

CORT COMMUNITY HOUSING

(COMMUNITY OF REFUGE TRUST)

2016
ANNUAL REPORT





Patrick and Litia Lesatele at their
CORT Mt Wellington Highway unit.

Cover: Sheryl Rounthwaite with
her son Phoenix at their CORT
Lynton Road home.

PHOTOS: JESSIE CASSON

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who are we?

CORT Community Housing (Community of Refuge Trust) is a not-for-profit organisation and is registered as a charitable trust under the Charitable Trust Act 1957. The Trust was founded in 1987 by Auckland's Ponsonby Baptist Church in response to the housing needs of low-income and vulnerable people in its local area. It operates independently of the church and is governed by a board of trustees.

CORT is now well established. It employs eight staff and provides rental accommodation for 251 tenants. It has assets of \$50 million and manages 226 properties, over half of them owned by the Trust and the remainder sub-let from private landlords. Tenancies are well managed, with an emphasis on the wellbeing of tenants, long-term security of tenure and careful maintenance of housing stock.

CORT's focus has traditionally been on people with mental health disabilities. This has now expanded to include other vulnerable groups, such as people with disabilities, the elderly and small families on very low incomes, for whom the one and two-bedroom homes that CORT specialises in are appropriate.

To find out more about CORT and its history visit our website: www.cort.org.nz

what motivates us?



vision

Good homes for all.



mission

Our goal is to provide good-quality, affordable and secure housing for vulnerable people on low incomes.



ethos

Social justice lies at the heart of CORT's mission. This arises from its founding relationship with Ponsonby Baptist Church and the Christian call to be a good neighbour. Good housing is more than a roof over our heads. It is essential to human dignity.

community housing concepts and definitions



Affordable housing

Accommodation in which the total housing costs are affordable for those living in the housing unit. The commonly accepted guideline for housing affordability is a cost that does not exceed 30% of a household's gross income. Affordable housing includes both rental and home ownership.



Community housing – third sector housing

Social and affordable housing provided by non-profit community organisations. Third sector housing refers to housing that is not provided by the private market (first sector) or public/government agencies (second sector). Third sector is housing provided by community not-for-profit and social enterprises, such as CORT Community Housing.



Social housing

Rental housing provided for people on low incomes (primarily receiving government income support), who also face multiple barriers to accessing accommodation. Social housing has historically been provided by the Government – owned and managed by Housing New Zealand. However, the Government is increasingly looking to the community housing sector to also participate in the provision of social housing.



Mixed housing

The creation of a variety of housing types within a development or community. Within a social and community housing concept the term can be used to describe a mixture of housing types and tenant groups, whose occupancy is determined by their level of need and eligibility for affordable housing.

chairperson's review



Sue Watson

'The ache for home lives in all of us, the safe place where we can go as we are and not be questioned.' **Maya Angelou**

This quote from Maya Angelou has resonated for me this year and no more so than now as I write this review and we hear daily reports in the media of the housing crisis in Auckland. As we go into winter, an increasing number of people are living in temporary shelters including cars and garages. Community groups are taking unprecedented steps to provide emergency accommodation. I am inspired by the leadership shown by the Te Puea Memorial Marae at Mangere Bridge who have opened their doors and their hearts to people facing homelessness.

It was a similar heartfelt response to the housing needs of the time that inspired the members of a small church in Ponsonby 29 years ago to buy a house and set up CORT to provide homes for people who had been released into the community following the closure of mental health institutions. Today we are one of the largest community housing trusts in Auckland, providing homes for 250 people.

Our response to the emergency housing crisis is two-fold. First, we are providing homes for people who are currently living in emergency housing or, in some

cases, have been living in cars or moving from sofa to living room floor. Second, we provide long-term secure and affordable tenancies to ensure wherever possible that our tenants don't return to an emergency housing situation.

Demonstrating growth

Community housing organisations are increasingly playing a greater role in the provision of new social housing as the Government seeks to increase the supply of housing provided by the community housing sector. CORT is responding to this challenge and actively seeking opportunities to develop new rental housing in Auckland. Expansion, one of the three key aspects of CORT's three-year strategic plan, is being achieved by enlarging our rental portfolio so that we can house more people, as well as extending our geographic reach and our tenant base. I am delighted to report ongoing progress in all of these areas.

Our latest 17 units completed in the Waimahia development in Weymouth and Lynton Street in New Lynn are a reflection of this geographic extension.

In recent years CORT has also expanded the range of vulnerably housed people we select as tenants. Our tenant base now also includes the elderly, the disabled and families and single parents on very low incomes.

A focus on being good neighbours

Our new properties enhance the neighbourhoods in which they are located. Being good neighbours is an important element of our ethos. Any initial concerns that may have been expressed by neighbours at the news of a CORT community housing development next door are inevitably abated by the quality of our construction and the stability and reliability of our tenants.

CORT exemplifies best practice in our tenancy management, adopting the best of international expertise and experience in this area. We take pride in our record of longstanding tenants and long-serving staff. They are testament to our management skills and to our organisation's culture and values. Our low ratio of tenant turnover and high occupancy rates reflect our compassionate and professional approach to engaging with our tenants.

Advocacy another key CORT strategy

We continue our active involvement in the community housing sector. We work closely with other community housing bodies, including the national organisation

WAIMAHIA INLET



COURTESY OF WAIMAHIA INLET PARTNERSHIP

Community Housing Aotearoa and regional organisation Auckland Community Housing Providers Network. Our CEO Peter Jeffries recently stepped down as chairperson of the Auckland Community Housing Network after six years as chairperson. He has increasingly become a leading advocate for social and affordable housing. He is now one of the media's respected 'go-to' spokespeople on the topic, as well as an advocate for the view that the Auckland Council's Unitary Plan does not go far enough to support the development of medium-density housing in our neighbourhoods across Auckland.

CORT has already demonstrated that urban growth and intensification can be positive. The completion of our Princes Street and Lynton Road developments shows that it is possible to build aesthetically pleasing, medium-density (two-storey) one and two-bedroom dwellings at around 100sqm per dwelling, and at a much more affordable price than other high-rise apartments.

CORT engages with central government and local government for the provision and funding of inclusive communities, social housing and rent subsidies. And we continue to challenge Auckland Council to produce a Unitary Plan that will enable low-income residents to live and flourish in all areas of Auckland. However, without significant further investment from Central Government we will be unable to continue to commit to developments on the scale of our Mt Wellington Highway and Waimahia units. We have proved that we have the capacity and the expertise to undertake such projects and look forward to opportunities to continue to expand further.

We have a commitment to excellence and sustained growth. This means that we take a long-term view rather than looking for short-term gains. This involves adopting a cautious approach, as we continue to look for ways to actively build community and engage with tenants.

We have ended this financial year with a strong performance across the organisation and with a clear intention to continue to influence the landscape of social housing provision in Auckland.

I would like to commend the staff and trustees of CORT who work with commitment and compassion to provide homes for the people in Auckland, who are often the first to struggle to find a safe place to live. I also want to acknowledge the leadership of our CEO Peter Jeffries who has made a significant contribution to the national debate on social and affordable housing in the past year.

It is a privilege to be involved in this work and there is no better reward than to visit CORT tenants and to see them settled and thriving in their new homes and connecting with their communities.

A handwritten signature in black ink, appearing to read 'S. Watson'.

Sue Watson
Chairperson, CORT Community Housing

our properties

CORT manages 226 properties throughout the Auckland region.

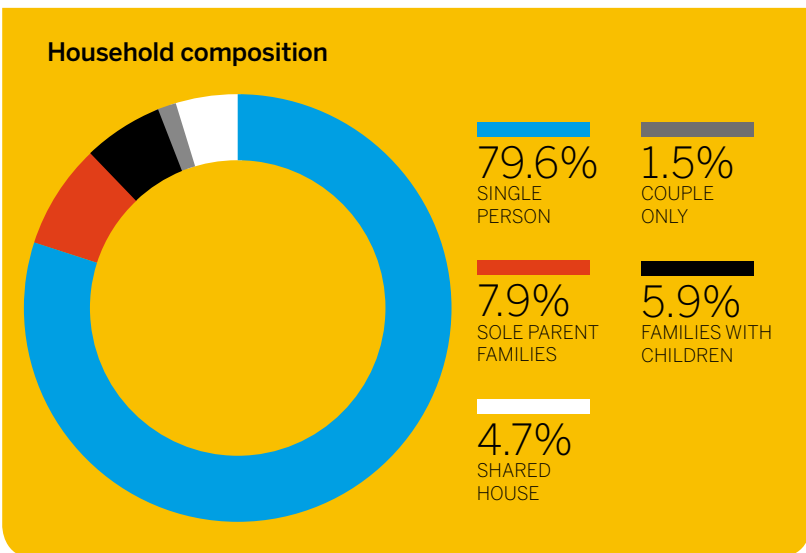
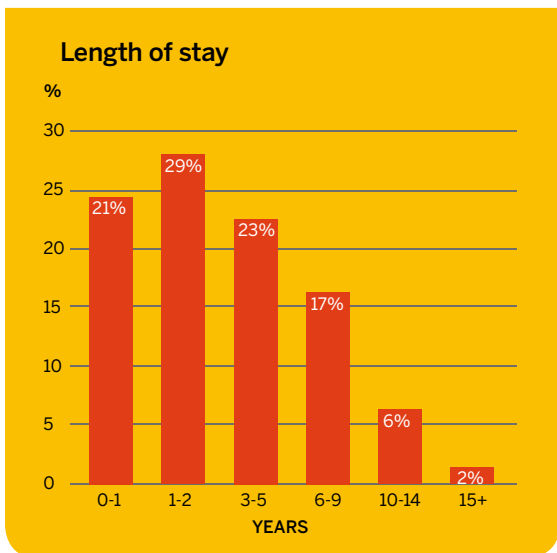


Total number of tenancies

251

OF THESE TENANTS:

137 ARE FEMALE 111 ARE MALE 3 ARE TRANSGENDER



ceo's review



Peter Jeffries

Auckland's rent trap

The cost of living in one of the world's most unaffordable cities is unfairly being borne by renters and those on low incomes.

As a result of Auckland's population growth and decreasing home ownership, there is a huge demand for more affordable rental accommodation. Increasing demand and stalling supply is placing huge strain on people who are renting and on the local economy, as employees struggle to afford to live in Auckland.

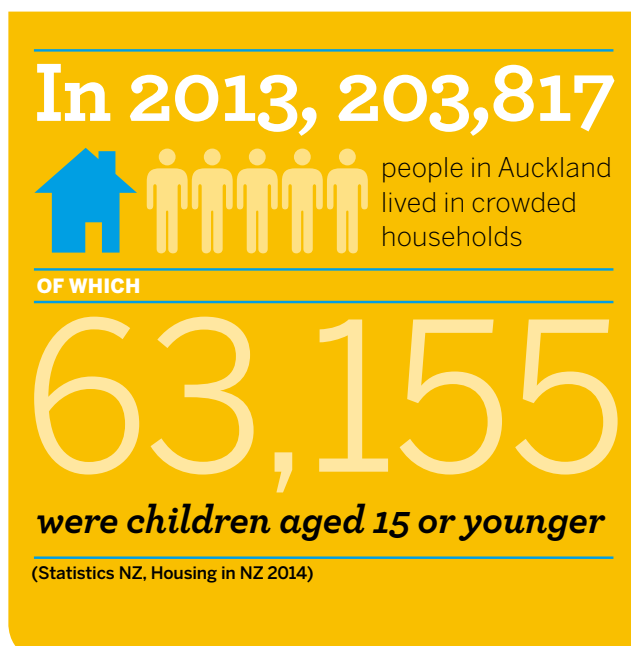
Auckland will grow by 75% over the next 30 years. Auckland Council needs to become more 'enabling' of community housing organisations to assist with our ongoing efforts to increase the stock of affordable accommodation in Auckland. This is an urgent requirement for those members of our community who are least able to access their fundamental human right to secure, stable and affordable accommodation, without help.

'The reality is that there will always be people around us who require an accommodation safety net. Our health and wellbeing as a community can be measured by the wellbeing of its poorest and most struggling members. We hold a collective responsibility in our community to demonstrate in practical ways our compassion for those who are falling through the cracks.' **Peter Jeffries**

Government initiative to increase extra social housing places

CORT is supportive of the government's IRRS 1000 (Income-Related Rent Subsidy) programme, which will see the government purchasing another 1000 affordable homes in Auckland for people on the housing waiting list. In November 2015 the Ministry of Social Development requested proposals from community housing providers to deliver an extra 1000 social housing places which will be located in high-demand areas of Auckland by the end of 2018. These places will be funded through the IRRS. This is another step to help grow the supply of social housing and builds on the Ministry's request for proposals earlier in 2015 for an extra 300 social housing places in Auckland.

However, although this initiative is very encouraging, it's challenging to respond to this request given the continual rise in Auckland's house prices and the uncertainty while we wait for the Auckland Council's Unitary Plan to be ratified. But although it's a tough market for the government to be investing in, it is nevertheless essential that it does so.



Pauline's story

Pauline has lived in her one-bedroom CORT unit since late 2015. Her passion for craft is evident in the many vibrant mosaics, paintings and beaded cushions she has made and displayed in her home.

'I find living here to be very pleasant and enjoyable. The easy access to public transport is a bonus. The neighbours are honest and sincere. CORT has proved a good landlord and I have every faith in them. I look forward to being their tenant in the years ahead. I feel very secure here.'

Previously Pauline lived in two different residential care facilities. She loves having more control over her life by living independently.

'It's been empowering and enriching being in my own unit. In residential care you can't cook after 8pm. Here I can cook at times that fit with when I take my meds. Now I have my own relaxation space and time out. I have more flexibility for everyday living, cooking and cleaning. I have the personal time and space to do what I want when I feel like doing it. I feel more creative in my own space and can express my ideas more easily. I can do craft all day if I want.'

WAIMAHIA INLET



COURTESY OF WAIMAHIA INLET PARTNERSHIP

WAIMAHIA INLET



WAIMAHIA INLET



Top: Morning sun rising up over the inlet. Left: newly finished units at Waimahia Inlet. Right: Minister of Building & Housing Nick Smith and Auckland Mayor Len Brown celebrate the completion of the 100th house at Waimahia Inlet, November 2015.

CORT highlights over the past financial year Waimahia development, Weymouth Inlet

Located 23km south of the Auckland CBD and facing Manukau Harbour, CORT's units within the Waimahia development represent our flagship projects. The development has been undertaken by Tāmaki Makaurau Community Housing Limited (TMCHL), a consortium of Māori organisations and community housing providers, including CORT. I am a director on the board of TMCHL. We have a mutual interest in providing affordable, good-quality housing for those in need.

Waimahia represents an inspiring example of mixed community housing. It is the largest 'third-sector'* housing project undertaken to date in New Zealand. It includes 290 dwellings across a range of tenures. Sixty to seventy per cent of these will include either assisted home-ownership (shared-equity and rent-to-buy) or affordable social rentals. The remainder will be sold

privately to first-time home buyers. This development also represents the first Special Housing Area designated under the Auckland Housing Accord, signed between central government and Auckland Council in September 2013.

This first SHA has to date developed 20% of all new affordable housing in Auckland. The project has reached the halfway stage. By mid-year 2016 the 150th family was housed, which equates to 290 new homes.

CORT has been allocated 26 units to date for purchase. Of these fifteen have been completed and tenanted. The remaining eleven units are expected to be completed in 2017.

* Social and affordable housing provided by non-profit community organisations.

ivan's story

Ivan's cat Lucky Girl occupies a big space in his heart. 'I couldn't live without her,' he says. He has lived in his one-bedroom CORT unit for the past 10 years. 'It's given me stability. I now have a ramp outside my unit for my powered wheelchair and a revamped shower. These renovations have made a big difference.'

Ivan enjoys living in Mt Albert and appreciates the handy access to shops and takeaways. A passionate movie and documentary buff, he takes pride in his impressive collection of DVDs and CDs, which he has watched and listened to many times over. Friends sometimes call in to watch a movie with him. 'I also love my classical music.'



staff profile

Jade Thorne has been a Tenancy Manager at CORT for over four years and has been involved in the mental health arena for the past 12 years.

Jade's role includes overseeing CORT's Housing Register of referrals from external support agencies and through mental health services within the Auckland District Health Board.

'I am always honest and upfront with my tenants. I think this helps us to treat one another with a mutual respect which is always focused on solutions. I treat everyone with the same dignity and respect as I would expect to be treated myself. I see our tenants first and foremost as people who come from many diverse backgrounds. Most of them have amazing stories about what's happened to them and how they've overcome a range of difficult and life-changing circumstances.

'If you don't have a safe and secure place to lay your head every night, everything else collapses,' says Jade. 'Over the past six months we have seen an increase in homelessness across Auckland. As a grandmother myself it really breaks my heart to see a grandparent with grandchildren sleeping in their car.'

Jade meets tenants regularly to carry out tenancy inspections and to ensure that they receive adequate support when it's needed. 'I am often required to respond quickly when there are tenancy issues, if someone is unwell or is experiencing financial difficulties. We identify specific support needs, involve the appropriate external services and conduct joint support meetings. Our aim at CORT is to provide early intervention to prevent any escalation of tenant problems,' she says.

'I get so much satisfaction from my job and know that the work I do really does make a difference to people's lives for the better. Yes, it can be stressful, but if I need to offload I have very supportive colleagues who understand the pressures of dealing with human suffering on a daily basis.'

Jade is originally from Whangarei and her iwi is Ngāpuhi. She also has a large extended family within Auckland. Outside of work her creativity is expressed through her Maori-themed paintings and also in restoring furniture.





Clockwise top left: the property features two front-facing stand-alone buildings containing 11 units in total. They were built this way to replicate a two-storey house in any street. Once the trees have grown, the street impression of two regular quality homes will be complete. Right: Archer and Blaze Pepi enjoying the communal vegetable garden at Mt Wellington. Above: Arawa Road development, New Lynn, Auckland.

Lynton Road, Mt Wellington

This project is an excellent example of two-storey medium-density housing. It includes eight one-bedroom and three two-bedroom units. The development was completed at the end of 2015. This site originally consisted of two stand-alone three-bedroom houses purchased by CORT from Housing New Zealand.

CORT has demonstrated that by providing good design that is aesthetically in keeping with the construction style of other residential dwellings within the surrounding neighbourhood, it is possible to increase the density from one dwelling per 600 sq m to one dwelling per 109sq m. This also provides greater options in a neighbourhood that lacks an adequate supply of one bedroom and two-bedroom dwellings.

Concern was initially expressed by neighbours, who feared that the Lynton Road development would detrimentally affect other properties street values and result in the loss of their privacy for some neighbours. However, following completion, feedback received from neighbours has been very positive. The quality and finish are of a high standard and the design includes shutters to provide additional privacy for our tenants. These new units are an asset to the street and demonstrate an excellent example of how well-designed social housing units can fit into and add value to a neighbourhood.

Arawa Road, New Lynn development

Located within a handy 150 metres of the railway station, this project began in early April this year and is scheduled for completion in September 2016. The completed site will contain 10 two-bedroom units for Housing New Zealand and six one-bedroom units for CORT. The development is being built for CORT by the New Zealand Housing Foundation, with whom we are also working closely on the Waimahia Inlet development.

Professional property maintenance and tenancy management

CORT currently manages 226 properties and 251 tenancies. CORT owns 139 of these properties and manages another 87 on behalf of other property owners. Entrusted with a property portfolio of over \$50 million, we are vigilant about its upkeep and maintenance. Maintaining our properties in excellent condition retains their commercial value, as well as enhancing the comfort and wellbeing of our tenants.

CORT property insulation upgrades

Over the past year we have continued to make progress with our insulation upgrade programme of existing older housing stock. In recent years CORT has taken advantage of government-subsidised insulation programmes to install additional insulation wherever

Types of accommodation subsidies received by CORT tenants



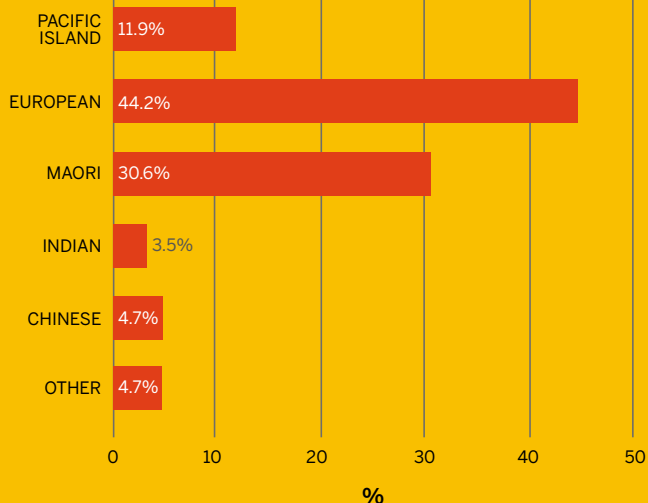
37%
INCOME-RELATED RENT
SUBSIDY PROGRAMME

63%
WINZ ACCOMMODATION
SUPPLEMENT SUBSIDY
PROGRAMME

Age range of CORT tenants

16-24:	7
25-44:	107
45-54:	68
55-64:	55
65-74:	12
75+:	2

Ethnic mix of CORT tenants



it is possible, to make its properties warmer and drier for its tenants. The most recent installation upgrades were undertaken in five units in Mt Albert. This included replacing all external windows with double glazing.

Thanks

I want to thank CORT board chair Sue Watson. Her extensive experience has been invaluable to the Trust in ensuring that the organisation is aligned with its agreed strategic direction.

I would also like to offer wholehearted thanks for the time and expertise provided by our board of trustees and to all of the friends of the Trust, who provide hours of volunteer support – we simply could not manage without them.

Finally, I would also like to acknowledge and thank the Ponsonby Baptist Church. I'd particularly like to thank Jody Kilpatrick, Minister of the church, who has been an ex-officio member of the Trust for over a decade.

The church's congregation takes an active interest in the support and wellbeing of a number of CORT's tenants. This valuable physical and moral support underpins our work providing safe and affordable accommodation for those most in need in our Auckland community.

Peter Jeffries
CEO, CORT Community Housing

'ASB has proudly supported and worked with CORT since its inception by the Ponsonby Baptist Church in 1987. The team at CORT has never deviated from its vision of "good homes for all", and has become one of New Zealand's leading community housing providers through fierce adherence to its vision, strong governance and financial prudence.'

Peter Lamberton,
Commercial Manager,
ASB Bank



Damian and Malina Cooper.

The annual July CORT tenant dinner has become an anticipated annual event to demonstrate support for our tenants in a welcoming atmosphere. It is attended by many of CORT's tenants, as well as CORT staff and supporters from the Ponsonby Baptist Church.



Mark Norton and Fred Pompallier



CORT tenants Litia Lesatele and Margaret MacDonald enjoy a laugh and a catch-up at their shared washing line.



Where it's appropriate and possible, CORT offers small amounts of work such as garden maintenance and cleaning to people from its partnership organisations to build their work skills, confidence and self-esteem.

Above: Ngāiwi and Geoff, members of the Arahura Charitable Crossroads Clubhouse. CORT has provided them with part-time work doing lawn mowing and basic garden maintenance on 21 of its properties.



Kerry, another Crossroads Clubhouse member, has cleaned CORT's offices for two hours a week for the past three years.

faye's story

Faye lives in a neighbouring one-bedroom CORT unit to Ivan and often has a coffee with him. She receives few visitors, so her friendship with Ivan is very important to her. A care worker comes seven days a week at 8am and 4.30 to dispense her meds and do the dishes and housework. Faye looks forward to her visits.



treasurer's report

The audited accounts of CORT show that the Trust has remained financially stable following our addition of 20 new homes.

The Trust has operated within its budget. Our operating surplus of \$624,000 has allowed us to meet our committed loan repayments and our cash contributions towards our new properties, as well as to maintain sufficient cash in the bank to fund our day-to-day operations. Our balance sheet has once again benefited from the Auckland housing market boom, with our properties increasing by more than \$6.7 million in value. The total value of our properties has now surpassed \$50 million. When offset by our liabilities of around \$19 million (including approximately \$7 million in conditional grants) the Trust has equity of \$31 million.

As part of the board's strategy to strengthen the organisation we have established a finance and risk sub-committee. Its purpose is to provide further oversight and review of the Trust's financial policies and systems.

CORT is therefore still well positioned to continue to grow further. In the current climate we are more likely to be limited by the availability of suitable property for development than by any financial constraints.

Bill Alexander

Treasurer, CORT Community Housing

trust directory

For the year ended 31 March 2016

Purpose of Trust To obtain and maintain affordable accommodation for disadvantaged people with social needs within Auckland

Incorporation Date October 1987

Charities Register Number CC36795

Address 68 Grafton Road
Auckland

Trustees Sue Watson (Chairperson)
Peter Jeffries (CEO)
William Alexander
Jody Kilpatrick
Zheyne Tahana
Tony McNamara
John Deyell
Graham Davison

Bankers ASB Bank Limited, Auckland

Auditors Jolly Duncan & Wells
Ellerslie
Auckland



independent auditors' report

To the Trustees of Community of Refuge Trust

We have audited the accompanying consolidated financial statements of the Community of Refuge Trust and its subsidiaries, which comprise the consolidated statement of financial position as at 31 March 2016, the consolidated statements of financial performance, cash flows and movements in equity for the year then ended, and a summary of significant accounting policies and other explanatory information.

Trustees' Responsibility for the Financial Statements

The trustees are responsible for the preparation of financial statements that give a true and fair view of the matters to which they relate and in accordance with generally accepted accounting practice in New Zealand and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibilities

Our responsibility is to express an opinion on the consolidated financial statements based on our audit. We conduct our audit in accordance with international standards on Auditing (New Zealand). Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risk material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's

preparation and fair presentation of the consolidated financial statements 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 entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence that we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Other than in our capacity as auditors we have no relationship with, or interest in the Community of Refuge Trust or any of its subsidiaries.

Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the financial position of Community of Refuge Trust and its subsidiaries as at 31 March 2016, and their financial performance and cash flows for the year then ended in accordance with generally accepted accounting practice in New Zealand.

Jolly Duncan & Wells
JOLLY DUNCAN & WELLS

15 July 2016
 Eilerslie, Auckland

Partners

Brian Sheridan
 Murray Wells

B.Com CA
 B.Com CA CMA

consolidated statement of comprehensive revenue and expenses

for the year ended 31 March 2016

	Note	Group		Trust	
		2016 \$	2015 \$	2016 \$	2015 \$
Revenue from exchange transactions					
Rent received		3,575,505	2,980,738	3,575,505	2,980,738
Interest received		1,128	1,110	1,128	1,110
Directors fees		45,000	-	45,000	-
Revenue from non-exchange transactions					
ADHB contract income		538,613	534,330	538,613	534,330
Total revenue		4,160,245	3,516,178	4,160,245	3,516,178
Expenses					
Property expenses		2,685,200	285,407	2,685,836	2,284,771
Administration expenses		280,547	148,702	280,553	148,696
Development expenses		-	117,987	-	117,987
ADHB contract expenses		570,176	510,239	570,176	510,239
Total expenses		3,535,923	3,062,335	3,536,565	3,061,693
Total surplus for the period		624,322	453,842	623,680	454,485
Other comprehensive revenue and expense					
Unrealised net change in the value of investment properties		6,726,964	2,155,176	6,726,964	2,155,176
Total comprehensive revenue and expense		7,351,286	2,609,018	7,350,644	2,609,661

consolidated statement of changes in net assets

for the year ended 31 March 2016

Group	Retained Earnings	Property Revaluation Reserve	Trust Funds
Balance at 1 April 2014	9,203,325	12,059,868	21,263,193
Net surplus for the year	2,609,018		2,609,018
Transfer unrealised net change in the value of investment properties	(2,155,176)	2,155,176	-
Balance at 31 March 2015	9,657,167	14,215,044	23,872,211
Net surplus for the year	7,351,286		7,351,286
Transfer unrealised net change in the value of investment properties	(6,726,964)	6,726,964	-
Balance at 31 March 2016	10,281,489	20,942,008	31,223,497

Trust	Retained Earnings	Property Revaluation Reserve	Trust Funds
Balance at 1 April 2014	9,203,324	12,059,868	21,263,192
Net surplus for the year	2,609,661	-	2,609,661
Transfer unrealised net change in the value of investment properties	(2,155,176)	2,155,176	-
Balance at 31 March 2015	9,657,809	14,215,044	23,872,853
Net surplus for the year	7,350,644	-	7,350,644
Transfer unrealised net change in the value of investment properties	(6,726,964)	6,726,964	-
Balance at 31 March 2016	10,281,489	20,942,008	31,223,497

consolidated statement of financial position

as at 31 March 2016

	Note	Group		Trust	
		2016	2015	2016	2015
		\$	\$	\$	\$
Current assets					
Bank		446,904	255,625	446,726	105,631
Accounts receivable		54,983	50,447	54,983	50,447
Prepayments		46,048	-	46,048	-
		547,935	306,072	547,757	156,079
Non-current assets					
Investment properties	6	50,300,000	37,273,000	50,300,000	37,273,000
Development work in progress	7	1,725	2,063,195	1,725	2,063,195
Plant and equipment	8	39,988	24,318	39,988	24,318
Investments	9	-	-	-	-
		50,341,713	39,360,513	50,341,713	39,360,513
Total assets		50,889,649	39,666,585	50,889,471	39,516,592
Current liabilities					
Sundry creditors		86,742	55,586	86,742	55,586
GST payable		4,436	4,626	4,436	4,626
Tenant funds		4,092	9,706	4,092	9,706
Related party loan	10	-	-	- 1,286,515	180,000
Loans - current portion	11	424,803	372,671	424,803	372,671
		520,074	442,589	1,806,589	622,589
Non-current liabilities					
Loans - term portion	11	12,186,502	10,086,710	10,899,808	9,756,074
Conditional grants	12	6,959,577	5,265,075	6,959,577	5,265,075
		19,146,079	15,351,785	17,859,385	15,021,149
Total liabilities		19,666,152	15,794,374	19,665,974	15,643,738
Net assets		31,223,497	23,872,211	31,223,497	23,872,854
Trust funds					
Retained earnings		10,281,489	9,657,167	10,281,489	9,657,809
Property revaluation reserve		20,942,008	14,215,044	20,942,008	14,215,045
		31,223,497	23,872,211	31,223,497	23,872,854

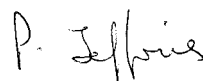
For and on behalf of the Executive Committee:



Chairperson

8 July 2016

Date:



CEO

8 July 2016

Date:

consolidated statement of cash flows

for the year ended 31 March 2016

	Note	Group 2016 \$	2015 \$	Trust 2016 \$	2015 \$
Cash flows from operating activities					
<i>Receipts</i>					
Receipts from non-exchange transactions		534,077	534,089	534,077	534,089
Receipts from exchange transactions		3,621,632	2,981,848	3,621,632	2,981,848
		4,155,709	3,515,937	4,155,709	3,515,937
<i>Payments</i>					
Payments to suppliers		(2,470,544)	(2,271,201)	(2,470,258)	(2,271,195)
Payment to employees		(592,367)	(567,180)	(592,367)	(567,180)
Interest paid		(559,359)	(202,994)	(488,943)	(202,358)
		(3,622,270)	(3,041,375)	(3,551,568)	(3,040,733)
Net cash flows from operating activities		533,439	474,562	604,141	475,204
Cash flows from investing activities					
<i>Receipts</i>					
Sale of property plant and equipment		2,783	13,913	2,783	13,913
		2,783	13,913	2,783	13,913
<i>Payments</i>					
Purchase of property, plant and equipment		(24,146)	(16,435)	(24,146)	(16,435)
Purchase of investment properties		(4,238,566)	(6,877,352)	(4,238,566)	(6,877,352)
		(4,262,711)	(6,893,787)	(4,262,711)	(6,893,787)
Net cash flows from investing activities		(4,259,928)	(6,879,874)	(4,259,928)	(6,879,874)
Cash flows from financing activities					
<i>Receipts</i>					
Loans received		3,916,401	3,553,645	3,995,515	3,403,009
Conditional grants received ¹		1,694,502	3,676,575	1,694,502	3,676,575
		5,610,903	7,230,220	5,690,017	7,079,584
<i>Payments</i>					
Bank overdraft repaid		-	(212,567)	-	(212,567)
Loans repaid		(1,693,134)	(362,907)	(1,693,134)	(362,907)
		(1,693,134)	(575,474)	(1,693,134)	(575,474)
Net cash flows from financing activities		3,917,769	6,654,746	3,996,883	6,504,110
Net increase/(decrease) in cash and cash equivalents		191,280	249,434	341,096	99,440
Cash and cash equivalents at 1 April		255,625	6,191	105,631	6,191
Cash and cash equivalents at 31 March		446,905	255,625	446,727	105,631

notes to the consolidated financial statements

for the year ended 31 March 2016

1 Reporting entity

The reporting entity is Community of Refuge Trust (the "Trust"). The Trust is domiciled in New Zealand and is a charitable organisation incorporated under the Charitable Trusts Act 1957 and subsequently registered with the Charities Commission under the Charities Act 2005 on 13 January 2009.

The financial statements comprising the Trust and its controlled entities, Lynton Housing Limited, Jervois Developments Limited and Mt Wellington Developments Limited, together the "Group", are presented for the year ended 31 March 2016.

These Group financial statements and the accompanying notes summarise the financial results of activities carried out by the Trust. The Group obtains and maintains affordable accommodation for disadvantaged people with social needs within Auckland.

These consolidated financial statements have been approved and were authorized for issue by the Board of Trustees on 30 June 2016.

2 Statement of compliance

The Group financial statements have been prepared in accordance with Generally Accepted Accounting Practice in New Zealand ("NZ GAAP"). They comply with Public Benefit Entity International Public Sector Accounting Standards ("PBE IPSAS") and other applicable financial reporting standards as appropriate that have been authorised for use by the External Reporting Board for Not-For-Profit entities. For the purposes of complying with NZ GAAP, the Group is a public benefit not-for-profit entity and is eligible to apply Tier 2 Not-For-Profit PBE IPSAS on the basis that it does not have public accountability and it is not defined as large.

The Board of Trustees has elected to report in accordance with Tier 2 Not-For-Profit PBE Accounting Standards and in doing so has taken advantage of all applicable Reduced Disclosure Regime ("RDR") disclosure concessions. This decision results in the Group not preparing a Statement of Service Performance for both reporting periods.

3 Changes in accounting policy

For the year ended 31 March 2015, the Group prepared its consolidated financial statements using the New Zealand Financial Reporting Standards ("NZ FRS"). These have now been restated to Not-For-Profit PBE IPSAS – RDR. The transition to Tier 2 Not-For-Profit PBE Accounting Standards has not had significant effect on the reported Statement of Financial Position and Statement of Comprehensive Revenue and Expenses.

4 Summary of accounting policies

The significant accounting policies used in the preparation of these financial statements as set out below have been applied consistently to both years presented in these financial statements.

4.1 Basis of measurement

These consolidated financial statements have been prepared on the basis of historical cost, as modified by the fair value measurement of investment properties, non-derivative financial instruments and land and buildings which are measured at fair value.

4.2 Functional and presentational currency

The consolidated financial statements are presented in New Zealand dollars (\$), which is the Group's functional currency. All financial information presented in New Zealand dollars has been rounded to the nearest thousand dollars.

4.3 Basis of consolidation

Controlled entities are all those entities over which the controlling entity has the power to govern the financial and operating policies so as to benefit from its activities. The controlled entities are consolidated from the date on which control is transferred and are de-consolidated from the date that control ceases. In preparing the consolidated financial statements, all inter entity balances and transactions, and unrealised gains and losses arising within the consolidated entity are eliminated in full. The accounting policies of the controlled entity are consistent with the policies adopted by the Group and have a 31 March reporting date.

4.4 Revenue

Revenue is recognised to the extent that it is probable that the economic benefit will flow to the Group and revenue can be reliably measured. Revenue is measured at the fair value of the consideration received. The following specific recognition criteria must be met before revenue is recognised.

Rental income

Rental income is earned from operating leases of investment properties and leased properties. Rental income is recognised as profit or loss on a straight-line basis over the term of the lease.

Government contracts revenue

Revenue from government contracts relates to income received from Auckland District Health Board (ADHB) and is provided as funding for services the Group provides relating to the Health Board. Revenue is recognised in the period the services are provided.

Interest revenue

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

4.5 Financial instruments

Financial assets and financial liabilities are recognised when the Group becomes a party to the contractual provisions of the financial instrument.

The Group derecognises a financial asset or, where applicable, a part of a financial asset or part of a group of similar financial assets when the rights to receive cash flows from the asset have expired or are waived, or the Group has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party; and either:

- the Group has transferred substantially all the risks and rewards of the asset; or
- the Group has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

(1) Financial Asset

Financial assets within the scope of NFP PBE IPSAS 29 Financial Instruments: Recognition and Measurement are classified as financial assets at fair value through surplus or deficit, loans and receivables, held-to-maturity investments or available-for-sale financial assets. The classifications of the financial assets are determined at initial recognition.

The category determines subsequent measurement and whether any resulting income and expense is recognised in surplus or deficit or in other comprehensive revenue and expenses. The Group's financial assets are classified as financial assets at fair value through surplus or deficit, loans and receivables or as available for sale financial assets. The Group's financial assets include: cash and cash equivalents, short-term deposits, receivables from non-exchange transactions, receivables from exchange transactions, investments and the interest in Lynton Housing Limited, Jervois Developments Limited and Mt Wellington Developments Limited.

All financial assets except for those at fair value through surplus or deficit are subject to review for impairment at least at each reporting date. Financial assets are impaired when there is any objective evidence that a financial asset or group of financial assets is impaired. Different criteria to determine impairment are applied for each category of financial assets, which are described below.

Financial assets at fair value through surplus or deficit include items that are either classified as held for trading or that meet certain conditions and are designated at fair value through surplus or deficit upon initial recognition. All derivative financial instruments fall into this category, except

for those designated and effective as hedging instruments or a derivative that is a financial guarantee contract.

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. After initial recognition, these are measured at amortised cost using the effective interest method, less any allowance for impairment. The Group's cash and cash equivalents, receivables from exchange transactions and receivables from non-exchange transactions fall into this category of financial instruments.

Available for sale financial assets

Available-for-sale financial assets are non-derivative financial assets that are either designated to this category or do not qualify for inclusion in any of the other categories of financial assets. The Group's available-for-sale financial assets include its share in its subsidiaries, associate and limited partnership.

(2) Impairment of financial assets

The Group assesses at the end of reporting date whether there is objective evidence that a financial asset or a group of financial assets is impaired. A financial asset or a group of financial assets is impaired and impairment losses are incurred if there is objective evidence of impairment as a result of one or more events that occurred after the initial recognition of the asset (a "loss event") and that loss event has an impact on the estimated future cash flows of the financial asset or the group of financial assets that can be reliably estimated.

For financial assets carried at amortised cost, if there is objective evidence that an impairment loss on loans and receivables carried at amortised cost has been incurred, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of the estimated future cash flows discounted at the financial asset's original effective interest rate. The carrying amount of the asset is reduced through the use of an allowance account. The amount of the loss is recognised in the surplus or deficit for the reporting period.

In determining whether there are any objective evidence of impairment, the Group first assesses whether there are objective evidence of impairment for financial assets that are individually significant, and individually or collectively significant for financial assets that are not individually significant. If the Group determines that there is no objective evidence of impairment for an individually assessed financial asset, it includes the asset in a group of financial asset with similar credit risk characteristics and collectively assesses them for impairment. Assets that are individually assessed for impairment and for which an impairment loss is or continues to be recognised are not included in a collective assessment for impairment.

If in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognised, the previously recognised impairment loss is reversed by adjusting the allowance account. If the reversal results in the carrying amount exceeding its amortised cost, the amount of the reversal is recognised in surplus or deficit.

(3) Financial liabilities

The Group's financial liabilities include sundry creditors, tenant funds, related party loans and conditional grants.

All financial liabilities are initially recognised at fair value (plus transaction cost for financial liabilities not at fair value through surplus or deficit) and are measured subsequently at amortised cost using the effective interest method except for financial liabilities at fair value through surplus or deficit.

4.6 Cash and cash equivalents

Cash and cash equivalents are short term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

4.7 Short term investments

Short term investments comprise term deposits which have a term of greater than three months and therefore do not fall into the category of cash and cash equivalents.

4.8 Investment properties

Investment properties are properties held either to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of business, for supply of goods or services or for administrative purposes. Investment properties are measured initially at cost, including transaction costs. Investment properties acquired through non-exchange transactions is measured at its fair value at the date of acquisition.

Subsequent to initial recognition, investment properties are measured at fair value. Fair value is determined without any deductions for transaction costs it may incur on sale or other disposal. Any gain or losses arising from a change in the fair value of the investment property are recognised as a surplus or deficit in the period that it is incurred. When the investment property becomes an owner-occupied property, the cost for subsequent accounting is its fair value at the date of the change in use.

When an owner-occupied property changes its use to an investment property, the property is re-measured to fair value and any gains arising on re-measurement is recognised in surplus or deficit to the extent that it reverses a previous impairment loss on the specific property, with any remaining gain recognised in Other Comprehensive Revenue and Expense and presented in the asset revaluation reserve in equity.

4.8 Plant and equipment

Items of plant and equipment are measured at cost less accumulated depreciation and impairment losses. Cost includes expenditure that is directly attributable to the acquisition of the asset. Where an asset is acquired through a non-exchange transaction, its cost is measured at its fair value as at the date of acquisition.

Depreciation is charged on a diminishing value basis at rates calculated to allocate the cost or valuation of the asset less any estimated residual value over its remaining useful life:

Motor vehicles	5 years
Furniture and equipment	10 years

4.9 Leases

Payments on operating lease agreements, where the lessor retains substantially the risk and rewards of ownership of an asset, are recognised as an expense on a straight-line basis over the lease term.

4.10 Significant judgments and estimates

In preparing the financial statements, the Board of Trustees is required to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the disclosure of contingent liabilities, at the end of the reporting period. The uncertainty from these assumptions and estimates could result in outcomes that may result in a material adjustment to the carrying amount of the asset or liability.

The Group base its assumptions and estimates on parameters available when the financial statements are prepared. However, existing circumstances and assumptions about future developments may change due to market changes or circumstances arising beyond the control of the Group. Such changes are reflected in the assumptions when they occur. The key significant judgements and estimates used in the preparation of these financial statements are as follows:

Investment Properties

Residential property held to provide social housing are classified as investment properties on the basis that rental income derived from the letting of these properties is not incidental to the Trust's purpose. Investment properties are carried at market value as estimated by an independent valuer using observable data on recent transactions and rental yields for similar properties.

4.11 Income tax

Due to its charitable status, the Group is exempt from income tax.

	Group		Trust	
	2016	2015	2016	2015
	\$	\$	\$	\$
5 Components of net surplus				
Rental income received includes Income Related Rent Subsidies (IRRS) received from the Ministry of Social Development	831,599	167,227	831,599	167,227
<i>Net surplus includes the following specific revenue and expenses:</i>				
Auditors remuneration - audit services	8,000	11,174	8,000	11,174
Depreciation	5,198	4,351	5,198	4,351
Employee costs	592,367	567,180	592,367	567,180
Leasing and rental costs	1,506,349	1,456,965	1,506,349	1,456,965
Loss/(gain) on disposal of assets	494	-	494	-
Trustees' fees and expenses	940	1,326	940	1,326
6 Investment Properties				
Investment properties - at market value	50,300,000	37,273,000	50,300,000	37,273,000

Investment properties comprise 133 residential units located across 12 suburbs of Auckland (2015: 113).

The fair values of investment properties were estimated using observable data on recent transactions and rental yields for similar properties. The properties were valued at market value at 31 March 2016 by M McNamara, independent registered valuer of the firm Property Sphere Consultancy. M McNamara is a member of the New Zealand Institute of Valuers Inc.

Changes to the carrying amounts are as follows:

Balance at beginning of year	37,273,000	28,610,000	37,273,000	28,610,000
Additions	6,300,035	6,507,822	6,300,035	6,507,822
Disposals	-	-	-	-
Gain on property revaluation	6,726,964	2,155,176	6,726,964	2,155,176
Balance at end of the year	50,300,000	37,273,000	50,300,000	37,273,000

All the Group's investment property is held under freehold interests.

All properties are leased out on operating leases of varying lengths. No contingent rent has been recognised as income in the period (2015: \$Nil).

7 Development work in progress

Investment properties - in development	1,725	2,063,195	1,725	2,063,195
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Relates to the purchase of land and proposed development of residential units at Arawa St. (2015: Comprises residential units under construction at Lynton Road).

8 Plant and equipment

Group and Trust – 2016	Motor vehicles	Furniture and equipment	Total
	\$	\$	\$
Cost	44,153	13,854	58,007
Accumulated depreciation	(17,201)	(818)	(18,019)
Net book value	26,952	13,036	39,988

Group and Trust – 2015	Motor vehicles	Furniture and equipment	Total
	\$	\$	\$
Cost	43,759	-	43,759
Accumulated depreciation	(19,441)	-	(19,441)
Net book value	24,318	-	24,318

Reconciliation of the carrying amount at the beginning and end of the period:

	Motor vehicles	Furniture and equipment	Total
	\$	\$	\$
Opening balance	24,318	-	24,318
Additions	10,292	13,854	24,146
Disposals	(3,278)	-	(3,278)
Depreciation	(4,380)	(818)	(5,198)
Closing balance	26,952	13,036	39,988

9 Investments

The trust has an interest in the following entities:

a. Waimahia Inlet Neighbourhood Limited Partnership	Limited partnership - 25% share
b. Tamaki Makaurau Community Housing Limited	Associate company - 25% shareholding
c. Jervois Developments Ltd	Subsidiary company - 100% shareholding
d. Lynton Housing Ltd	Subsidiary company - 100% shareholding
e. Mt Wellington Developments Ltd	Subsidiary company - 100% shareholding

All investments have a cost of \$-.

The Trust is a limited partner in the Waimahia Inlet Neighbourhood Limited Partnership which is involved in the development of social housing in Waimahia.

In 2014 the Trust acquired 25 ordinary shares (25% of shareholding) in Tamaki Makaurau Community Housing Limited. This company is a general partner in the Waimahia Inlet Neighbourhood Limited Partnership.

Mt Wellington Developments Ltd and Jervois Developments Ltd are both dormant companies that have not traded.

Lynton Housing Ltd was set up to head the development of 10-12 Lynton Rd.

	Group		Trust	
	2016	2015	2016	2015
	\$	\$	\$	\$
Lynton Housing Limited	-	-	1,286,515	180,000

Lynton Housing Limited is wholly owned by the Trust. This unsecured loan bears interest at 6% p.a. and has no fixed terms of repayment.

	Group		Trust	
	2016	2015	2016	2015
	\$	\$	\$	\$
11 Loans				
NZ Baptist Savings & Development Society (BSDS) - mortgage loans	1,154,531	1,255,712	1,154,531	1,255,712
Housing New Zealand Corporation (HNZC) - mortgage loans	3,280,579	4,815,832	3,280,579	4,815,832
KiwiBank - mortgage loan	200,675	205,003	200,675	205,003
ASB - mortgage loan	5,905,888	3,055,000	5,905,888	3,055,000
ASB Credit Facility	2,069,632	1,127,834	782,938	797,198
	12,611,304	10,459,381	11,324,611	10,128,745
Current Portion - payable within 12 months	424,803	372,671	424,803	372,671
Term Portion - payable after 12 months	12,186,501	10,086,710	10,899,808	9,756,074

The BSDS, HNZC, Kiwibank and ASB mortgages are secured by registered first mortgages over the Trust's investment properties.

BSDS mortgages bear interest at the rate of 6% per annum.

HNZC loans are interest free for 10 years and thereafter interest is payable at market rates.

The ASB Credit Facility and mortgage loan bears interest at rates between 4.99-6.21% per annum.

The Kiwibank mortgage loan bears interest at 5.35% p.a. and is repayable in fixed monthly instalments of \$1,274.

12 Conditional Grants

ASB Community Trust	900,000	900,000	900,000	900,000
Social Housing Unit	6,059,577	4,365,075	6,059,577	4,365,075
	6,959,577	5,265,075	6,959,577	5,265,075

(i) The grant from ASB Community Trust is received towards Housing Innovation Fund projects and if within the period of 10 years after the grant is made, the Trust sells the properties or alters their use so that they no longer provide affordable rental accommodation to persons with social needs, then the Trust will repay the conditional grants to ASB Community Trust.

(ii) The grant from the Social Housing Unit was received towards Social Housing Project Funding. If the Trust sells the properties or alters its social housing purpose in accordance with the Relationship and Grant Agreement, then the funds must be re-invested in Social Housing or the Social Housing Unit may require the funds to be repaid.

13 Related Party Transactions

Ponsonby Baptist Church is a related party as it has the right to appoint four members of the Board of Trustees. During the year, the trust paid Ponsonby Baptist Church \$8,740 for office rent and \$3,471 for a grant towards community worker costs (2015: \$33,940 and \$33,078 respectively). At year-end the balance owing to Ponsonby Baptist Church was \$-.

The Trust has received a loan from its wholly owned company, Lynton Housing Limited. This loan is unsecured and has no fixed terms of repayment. At year-end the balance owing was \$1,286,693 (2015: \$180,000). The Trust has provided an unlimited all obligations joint and several guarantee and indemnity to ASB Bank Limited in support of the facilities provided by the bank to the Trust and Lynton Housing Limited. During the year, interest amounting to \$71,344 (2015: \$-) was paid in respect of this loan.

The Trust has received directors fees from its associate, Tamaki Makaurau Community Development Limited in respect of services rendered.

No related party debts have been written off or forgiven during the year (2015: nil).

14 Contingent Liabilities

There are no contingent liabilities as at 31 March 2016 (2015: nil).

15 Capital and operating commitments

(a) Capital commitments

2016:

The trust has entered into contracts with Waimahia Inlet Neighbourhood Limited Partnership to purchase 13 residential property units in stages 2 and 3 of a development under construction by the limited partnership at a cost of \$4,197,101.

The trust has entered into a contract with New Zealand Housing Foundation to purchase 6 lots of land in a development under construction at Arawa Street, New Lynn at a cost of \$1,650,000.

2015:

The group has entered into a \$1,515,600 contract with eHomes Global (NZ) Ltd to construct residential units at the trust's Lynton Road property.

The trust has entered into a \$2,924,100 contract with Waimahia Inlet Neighbourhood Limited Partnership to purchase 9 residential property units in a development under construction by the limited partnership.

(b) Operating commitments

As at the reporting date, the Trust has entered into the following operating commitments in respect of office equipment and office premises:

	Group		Trust	
	2016 \$	2015 \$	2016 \$	2015 \$
No later than one year	54,641	-	54,641	-
Later than one year and no later than five years	12,230	-	12,230	-
Later than five years	-	-	-	-
	66,871	-	66,871	-

16 Categories of Financial Assets and Liabilities

The carrying amounts of financial instruments presented in the statement of financial position relate to the following categories of assets and liabilities:

Financial assets

Loans and receivables

Cash and cash equivalents	446,904	255,625	446,726	105,631
Receivables from non-exchange transactions	54,983	50,447	54,983	50,447
	501,887	306,072	501,709	156,079

Available-for-sale financial assets

Investments	-	-	-	-
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Financial liabilities

Trade and other creditors	95,271	69,918	95,271	69,918
Loans	12,611,305	10,459,381	12,611,126	10,308,745
Conditional grants	6,959,577	5,265,075	6,959,577	5,265,075
	19,666,152	15,794,374	19,665,974	15,643,738

17 Events after the reporting date

The Board of Trustees and management is not aware of any other matters or circumstances since the end of the reporting period, not otherwise dealt with in these financial statements that have significantly or may significantly affect the operations of Community of Refuge Trust. (2015: \$Nil).

MT WELLINGTON HWY



WELLINGTON STREET, FREEMANS BAY



WELLINGTON STREET, FREEMANS BAY



WAIMAHIA INLET



CORT partner organisations

CORT values the contribution of our partners in assisting us to create safe, affordable accommodation for people on low incomes. We work in a range of partnerships in order to share and gain access to diverse specialist expertise.

- Accessible Properties
- Affinity Services
- ASB Bank
- ASB Community Trust
- Auckland Community Housing Provider Network
- Auckland DHB
- Bays Community Housing Trust
- Beacon Pathways Ltd
- Buchanan Rehabilitation Centre
- Crossroads Clubhouse
- Community Housing Aotearoa
- Cornwall House
- Emerge Aotearoa
- Equip Mental Health Services
- Habitat for Humanity
- Housing New Zealand
- Keys Social Housing
- Kiwi Bank
- Lifemark
- Lifewise
- Manaaki House
- Ministry of Business Innovation and Employment
- Ministry of Social Development
- New Zealand Housing Foundation
- Monte Cecilia Housing Trust
- Pathways
- Ponsonby Baptist Church
- St Luke's Community Mental Health Centre
- Taylor Centre
- Tamaki Collective
- Te Tumu Kāinga
- Te Tumu Paeoa
- Toi Ora Live Art Trust
- Vision West Community Trust
- Westpac Bank



CORT tenant Tony Jones tending his deck oasis in his Mt Wellington Highway unit.

PHOTO: JESSIE CASSON



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