Theory of Change** principles, Habitat globally has helped more than 13.2 million people obtain safe and decent housing, along with the strength, stability and self-reliance they need to build a better future for themselves and for their families.

# Our impact in New Zealand

## OWNERSHIP

21

PHO\* FAMILIES SETTLED ON THE PURCHASE OF THEIR HOME.

23 in 2021/22

108

FAMILIES IN OUR PHO\* PROGRAMME.

106 in 2021/22

23

NEW HOMES ADDED TO OUR PHO\* PROGRAMME.

10 in 2021/22

## ADEQUACY

91

HOMES REPAIRED.

81 in 2021/22

157

FAMILIES IN SOCIAL RENTAL HOUSING.

117 in 2021/22

1,607

TOTAL FAMILIES SUPPORTED ACROSS NEW ZEALAND.

1680 in 2021/22

## EDUCATION

630

HOUSING-BASED TRAININGS COMPLETED.

668 in 2021/22

## VOLUNTEERING

94,329

VOLUNTEER HOURS.

79,517 in 2021/22

\*Progressive Home Ownership.

# Our impact overseas

## SHELTER

17 163 2 24

**NEW HOMES BUILT\***

4 in 2021/22

**HOMES AND HABITABILITY IMPROVED**

5 in 2021/22

**COMMUNITY EVACUATION CENTRE PROJECTS SUPPORTED WITH 296 COMMUNITY MEMBERS BENEFITING**

5 in 2021/22

**COMMUNITY ACTION PLAN PROJECTS COMPLETED**

19 in 2021/22

## EDUCATION

15 16 20

**COMMUNITIES TRAINED IN SAFE SHELTER AWARENESS FOR 303 PARTICIPANTS**

9 communities and 206 participants in 2021/22

**COMMUNITIES TRAINED IN BUILD BACK SAFER (BBS) TECHNIQUES TO IMPROVE SHELTER RESILIENCE FOR 234 PARTICIPANTS**

5 communities and 96 participants in 2021/22

**VOCATIONAL TRAINEES**

20 in 2021/22

## FUNDING

2.4M

**ALLOCATED TO OVERSEAS PROJECTS**

1.3 M in 2021/22

\*5 Disaster Response homes and 12 Negotiated Partnership homes

# Statement of comprehensive revenue and expense

FOR THE YEAR ENDED 30 JUNE 2023

	Note	2023	2022
		NZ\$	NZ\$
<b>REVENUE FROM NON-EXCHANGE TRANSACTIONS</b>			
Donations & Grants	1	1,423,292	877,461
Grants – Other	2	3,061,284	3,291,795
Gifts in kind	4	441,585	136,117
<b>Total revenue from non-exchange transactions</b>		<b>4,926,161</b>	<b>4,305,373</b>
<b>REVENUE FROM EXCHANGE TRANSACTIONS</b>			
MFAT overseas relief		2,765,545	955,861
Rent from partner families		3,065,804	2,672,004
ReStore sales	3	13,122,198	11,297,394
Gain on sale of assets		680,585	674,220
Other income	6	4,949,171	2,917,243
<b>Total revenue from exchange transactions</b>		<b>24,583,303</b>	<b>18,516,722</b>
<b>EXPENSES</b>			
Audit fee		131,270	105,827
ReStore expenses	3	9,362,149	8,216,422
ReStore depreciation	3	14,973	69,288
Depreciation	9	973,302	770,244
Specific initiative expenses	7	5,260,673	2,045,135
Office expenses		673,240	285,896
Professional services		571,840	640,268
Salaries and wages		6,168,415	5,492,183
Property related expenses	8	1,903,743	2,614,287
Property subsidy provision	17	418,338	388,188
General expenses		869,410	694,994
<b>TOTAL EXPENSES</b>		<b>26,347,353</b>	<b>21,322,732</b>
<b>FINANCE ACTIVITIES</b>			
Finance income	5	3,377,420	2,176,803
Finance expenses	5	(296,135)	(1,303,295)
<b>NET SURPLUS FROM FINANCE ACTIVITIES</b>		<b>3,081,285</b>	<b>873,508</b>
<b>OTHER GAINS/(LOSSES)</b>			
<b>TOTAL COMPREHENSIVE REVENUE AND EXPENSE</b>		<b>6,243,396</b>	<b>2,372,871</b>

The accompanying notes form an integral part of these financial statements and should be read in conjunction with these financial statements.

# Statement of changes in net assets

FOR THE YEAR ENDED 30 JUNE 2023

	Retained Surplus
<b>Balance 30 June 2021</b>	48,974,708
Total comprehensive revenue and expense	2,372,871
<b>Balance 30 June 2022</b>	51,347,579
Total comprehensive revenue and expense	6,243,396
<b>Balance 30 June 2023</b>	<b>57,590,975</b>

The accompanying notes form an integral part of these financial statements and should be read in conjunction with these financial statements.

# Statement of financial position

AS AT 30 JUNE 2023

	Note	2023 NZ\$	2022 NZ\$
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	10	11,082,075	15,111,810
Investments	11	4,138,967	1,634,470
Inventory		1,463,832	1,138,704
Trade receivables	19	1,226,091	635,952
Current portion of mortgage receivables	16	1,421,017	1,500,416
<b>Total current assets</b>		<b>19,331,982</b>	<b>20,021,352</b>
<b>NON-CURRENT ASSETS</b>			
Property, plant and equipment	12	27,342,510	27,634,139
Properties held to provide social service	13	33,602,963	19,612,813
Goodwill	15	130,000	130,000
Construction in progress	14	8,010,912	6,246,616
Investments	11	16,373	15,936
Other non-current assets	21	136,841	376,925
Mortgage receivables	16	7,426,638	8,711,553
<b>Total non-current assets</b>		<b>76,666,237</b>	<b>62,727,982</b>
<b>Total assets</b>		<b>95,998,219</b>	<b>82,749,334</b>
<b>CURRENT LIABILITIES</b>			
Trade and other payables		1,762,639	2,298,367
Bank overdraft	10	28,906	1,160,987
GST payable		268,368	203,072
Grants unspent year end		3,823,037	4,027,642
Employee benefits		399,546	341,551
Tithes payable		641,954	632,883
Borrowings	18	4,685,880	2,591,296
Funds held on behalf of partner families		189,358	251,720
<b>Total current liabilities</b>		<b>11,799,688</b>	<b>11,507,518</b>
<b>NON-CURRENT LIABILITIES</b>			
Property GST liability		797,758	1,061,814
Property subsidy provision	17	693,142	673,997
Funds due partner families and other payables		171,891	162,479
Borrowings	18	24,944,765	17,995,947
<b>Total non-current liabilities</b>		<b>26,607,556</b>	<b>19,894,237</b>
<b>Total liabilities</b>		<b>38,407,244</b>	<b>31,401,755</b>
<b>NET ASSETS</b>		<b>57,590,975</b>	<b>51,347,579</b>
<b>Equity</b>			
Retained earnings		51,347,579	48,974,708
Current year Surplus		6,243,396	2,372,871
<b>TOTAL EQUITY</b>		<b>57,590,975</b>	<b>51,347,579</b>

The accompanying notes form an integral part of these financial statements and should be read in conjunction with these financial statements.

# Statement of cash flows

FOR THE YEAR ENDED 30 JUNE 2023

	Note	2023 NZ\$	2022 NZ\$
<b>CASHFLOW FROM OPERATING ACTIVITIES</b>			
<b>Inflows</b>			
Grants, Donations and ReStore		17,733,079	14,002,067
Finance income		366,053	101,545
Christchurch Housing Initiative		-	93,452
Sale of homes		67,573	1,688,090
Contract management fees		4,851,743	3,651,648
Partner family rental income		3,473,885	2,662,413
Mortgage repayments		3,860,643	3,849,411
Other income		384,397	545,162
		30,737,373	26,593,788
<b>Outflows</b>			
Overseas projects/relief donations and expenses		3,383,786	996,951
Christchurch Housing Initiative		-	128,783
Transfers to Habitat for Humanity International		29,957	13,642
Payment to employees		9,293,984	6,699,752
Payment to suppliers		14,200,210	6,508,065
Finance expense		1,765,435	821,747
Tithes		283,244	484,218
GST		543,631	389,686
		29,500,247	16,042,844
<b>Net Cash inflow from operating activities</b>		<b>1,237,126</b>	<b>10,550,944</b>
<b>Cashflow (to) investing activities</b>			
Property, Plant and Equipment		(14,380,699)	(13,286,729)
<b>Net cash outflow (to) investing activities</b>		<b>(14,380,699)</b>	<b>(13,286,729)</b>
<b>Cashflow from/(to) financing activities</b>			
Borrowings received		9,791,079	4,041,359
MHUD Loans		4,616,097	2,335,626
Borrowings repayments		(4,161,257)	(1,092,992)
<b>Net cash inflow from financing activities</b>		<b>10,245,919</b>	<b>5,283,993</b>
<b>NET MOVEMENT IN CASH</b>			
Cash & cash equivalents/bank overdraft at the beginning of year		13,950,823	11,402,615
Cash & cash equivalents/bank overdraft at the end of year		11,053,169	13,950,823

The accompanying notes form an integral part of these financial statements and should be read in conjunction with these financial statements.

# Notes to the financial statements

## FOR THE YEAR ENDED 30 JUNE 2023

### General Information

The Company is a limited liability company incorporated and domiciled in New Zealand. The financial statements have been prepared in accordance with the Financial Reporting Act 2013 and Companies Act 1993.

Habitat for Humanity New Zealand Limited (“Company”) and affiliates (“Group”) are providers of housing solutions to partner families in need. The Group is affiliated to Habitat for Humanity International whose vision is “a world where everyone has a decent place to live”.

The Group is designated as a Public Benefit Entity for financial reporting purposes.

These financial statements are for the Group for the year ended 30 June 2023. A financial statement for the parent company has been prepared separately.

### Summary of significant accounting policies

#### Statement of compliance

These consolidated general-purpose financial statements for the year ended 30 June 2023 have been prepared in accordance with Tier 2 Public Benefit Entity (PBE) Financial Reporting Standards as issued by the New Zealand External Reporting Board (XRB). They comply with New Zealand Equivalents to International Public Sector Accounting Standards Reduced Disclosure Regime (NZ IPSAS with RDR) and other applicable Financial Reporting Standards as appropriate for Public Benefit Entities.

The Group is eligible to report in accordance with Tier 2 PBE Accounting Standards on the basis that it does not have public accountability and annual expenditure does not exceed \$30 million.

The Group is deemed a Public Benefit Entity for financial reporting purposes, as its primary objective is to provide services to the community for social benefit and has been established with a view to supporting that primary objective rather than a financial return.

#### Basis of preparation of financial statements

The principal accounting policies adopted in the preparation of the financial statements are set out below.

The financial statements have been prepared on a historical costs basis, except for assets and liabilities that have been measured at fair value, as noted in the respective policy notes.

The accrual basis of accounting has been used and the financial statements have been prepared on a going concern basis.

#### Basis of consolidation

The consolidated general-purpose financial statements incorporate the assets and liabilities of all affiliates controlled by the Company and the results of those affiliates. Control is the power to govern the financial and operating policies of an entity to obtain benefits from its activities. Control is in the form of a controlling share with rights to dissolve and reappoint the governing body.

In preparing the consolidated financial statements, all intra-group balances and transactions, income and expenses and profit and losses resulting from intra-group transactions have been eliminated in full. The consolidation of the parent and subsidiary entities involves adding together like terms of assets, liabilities, income and expenses on a line-by-line basis. All significant intra-group balances are eliminated on consolidation of Group financial position and performance.

In addition to these consolidated group financial statements, the Directors have elected to prepare separate financial statements for the Company and each of the affiliates in order to provide more relevant information to users of each affiliate's financial report on the basis of each entity having a differing local impact.

All subsidiaries have a 30 June balance date and consistent accounting policies are applied.

#### Functional and presentation currency

The Financial Statements are presented in New Zealand Dollars (\$), which is the Group's functional and presentation currency.

#### Comparatives

The comparative financial period is 12 months. Comparatives have been reclassified from that reported in the 30 June 2022 financial statements where appropriate to ensure consistency with the presentation of the current year's position and performance.

## Entities reporting

The financial statements are the financial statements of the parent entity and its affiliates. The affiliates are:

Habitat For Humanity Northern Region Limited  
Habitat For Humanity Central Region Limited  
Habitat For Humanity Eastern Bay of Plenty Limited  
Habitat For Humanity Taranaki Limited  
Habitat For Humanity (Nelson) Limited  
Habitat For Humanity (Christchurch) Limited  
Habitat For Humanity (Dunedin) Limited  
Habitat For Humanity (Invercargill) Limited

## Changes in accounting policies

The accounting policies are consistent with those of the previous financial year, with the exception of the Public Benefit Entity International Public Sector Financial Accounting Standard 48 Statement of Service Performance which applies to all Tier 1 and 2, Not for Profit PBEs for reporting periods beginning on or after 1 January 2023. The Group has prepared SOSP for the year ended 30 June 2023

### A. USE OF ACCOUNTING ESTIMATES AND JUDGMENTS

The preparation of financial statements in conformity with NZ IPSAS with RDR requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group's accounting policies.

#### Fair Value of loans and other financial instruments

The fair value of financial instruments that are not traded in an active market (for example, low or zero interest loans) is determined by using valuation techniques. The Group uses its judgement to select the interest rate based on market conditions when the loan is established.

#### Estimating the value of ReStores' inventories

The realisable value of inventories held at ReStores at year end is estimated using realisable value of these items based on historical sales value of similar items.

### B. FINANCIAL ASSETS

The Group classifies its financial assets in the following categories: financial assets at fair value through profit or loss, loans and receivables, held to maturity investments and available for sale financial assets. The classification depends on the purpose for which the investments were acquired. Management determines the classification of its investments at initial recognition and re-evaluates this designation at every reporting date. At balance date the Group only has financial assets classified as loans and receivables.

### C. LOANS AND RECEIVABLES

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. These arise when the Group provides money, goods or services directly to a debtor with no intention of selling the receivable. These are included in current assets, except for maturities greater than 12 months after the balance date. These are classified as non-current assets. The Group's loans and receivables comprise receivables, cash, cash equivalents, bank deposits and mortgage receivables.

In order to simplify the calculation of fair values of loans and receivables the calculation is based on yearly payments rather than on the actual frequency of monthly payments.

### D. RECOGNITION AND MEASUREMENT

Loans and receivables are initially recognised at fair value plus transaction cost and are subsequently carried at amortised cost using the effective interest method. The Group assesses at each balance date whether there is objective evidence that a financial asset or a group of financial assets is impaired.

Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the Group has transferred substantially all the risks and rewards of ownership.

## **E. TRADE RECEIVABLES AND MORTGAGES**

Trade receivables and mortgages are recognised initially at fair value plus transaction costs and subsequently measured at amortised cost using the effective interest method, less provision for impairment.

Collectability of trade receivables and mortgages are reviewed on an on-going basis. Individual debts which are known to be uncollectible are written off. A provision for impairment is established when there is objective evidence that the Group will not be able to collect all amounts due according to the original terms of the receivables or mortgages. Significant financial difficulties of the debtor, probability that the debtor will enter bankruptcy or financial reorganisation, and default or delinquency in payments (more than 30 days overdue) are considered objective evidence of impairment.

An impairment loss is calculated as the difference between the carrying amount of the mortgage or receivable and the value of the future cash flows discounted at the original effective interest rate of the mortgage or receivable. Impairment losses are recognised in the Statement of Comprehensive Revenue and Expense.

## **F. CASH, CASH EQUIVALENTS AND BANK DEPOSITS**

Cash and cash equivalents include cash balances and call deposits and bank deposits for periods of less than 90 days. Bank overdrafts are shown within borrowings in current liabilities on the Statement of Financial Position.

## **G. INVESTMENTS**

Bank term deposits for periods exceeding 90 days are classified as investments and are initially measured at the amount invested. Interest is subsequently accrued and added to the investment balance. After initial recognition bank term deposits are measured at amortised cost using the effective interest method less impairment.

## **H. TRADE AND OTHER PAYABLES**

These amounts represent unsecured liabilities for goods and services provided to the Group prior to the end of the financial year which are unpaid. Trade and other payables are recognised initially at fair value. As the amounts are usually paid within 30 days of recognition, trade and other payables are carried at face value.

## **I. BORROWINGS**

Borrowings are recognised initially at fair value, net of transaction costs incurred. Borrowings are subsequently stated at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption value is recognised in the Statement of Comprehensive Revenue and Expense over the period of the borrowings using the effective interest method.

Borrowings are classified as current liabilities unless the Group has an unconditional right to defer settlement of the liability for at least 12 months after the balance date.

## **J. INTEREST-FREE BORROWINGS**

Interest-free loans received from others are recorded at fair value on initial recognition. The fair value is estimated as the present value of all future cash payments discounted using the prevailing market rate of interest for similar liabilities at the time of initial recognition. Any fair value adjustment is recognised as finance income. They are subsequently measured at amortised cost using the effective interest method.

## **K. EMPLOYEE BENEFIT ENTITLEMENTS**

A provision for employee entitlements is recognised for benefits earned by employees but not paid at reporting date. Employee benefits include salaries, wages and annual leave.

Employee benefits expected to be settled within one year together with benefits arising from wages and salaries and annual leave which will be settled after one year, have been measured at their nominal amount. Other employee benefits payable after more than one year have been measured at the present value of the estimated future cash outflows to be made for those benefits.

## **L. INVENTORIES**

Inventory held for sale is measured at the lower of cost and net realisable value. Inventory held for distribution at no or nominal consideration is measured at the lower of cost or net realisable value. If inventories are acquired at no cost, or for nominal consideration, cost is the current realisable value at the date of acquisition, with corresponding adjustment to revenue. Cost is determined on a first in first out basis.

## **M. PROPERTY, PLANT AND EQUIPMENT**

All items of property, plant and equipment are measured at cost less accumulated depreciation and impairment losses.

Subsequent costs are added to the carrying amount of an item of property, plant and equipment when that cost is incurred if it is probable that the future economic benefits embodied with the item will flow to the Group and the cost of the item can be measured reliably. The carrying amount of the replaced part is derecognised. All other repairs and maintenance costs are recognised in the Statement of Comprehensive Revenue and Expense as an expense as incurred.

Where material parts of an item of property, plant and equipment have different useful lives, they are accounted for as separate items of property, plant and equipment.

Depreciation on assets is calculated using the diminishing value method, except for properties held to provide a social service, which are depreciated on a straight line basis, to allocate their cost to their residual values over their estimated useful lives. Depreciation is charged to the Statement of Comprehensive Revenue and Expense.

The following depreciation rates have been used. with a mixture of both DV and SL:

Buildings	2-4%
Office Furniture and Equipment	12-60%
Shop Furniture and Equipment	20-60%
Motor Vehicles	20-26%
Plant and Equipment	5-67%

The residual value and useful lives of all assets are reviewed and adjusted if appropriate at each Statement of Financial Position date.

An item of property, plant and equipment is derecognised upon disposal or when no further economic benefits or service potential are expected from its use or disposal.

When an item of property, plant or equipment is disposed of, the gain or loss recognised in the surplus or deficit is calculated as the difference between the net sale proceeds and the carrying amount of the asset.

## **N. PROPERTIES HELD TO PROVIDE A SOCIAL SERVICE**

The properties held to provide a social service held by the Group are accounted for as property, plant and equipment rather than investment property as the property is held to meet service delivery objectives rather than to earn rental or for capital appreciation.

All properties held to provide a social service are stated at cost less accumulated depreciation. The depreciation rate is 2%. When the building of a house is finished, it is valued to market by a registered valuer. This value becomes the future sale price of the property, as agreed between Habitat for Humanity and the partner family. It is the intention of both Habitat and the partner family that the property is initially rented until such time as the partner family has fulfilled its obligations under the Umbrella Agreement. When the partner family obligations have been fulfilled the partner family can purchase the property at the market sale price by signing a Long-Term Sale and Purchase Agreement. At this stage the property is effectively sold, and a mortgage receivable is created. The Group retains security over the property until full settlement has been received.

Properties which are under construction at balance date are classified as "Construction in Progress" at balance date. Construction in Progress represents the cost price of land plus the construction costs incurred to date in houses under construction. The cost of the houses comprises the cash cost of materials and labour plus the cost of donated materials and labour where this can be reliably estimated. Upon completion, the properties are transferred to Properties held to provide a social service.

## **O. NON-CURRENT ASSETS HELD FOR SALE**

Properties held to provide a social service are classified as non-current assets held for sale following the Board of Directors' decision to offer a Long-Term Sale and Purchase Agreement to a partner family. A non-current asset held for sale is stated at the lower of its carrying values and the fair value less costs to sell the asset.

## **P. PROPERTY SUBSIDY PROVISION**

Tenancy arrangements with partner families incorporate an agreement to allow tenants to purchase properties on special terms. The arrangements provide for the amounts paid as rent (less a deduction for rates, maintenance and insurance) by each partner family prior to the purchase of their property to be treated as part-payment towards the agreed purchase price (subject to satisfactory completion of the tenancy trial period). These rentals are shown as income but a corresponding "property subsidy" expense is also recognised, creating a provision. The expense is based on managements' estimate of the likelihood that the partner family will sign the Long-Term Sale and Purchase Agreement. If management estimate that all current partner family tenants will sign a Long-Term Sale and Purchase Agreement, then the property subsidy expense will equal total recognised rentals.

## **Q. IMPAIRMENT OF NON-FINANCIAL ASSETS**

Assets are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. The Group conducts an annual internal review of asset values, which is used as a source of information to assess for any indicators of impairment. External factors, such as changes in expected future processes, technology and economic conditions, are also monitored to assess for indicators of impairment. If any indication of impairment exists, an estimate of the asset's recoverable amount is calculated.

An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use. Value in use is determined by estimating future cash flows from the use and ultimate disposal of the asset and discounting these to their present value using a pre-tax discount rate that reflects current market rates and the risks specific to the asset.

Where the future economic benefits of an asset are not primarily dependent on the asset's ability to generate net cash inflows and the Group would, if deprived of the asset, replace its future economic benefits, value in use is the depreciated replacement cost of the asset.

For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (cash-generating units). Impairment losses directly reduce the carrying amount of assets and are recognised in the Statement of Comprehensive revenue and expense.

Non-financial assets that previously suffered an impairment are reviewed for possible reversal of the impairment at each reporting date.

## **R. PROVISIONS**

A provision is recognised when the Group has a present legal or constructive obligation as a result of a past event and it is probable that an outflow of economic benefits will be required to settle the obligation. If the effect is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market rates and, where appropriate, the risks specific to the liability. Provisions are not reflected for future operating losses except for liquidation expenses.

## **S. GOODS AND SERVICES TAX (GST)**

All amounts are shown exclusive of Goods and Services Tax (GST), except for receivables and payables, which are stated inclusive of GST.

The net amount of GST recoverable from, or payable to, Inland Revenue, is included as part of receivables or payables in the Statement of Financial Position.

The Group Affiliates are registered for GST on a payments basis and with the approval from the Commissioner of Inland Revenue pays GST on rental received from partner families in lieu of a change of use adjustment on the sale of property.

GST balances are classified as noncurrent in the financial statements where the related payments or receipts are expected to be made or received after 30 June 2023.

## **T. TAXATION**

The Group is wholly exempt from New Zealand income tax and gift duty under section CW 41 and CW 42 of the Income Tax Act 2007 having fully complied with all statutory conditions for these exemptions. However, under CW42 tax legislation any business income sent overseas for charitable purpose is taxable. The Group has obtained a Short Process ruling from Inland Revenue and accordingly any business income generated from ReStores activities and sent overseas through HFH NZ as match funds for New Zealand Government funded projects will be declared through IR 4 and IR 10 Income tax returns annually. As per the Short Process ruling these donations from the Affiliates to HFH NZ are entitled to donation tax rebates under DB41. This will create a nil tax effect for these donations sent overseas through HFH NZ.

## **U. FINANCE EXPENSES**

Interest payable on borrowings is recognised on the accrual basis and is calculated using the effective interest rate method.

## **V. LEASES**

Leases where the Group assumes substantially all risks and rewards incidental to ownership of the leased assets are classified as finance leases. All other leases are classified as operating leases. Upon initial recognition finance leased assets are measured at an amount equal to the lower of its fair value and the present value of minimum leased payments at inception of the lease. A matching liability is recognised for minimum lease payment obligations excluding the effective interest expense. Subsequent to initial recognition, the asset is accounted for in accordance with the accounting policy applicable to the asset.

Payments made under operating leases are recognised in the surplus or deficit on a straight-line basis over the term of the lease. Lease incentives received are recognised as an integral part of the total lease expense, over the term of the lease. Associated costs, such as maintenance and insurance are expensed as incurred.

## **W. REVENUE RECOGNITION**

Revenue comprises the fair value of the consideration received or receivable for the sale of goods and services in the ordinary course of the Group's activities. Revenue is shown net of Goods and Services Tax, returns, rebates and discounts.

The Group recognises revenue when the amount of revenue can be reliably measured, it is probable that future economic benefits will flow to the Group and when specific criteria have been met for each of the Group's activities, as described below:

### **Interest income**

Interest income is recognised as it accrues using the effective interest method.

### **Mortgage interest revenue**

Mortgage interest is calculated on the mortgage balance outstanding at year end and is charged to the partner families' loan accounts annually. Mortgage interest is recognised in the Statement of Comprehensive Revenue and Expense using the effective interest method.

### **Grants and donations**

Grant and donation income is recognised as income when it is received unless the Group has a liability to repay the grant if the requirements of the grant or donation are not fulfilled. A liability is recognised to the extent that such conditions are unfulfilled as the end of the reporting period.

### **Gifts in kind**

Gifts in kind are recognised as revenue at the time the value is provided. The value is estimated by considering what the supplier would have charged in an arm's length transaction.

### **Designated funds**

These are the restricted funds received from donors and reserved for the specific project. The funds will be distributed to the project as the work on the project progresses.

### **Global Village Teams**

Habitat for Humanity New Zealand has a strong commitment towards supporting Habitat for Humanity International's global programme with a particular emphasis in the Asia Pacific region. A significant component of this support is participation in the Global Village programme.

Global Village trip pricing is determined for each trip which covers a donation towards administration of programme through New Zealand office, a donation towards visiting country administrations costs and the balance towards air fares and in country accommodation, food and transport costs.

At the conclusion of each trip the revenue/expenses are transferred to Statement of Comprehensive Revenue and Expense.

### **ReStores**

Habitat runs ReStores which are retail shops for a range of goods from building construction related materials to second-hand household goods. The items are donated on a voluntary basis and sold at reasonable second-hand value. In addition to paid employees, volunteers are used for running the operations.

### **Rental income**

Rent from families is recognised as revenue at the time it is received. A corresponding subsidy provision is also recognised.

### **Revenue from non-exchange transactions**

A non-exchange transaction is where the entity either receives value from another entity without directly giving approximately equal value in exchange or gives value to another entity without directly receiving approximately equal value in exchange.

When non-exchange revenue is received with restrictions attached, but not requirement to return the asset if not deployed as specified, then revenue is recognised on receipt.

## X. VOLUNTEER SERVICES AND OTHER DONATED GOODS AND SERVICES

Voluntary services with a value that can be reliably estimated are treated as revenue and expenses. Other volunteer services are not recognised in the financial statements. A value has been placed on time provided by volunteers that operate in the ReStore and work on the building sites. This has been determined by using the estimated cost had the volunteers' time been paid for by the Group. The associated expense is included in employee benefits expense in the surplus and deficit, or in the case of volunteer time for construction of houses, capitalised to the cost of the house. Partner families also perform 500 sweat equity hours as part of their agreement with the Group. As there is no reliable indicator of perceived value of these hours per house the fair value of these services cannot be measured reliably and are not recorded.

Donated goods and products are recorded at their estimated fair value. For building materials, the fair value is the estimated sales price of the materials. For second-hand goods the fair value is the estimated selling price that the item will be sold for in the ReStore.

### 1. DONATIONS & GRANTS - NON EXCHANGE

	2023 NZ\$	2022 NZ\$
General donations	1,284,808	607,584
Overseas relief	138,484	269,877
<b>Total Donations &amp; Grants Non-Exchange</b>	<b>1,423,292</b>	<b>877,461</b>

### 2. GRANTS OTHER

	2023 NZ\$	2022 NZ\$
Habitat for Humanity New Zealand	126,862	285,923
Habitat for Humanity Northern Region Limited	1,736,900	1,105,657
Habitat for Humanity (Nelson) Limited	673,418	1,143,997
Habitat for Humanity Central Region Limited	484,749	703,669
Other	39,355	52,549
<b>Total Donations &amp; Grants Non-Exchange</b>	<b>3,061,284</b>	<b>3,291,795</b>

### 3. RESTORE ACTIVITIES

	2023 NZ\$	2022 NZ\$
<b>Income</b>		
Sales	11,283,252	9,489,157
Stock movement	122,272	(11,199)
Voluntary labour	1,657,485	1,017,916
Sundry	59,189	801,520
<b>Total Income</b>	<b>13,122,198</b>	<b>11,297,394</b>
<b>Less Expenses</b>		
Advertising	34,851	91,455
Depreciation	14,974	69,289
Voluntary labour	1,657,485	1,017,916
Direct labour	5,139,379	4,315,665
Rent	1,305,738	1,198,574
Sundry	1,224,695	1,592,811
<b>Total expenses</b>	<b>9,377,122</b>	<b>8,285,710</b>
<b>Surplus</b>	<b>3,745,076</b>	<b>3,011,684</b>

ReStore is the trade name for Habitat's second-hand goods stores. Donations of goods are made by the general public and these are then sold to help fund Habitat's various activities. From a national perspective the ultimate aim is to have the profits from these stores fund overhead costs so that all other donations are applied directly to activities which benefit families in need.

#### 4. GIFTS IN KIND

	2023	2022
	NZ\$	NZ\$
Volunteer hours	47,216	30,397
Goods in kind	394,369	105,720
<b>Total Gifts in kind</b>	<b>441,585</b>	<b>136,117</b>

#### 5. NET FINANCE INCOME AND EXPENSES

	2023	2022
	NZ\$	NZ\$
Interest on deposits	164,030	107,230
CPI interest	(35,981)	357,622
Fair value adjustment	2,845,935	1,701,408
Effective interest amortisation on receivables	384,164	(1,946)
Currency gains	19,272	12,489
<b>Finance income</b>	<b>3,377,420</b>	<b>2,176,803</b>
Interest on borrowings	(291,377)	(390,145)
Bank fees	(6,704)	(16,353)
Fair value adjustment	-	(654,178)
Effective interest amortisation on borrowings	1,946	(242,619)
<b>Finance expense</b>	<b>(296,135)</b>	<b>(1,303,295)</b>
<b>Net finance income</b>	<b>3,081,285</b>	<b>873,508</b>

#### 6. OTHER INCOME

	2023	2022
	NZ\$	NZ\$
Contract management fees -Te Whatu Ora (formerly DHBs)	3,874,721	1,587,649
Home repair work	733,813	649,532
Other	340,637	680,062
<b>Total other income</b>	<b>4,949,171</b>	<b>2,917,243</b>

#### 7. SPECIFIC INITIATIVE EXPENSES

	2023	2022
	NZ\$	NZ\$
Repair programmes	2,717,904	411,899
Relief programmes	2,475,920	1,033,100
Advertising and promotion	177,743	280,856
Travel	175,865	319,280
<b>Total specific initiative expenses</b>	<b>5,547,432</b>	<b>2,045,135</b>

#### 8. PROPERTY RELATED EXPENSES

	2023	2022
	NZ\$	NZ\$
Repairs and maintenance	122,089	121,566
Rates	233,499	204,731
Rent	346,628	316,960
Utilities	80,213	109,196
Property general	237,688	1,323,598
Volunteer labour	34,595	13,822
Loss on sale of property	849,031	524,414
<b>Total property related expenses</b>	<b>1,903,743</b>	<b>2,614,287</b>

## 9. DEPRECIATION EXPENSE

		2023	2022
		NZ\$	NZ\$
Depreciation – Property, plant & equipment		746,923	594,814
Depreciation – Restores		14,973	69,288
Depreciation – Properties held for social service		226,379	175,430
<b>Total depreciation expense</b>		<b>988,275</b>	<b>839,53</b>
<i>Made up as follows:</i>			
Properties Held for Social Service	13	226,379	175,430
Property Plant & Equipment	12	761,896	664,102
<b>Net depreciation</b>		<b>988,275</b>	<b>839,532</b>

## 10. CASH AND CASH EQUIVALENTS

		2023	2022
		NZ\$	NZ\$
Cash at bank		11,082,075	15,111,810
Overdrafts		(28,906)	(1,160,987)
<b>Total cash and cash equivalents</b>		<b>11,053,169</b>	<b>13,950,823</b>

## 11. INVESTMENTS

		2023	2022
		NZ\$	NZ\$
Investments current		4,138,967	1,634,470
Investments non-current		16,373	15,936
<b>Total Investments</b>		<b>4,155,340</b>	<b>1,650,406</b>

The above balance includes short term investments, where the original term is greater than 90 days and matures within 12 months from balance sheet date.

## 12. PROPERTY, PLANT AND EQUIPMENT

Reconciliation of carrying amounts at the beginning and end of the period	Land & Buildings	Plant & equipment	Motor vehicles	Computers, furniture & equipment	Total
<b>Year ended 30 June 2023</b>					
<b>At 1 July 2022 net of accumulated depreciation and impairment</b>	26,501,353	132,120	489,133	511,533	27,634,139
Additions	2,605,004	1,853	181,514	217,565	3,005,936
Disposals	(2,521,473)	-	(6,177)	(8,020)	(2,535,670)
Depreciation charge for the year	(381,143)	(11,128)	(173,090)	(196,534)	(761,895)
<b>At 30 June 2023 net of accumulated depreciation and impairment</b>	<b>26,203,741</b>	<b>122,845</b>	<b>491,380</b>	<b>524,544</b>	<b>27,342,510</b>
<b>At 30 June 2023</b>					
Cost	28,598,937	991,554	1,576,705	1,462,810	32,630,006
Accumulated Depreciation	(2,395,196)	(868,709)	(1,085,325)	(938,266)	(5,287,496)
Net carrying amount	26,203,741	122,845	491,380	524,544	27,342,510

Reconciliation of carrying amounts at the beginning and end of the period	Land & Buildings	Plant & equipment	Motor vehicles	Computers, furniture & equipment	Total
<b>Year ended 30 June 2022</b>					
<b>At 1 July 2021 net of accumulated depreciation and impairment</b>	17,548,226	167,790	365,380	307,247	18,388,643
Additions	9,392,989	43,611	251,548	325,614	10,013,762
Disposals	(72,944)	-	(1,739)	(29,479)	(104,162)
Depreciation charge for the year	(366,916)	(79,280)	(126,056)	(91,852)	(664,104)
<b>At 30 June 2022 net of accumulated depreciation and impairment</b>	26,501,355	132,121	489,133	511,530	27,634,139
<b>At 30 June 2022</b>					
Cost	28,515,406	989,701	1,401,368	1,253,267	32,159,742
Accumulated Depreciation	(2,014,051)	(857,580)	(912,235)	(741,737)	(4,525,603)
Net carrying amount	26,501,355	132,121	489,133	511,530	27,634,139

### 13. PROPERTIES HELD TO PROVIDE A SOCIAL SERVICE

Reconciliation of carrying amounts at the beginning and end of the period

<b>Year ended 30 June 2023</b>	
<b>At 1 July 2022 net of accumulated depreciation and impairment</b>	<b>19,612,813</b>
Additions	<b>15,865,013</b>
Transfers and disposals	<b>(1,648,485)</b>
Impairment	-
Depreciation charge for the year	<b>(226,379)</b>
<b>At 30 June 2023 net of accumulated depreciation and impairment</b>	<b>33,602,962</b>
<b>At 30 June 2023</b>	
Cost	<b>36,399,879</b>
Accumulated Depreciation	<b>(2,796,917)</b>
Net carrying amount	<b>33,602,962</b>

<b>Year ended 30 June 2022</b>	
<b>At 1 July 2021 net of accumulated depreciation and impairment</b>	15,139,287
Additions	8,440,773
Transfers and disposals	(3,975,588)
Impairment	183,771
Depreciation charge for the year	(175,430)
<b>At 30 June 2022 net of accumulated depreciation and impairment</b>	<b>19,612,813</b>
<b>At 30 June 2022</b>	
Cost	22,183,351
Accumulated Depreciation	(2,570,538)
Net carrying amount	19,612,813

All properties held to provide a social service are stated at cost less accumulated depreciation.

The property is initially rented to the partner family until such time as the partner family has fulfilled its obligations under the Umbrella Agreement. When the partner family obligations have been fulfilled, the partner family can purchase the property at the agreed sale price (being the initial market valuation) by signing a Long-Term Sale and Purchase Agreement. At this stage the property is effectively sold, and a mortgage receivable is created. The Group retains security over the property until full settlement has been received.

#### 14. CONSTRUCTION IN PROGRESS

	2023	2022
<b>Total construction in progress</b>	<b>8,010,912</b>	6,246,616

Construction in progress represents the cost price of land plus the construction costs incurred to date in houses under construction. The cost of the houses comprises the cash cost of materials and labour plus the cost of donated materials and labour where this can be reliably estimated. On completion, the properties are transferred to "Properties held to provide a social service" and valued in accordance with the accounting policy disclosed in section O of the *Summary of significant accounting policies* and is subject to impairment review as disclosed in section R of the *Summary of significant accounting policies*.

#### 15. GOODWILL

	2023	2022
<b>Habitat For Humanity Invercargil</b>	<b>130,000</b>	130,000

Habitat For Humanity Invercargil Limited purchased in December 2015, the business known as The Garage Re-use Shop and the purchase price included Goodwill worth \$130,000. An impairment assessment was completed in June 2023 and concluded the Goodwill is not impaired.

#### 16. MORTGAGE RECEIVABLES

Mortgage receivables are initially recognised at Fair Value and then amortised cost. The fair value adjustment is based on a Net Present Value calculation using independently observable market rates.

	2023	2022
Current portion	1,421,017	1,500,416
Non-current portion	7,426,638	8,711,553
<b>Total mortgage receivables</b>	<b>8,847,655</b>	10,211,969

Mortgage receivables represent the amounts due from partner families from the sale of houses constructed for their use. The mortgages are structured in accordance with the Long-Term Sale and Purchase Agreement between Habitat for Humanity and the partner families. The mortgages are inflation adjusted at rates between 6% and 6.5% and are repayable based on principal and interest payments made on a fortnightly or weekly basis by partner families. The properties remain registered in the name of Habitat for Humanity, until the partner family repays all monies owed.

There are currently no indications of impairment losses on mortgage receivables, and no impairment has been recognised in the current year (2022: Nil). An impairment review is performed annually as described in section S of the *Summary of significant accounting policies*.

#### 17. PROPERTY SUBSIDY PROVISION

	2023	2022
Balance at beginning of year	673,997	932,830
Rental payments provided for during the year	418,338	388,188
Rental payments converted to mortgage payment	(294,532)	(512,898)
Payments transferred back to income	-	(42,395)
Other expense items	(104,661)	(91,728)
<b>Balance at end of year</b>	<b>693,142</b>	673,997

Tenancy arrangements with partner families incorporate an agreement to allow tenants to purchase properties on special terms. The arrangements provide for the amounts paid as qualifying rent (less a deduction for rates, maintenance and insurance) by each partner family prior to the purchase of their property to be treated as part-payment towards the agreed purchase price (subject to satisfactory completion of the tenancy trial period). These rentals are shown as income but a corresponding "property subsidy" expense is also recognised, creating a provision. The expense is based on management's estimate of the likelihood that the partner family will sign the Long-Term Sale and Purchase Agreement. Management estimate that 100% (2022:100%) of all qualifying rental will convert to mortgage payments.

## 18. BORROWINGS

<b>Carrying Value</b>	<b>2023</b>	<b>2022</b>
Directors related parties	923,907	946,794
Kāinga Ora (formerly Housing NZ)	156,282	171,759
Ministry Housing & Urban development	3,686,117	2,303,174
Private	9,106,544	2,516,317
Bank loans	15,757,795	14,649,199
<b>Total Borrowings</b>	<b>29,630,645</b>	<b>20,587,243</b>
<b>Current</b>	<b>4,685,880</b>	<b>2,591,296</b>
<b>Non-current</b>	<b>24,944,765</b>	<b>17,995,947</b>
<b>Total Borrowings</b>	<b>29,630,645</b>	<b>20,587,243</b>

<b>Face Value</b>	<b>2023</b>	<b>2022</b>
Directors related parties	923,907	75,000
Kāinga Ora (formerly Housing NZ)	237,075	317,880
Interest free loans	13,237,164	2,862,827
Private	1,156,382	2,958,853
Bank loans	15,294,279	14,089,546
<b>Total Face Value of Borrowings</b>	<b>30,848,807</b>	<b>20,304,106</b>

<b>Interest and Security (carrying value)</b>	<b>2023</b>	<b>2022</b>
Interest Bearing at 5.65 to 5.90% (Bank debt)	20,903,703	12,413,356
Interest Bearing at 3.0%	-	2,530,383
Total Interest Bearing	20,903,703	14,943,739
Interest Free	8,701,942	5,643,504
Total Borrowings	29,630,645	20,587,243

<b>Secured</b>	<b>28,594,962</b>	<b>14,963,027</b>
<b>Unsecured</b>	<b>1,035,683</b>	<b>5,624,216</b>
<b>Total Borrowings</b>	<b>29,630,645</b>	<b>20,587,243</b>

<b>Borrowings secured by way of mortgages over the following assets:</b>	<b>2023</b>	<b>2022</b>
Properties held for social service	38,544,702	29,900,303
Property, plant & equipment	-	3,183,043
Mortgage Receivables	-	2,500,225
<b>Total Carrying Value of Assets secured by Borrowing</b>	<b>38,544,702</b>	<b>35,583,571</b>

The above assets on the Statement of Financial Position are subject to borrowing encumbrances as at 30 June. Further details are contained within each affiliate's set of financial statements.

<b>Overdraft credit facilities</b>	<b>2023</b>	<b>2022</b>
Portion drawn	28,906	1,160,987
Undrawn facilities	71,094	2,189,013
<b>Total credit facilities</b>	<b>100,000</b>	<b>3,350,000</b>

The undrawn facilities noted above represent the sum that is immediately available to the various affiliates when required.

## 19. TRADE AND OTHER RECEIVABLES

	2023	2022
Trade receivables	1,164,287	582,535
Prepayments	61,804	53,417
<b>Total trade and other receivables</b>	<b>1,226,091</b>	<b>635,952</b>

## 20. FINANCIAL INSTRUMENTS

Financial instruments by category	2023	2022
<b>Financial Assets</b>		
Loans and receivables		
Cash and cash equivalents	11,082,075	15,111,810
Investments	4,138,967	1,634,470
Trade receivables	1,226,091	635,952
Mortgage receivables	8,847,655	10,211,969
	<b>25,294,788</b>	<b>27,594,201</b>

Financial Liabilities	2023	2022
<b>Liabilities at amortised cost</b>		
Trade payables	1,762,639	2,298,367
Tithes payable	641,954	632,883
Bank overdrafts	28,906	1,160,987
Borrowings	29,630,645	20,587,243
	<b>32,064,144</b>	<b>24,679,480</b>

## 21. OTHER ASSETS

	2023	2022
Habitat for Humanity Central Region Limited Loans receivable	84,687	351,359
Tenancy bonds	52,154	25,566
<b>Total other assets</b>	<b>136,841</b>	<b>376,925</b>

## 22. RELATED PARTY TRANSACTIONS

### a) Parent and ultimate controlling party

Habitat for Humanity New Zealand Limited owns one controlling share in each of the subsidiary entities listed below. The share is uncalled. Under certain circumstances the share enables the Company to appoint a controlling director of the subsidiary Board.

### b) Subsidiaries

Habitat For Humanity Northern Region Limited  
Habitat For Humanity Central Region Limited  
Habitat For Humanity Eastern Bay of Plenty Limited  
Habitat For Humanity Taranaki Limited  
Habitat For Humanity (Nelson) Limited  
Habitat For Humanity (Christchurch) Limited  
Habitat For Humanity (Dunedin) Limited  
Habitat For Humanity (Invercargill) Limited

All subsidiaries have a 30 June balance date and are providers of housing solutions to partner families in need. All are incorporated and domiciled in New Zealand. Transactions and amounts receivable/payable owed to the subsidiaries have been eliminated on consolidation.

The Company is owned by a number of shareholders and as such has no ultimate controlling party.

The Group had the following grants and donations received from Habitat for Humanity International during the year:

	2023	2022
Grant Received from Habitat for Humanity International	63,382	125,196
SOSI to Habitat for Humanity International	(36,525)	(26,788)
Net received from Habitat for Humanity International	26,857	98,408

The Company is related to Habitat for Humanity International by the signing of an annual covenant and Memorandum of Understanding around the use of brand, service and product. The Company reports both financial and non-financial information to Habitat for Humanity International on a quarterly basis.

Stewardship and Organisational Sustainability Initiative (SOSI) is a contribution made to Habitat for Humanity International.

### c) Transactions with shareholders / directors and director-related parties

Loans	2023	2022
J A Gallagher Family Trust	925,000	900,000
Gallagher Charitable Trust	90,000	50,000
<b>Total loans from directors/ director-related parties</b>	<b>1,015,000</b>	<b>950,000</b>

John Gallagher is a director of Habitat for Humanity Central Region Limited and related to the Gallagher Charitable Trust. This loan is interest free and on no fixed repayment terms.

Other Transactions	2023	2022
Donation from the Gallagher Charitable Trust Board	25,000	25,000
Doing Good Foundation Loan Interest	-	9,499
Doing Good Foundation Loan	-	150,000
Stephen Falconer (Former Director Habitat for Humanity (Invercargill) Limited - Accounting services)	7,200	13,200

John Gallagher is a director of Habitat for Humanity Central Region Limited and related to the Glenice & John Gallagher Foundation and the Gallagher Charitable Trust Board.

Jim and Ann Dowman are Directors of Habitat for Humanity Eastern Bay of Plenty and Doing Good Foundation

All the above transactions were conducted in a normal commercial transaction basis and approved by the respective boards.

### Key management compensation

The Group has a related party relationship with key management personnel. Key management personnel include the Board of Trustees, the Finance Audit Risk Committee and Senior Management.

	2023	2022
Salaries and other short term employee benefits	3,233,946	2,843,982
Number of staff	31	28

## 23. COMMITMENTS

### a) Operating leases

The Group has the following operating lease payment commitments:

	2023	2022
Less than 1 year	899,795	951,222
Between 1 year and 5 years	937,920	907,582
More than 5 years	95,547	1,052
<b>Total</b>	<b>1,933,262</b>	<b>1,859,856</b>

The lease payment commitments relate to premises, office equipment and computer hardware:

Lease payment in Comprehensive Revenue and Expense	698,457
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The Group has the following operating lease payments receivable:

	2023	2022
Less than 1 year	153,835	139,536
Between 1 year and 5 years	534,987	435,577
More than 5 years	254,769	231,089
<b>Total</b>	<b>943,591</b>	<b>806,202</b>

## b) Capital commitments

### Habitat for Humanity Central Region Limited

Jacks Landing (Stage 2 & 2a) Hamilton - 6 houses to be built at Jacks Landing with value of the project \$3,494,565, total cost to date as of balance date was \$193,364 and the remaining cost to complete was \$3,301,201.

Venture Developments for acquisition of property at West Dune - 2 houses with a value of \$1,339,298, total cost to date as of balance date was \$117,553 and the remaining cost to complete was \$1,221,745.

Classic Homes Ltd for the construction of the property at Bellingham Crescent, Rotorua - 3 houses with a value of \$1,138,000, total cost to date as of balance date was \$133,542 and the remaining cost to complete was \$1,004,458.

Kāinga Ora for the acquisition of development land at Quartz Avenue, Rotorua to the value of \$1,216,956.52

Zion Church Trust for the acquisition of a 1/2 share of development land at Racecourse Road, Te Awamutu with a value of \$1,750,000, total cost to date as of balance date was \$1,500,000 and the remaining cost to complete was \$250,000.

### Habitat for Humanity Northern Region Limited

Habitat for Humanity Northern Region signed a contract to build 23 units at 101-105 Mauni Road, Whangārei for \$14.1 million, for social housing. The cost to complete as at 30 June 2023 is \$10.2m.

### Habitat for Humanity (Nelson) Limited

Commitment to complete the development of a multi-unit house development at 171 Queens Street Richmond at a build cost of \$1.5m. Project expected to be completed by May 2024.

### Habitat for Humanity (Invercargill) Limited

There are Capital commitments to purchase a replacement central heating system for the ReStore for up to \$110,000 (2022 \$148,000).

## 24. CONTINGENT LIABILITIES

There are no Contingent Liabilities that require disclosure at 30 June 2023 (2022: Nil).

## 25. EVENTS SUBSEQUENT TO BALANCE DATE

The following has taken place since 30 June 2023:

Habitat for Humanity New Zealand Limited board authorised signing of agreements with MHUD on PHO scheme loan facilities of \$3,100,000 for Habitat for Humanity Central Region Limited and \$1,800,000 for Habitat for Humanity (Dunedin) Limited. The agreement for Habitat for Humanity Central Region Limited was signed with MHUD on 21 August 2023 and the agreement for Habitat for Humanity (Dunedin) Limited is not yet signed. (2022: Nil).

# Independent Auditor's report



## Independent Auditor's Report

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To the Shareholders of Habitat for Humanity New Zealand Limited

Report on the Audit of the Consolidated Financial Report

### Opinion

We have audited the financial report of Habitat for Humanity New Zealand (the "Entity") and its controlled entities ("the Group") which comprise:

- a. the financial statements set out on pages 36 to 54, which comprise the consolidated statement of financial position as at 30 June 2023, and the consolidated statement of comprehensive revenue and expense, consolidated statement of changes in net assets, and consolidated cash flow statement for the year then ended, and notes to the financial statements, including a summary of significant accounting policies; and
- b. the consolidated statement of service performance on page 33 to 35.

In our opinion, the accompanying financial report present fairly, in all material respects:

- a. the financial position of the Entity as at 30 June 2023 and its financial performance and cash flows for the year then ended; and
- b. the service performance for the year ended 30 June 2023 in accordance with the Entity's service performance criteria

in accordance with the Public Benefit Entity International Public Sector Accounting Standards Reduced Disclosure Regime ("PBE IPSAS RDR") issued by the New Zealand Accounting Standards Board.

### Basis for Opinion

We conducted our audit of the financial statements in accordance with International Standards on Auditing (New Zealand) (ISAs (NZ)) and the audit of the service performance information in accordance the International Standard on Assurance Engagements (New Zealand) (ISAE (NZ)) 3000 (Revised) issued by the New Zealand Auditing and Assurance Standards Board. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of our report. We are independent of the Entity in accordance with Professional and Ethical Standard 1 *International Code of Ethics for Assurance Practitioners (including International Independence Standards) (New Zealand)* issued by the New Zealand Auditing and Assurance Standards Board, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other than in our capacity as auditor we have no relationship with, or interest in, the Entity.

### Other Information Other than the Financial Report and Auditor's Report thereon

The Directors are responsible for the other information. The other information comprises all the narratives within the "Our Work" section, Company Directory and Directors' Report, but does not include the financial statements and statement of service performance and our auditor's report thereon.

Our opinion on the financial statements and statement of service performance does not cover the other information and we do not express any form of audit opinion or assurance conclusion thereon.

In connection with our audit of the financial statements and statement of service performance, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements and statement of service performance, or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

#### **Responsibilities of Those Charged with Governance for the Financial report**

Those charged with governance are responsible on behalf of the Entity for:

- (a) the preparation and fair presentation of the financial statements and statement of service performance in accordance with PBE IPSAS RDR issued by the New Zealand Accounting Standards Board;
- (b) service performance criteria that are suitable in order to prepare service performance information in accordance with PBE IPSAS RDR; and
- (c) such internal control as those charged with governance determine is necessary to enable the preparation of the financial statements and statement of service performance that are free from material misstatement, whether due to fraud or error.

In preparing the financial report, the Directors on behalf of the Entity are responsible for assessing the Entity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless those charged with governance either intend to liquidate the Entity or to cease operations, or have no realistic alternative but to do so.

#### **Auditor's responsibilities for the Audit of the Financial report**

Our objectives are to obtain reasonable assurance about whether the financial report as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (NZ) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial report.

As part of an audit in accordance with ISAs (NZ) and ISAE (NZ) 3000 (Revised), we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements and the service performance information, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of the Group's internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of the use of the going concern basis of accounting by those charged with governance and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the group's to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements and the service performance information, including the disclosures, and whether the consolidated financial statements and the service performance information represents the underlying transactions and events in a manner that achieves fair presentation.
- Perform procedures to obtain evidence about and evaluate whether the reported outcomes and outputs, and quantification of the outputs to the extent practicable, are relevant, reliable, comparable and understandable.



We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

**Restriction on use of our report**

This report is made solely to the Entity's shareholders, as a body. Our audit work has been undertaken so that we might state to the Entity's shareholders, as a body, those matters which we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Entity and its shareholders, as a body, for our audit work, for this report or for the opinion we have formed.

**Grant Thornton New Zealand Audit Limited**

*Grant Thornton*

**Auckland, New Zealand**

**20 November 2023**

# Let's continue to build impact together



**HABITAT FOR HUMANITY NEW ZEALAND  
ANNUAL REPORT: 1 JULY 2022 - 30 JUNE 2023**

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**30  
YEARS**