

**MONTE CECILIA**  
Seeking Housing Justice For All



**ANNUAL REPORT**  
**2021/2022**

# VISION

Everyone has access to adequate,  
affordable and secure housing.

# VALUES

*tumanako, tu pono toa, tika, manaakitanga, kotahitanga*  
hope, courageous integrity, justice, hospitality, team

# MISSION

To promote housing justice for everyone  
in Aotearoa New Zealand.



**MONTE CECILIA**

Seeking Housing Justice For All

[www.montececilia.org.nz](http://www.montececilia.org.nz)

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# CHAIR'S REPORT

*Ehara tāku toa i te toa takitahi  
engari he toa takitini.*

**My strength is not as an  
individual, but as a collective.**

**Like many others the last year was a tough one on many levels for Monte. We saw huge impacts to our families during the prolonged lockdown at the end of 2021 and while our desire was to support them, we could only do this from afar. In addition to those we could work with, there were many others we could advocate for at best but who remained without housing support because of the share scale of need.**

Our own team were impacted by COVID-19 and the other illnesses that eventuated through the loosening of control at the start of 2022, which while impacting our levels of support, on the upside we could at least finally regain a better connection with our families. Thank you for everything you do, every day.

What has continued to inspire me is that irrespective of these challenges we have had a team, and a broader partner group, who have never wavered in their desire to help the homeless. It is through these relationships that we can stand together and continue to try and support those we can.

While we face into some significant headwinds with the ministries that

we work with, which is forcing us to challenge our business model and impacts our ability to continue the level of support we do, the CHP community still retains its unwavering focus on the families. In my time on the board this has not changed.

As an organisation we were readying ourselves for it but as the financial year drew to a close, we received Bernie's resignation. He has achieved a huge amount in his 6.5 years with Monte, transforming the organisation into what it is today. While Bernie acknowledges there is a lot more to do, I just want to thank you for everything you have done – you have been tireless in your support of our families, in building the team to support them and holding people to account around the challenges the sector faces.

As a board we are also at a point where a number of us step down at the conclusion of our terms. Kathy Lynch, Bourke O'Connor, Brett Johnstone, Craig Brown and I depart as of the October AGM and each have provided a small reflection below.

**Kathy Lynch** – It has been a privilege to serve on the Monte Cecilia Housing Trust Board for the past six years. Over this time Monte has grown exponentially to meet needs of families affected by the sadly ever-increasing housing

crisis in Auckland. Through these years, under the guidance of Bernie Smith as CEO, with Hope Simonsen and Ken Brophy as Board Chairs, Monte has expanded from a stock of 31 owned / leased transitional and social houses to around 590, Windrush Close has been purchased and rebuilt and the dedicated team at Monte has grown hugely in number. When I moved from Monte in 1999, as the last Sister of Mercy in residence on the premises at what is now Pah Homestead, I hoped that the vision of affordable and accessible housing for all New Zealand families would be achievable early in the new millennium. While this is a long way from being reached the Monte Cecilia Housing Trust has made this a reality for thousands of whānau and the many children within those families. Again, I offer my thanks for the privilege of having been a small part of this service and the opportunity to work with such dedicated, generous people. I wish them every blessing for the future in achieving their vision of "adequate, affordable and secure housing" for all.

**Bourke O'Connor** – It has been a privilege to serve as a trustee for Monte Cecilia for the past 10 years. The growth of the organisation and its reach during this time has been exponential. I have mixed



feelings when I consider my time at Monte. I am proud of what the organisation has achieved, and I am thankful for the dedication and efforts of our wonderful staff. I am in awe of the job they do caring for the homeless and marginalised, especially their care for the children that make up the largest part of our Monte community. At the same time, I am disappointed that the need for our services and help has increased alarmingly and shows no sign of abating anytime soon. The Monte family will continue to do their best for those in need. I know Monte is in good hands.

#### **Revd Brett Johnstone –**

I would like to thank the Catholic Diocese of Auckland and my fellow Board members for the privilege it has been to serve as a Board member for the past 9 years. The standout highlight for me has been the growth of Monte Cecilia Housing Trust under Bernie Smith's leadership, which has resulted in many more families in housing crisis being helped. The stories of families and especially children having at last a stable and warm house to call home are the stories that make time as a Board member worthwhile. Another highlight of my time has been the opening of Windrush Close as our new headquarters and emergency housing complex. I have had the privilege of serving alongside many dedicated Board members

and I wish them well for the future. May God's blessing be with Monte Cecilia and the families the trust serves.

**Craig Brown** - It has been an honour to work with Monte Cecilia Housing Trust for the last six years. The work of Monte Cecilia to find housing for homeless families has never been more important. As the gap between family incomes and cost of living has increased in 2022, the pressure on families to remain in their current accommodation and stay up to date with their rent payments has never been more strained. In six years, I have watched Monte Cecilia grow from a small community housing provider housing solutions to 58 families, to today supporting 1,579 families this year. Monte Cecilia continues to seek accommodation solutions for families across the wider Auckland community, and we define success when there is no longer a need for organisations like Monte Cecilia to exist in New Zealand.

Given we knew there was this significant departure of IP and Monte understanding we embarked on a staged process to appoint new trustees, carrying additional board members for an extended period. We saw this as a key way to mitigate the risks that could occur.

We appointed Helen Faamoe and John Hastings in November 2021, and then Margaret Martin (who

replaces Kathy as our Sisters of Mercy representative, a key part of our history), Amit Prasad and Tim Swann in August 2022. All bring a unique perspective whether in the housing, social services, financial or lived homelessness space and have impressed already in their ability to roll up the sleeves and get involved. For those of us stepping down we feel the board is in very safe hands as it continues to evolve and grow to its next phase.

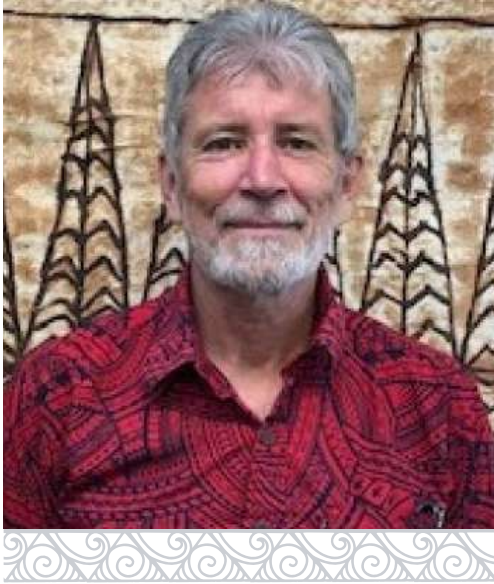
Excitingly we also appointed two amazing Shadow Board Members – Avary Patutama and Iesina Tupouniua – who not only add a fresh and different perspective to our discussions but also allow us to contribute to the growth of governance expertise that over time will support other organisations like ours. They will be an asset to any 'for impact' organisation.

Lastly, as Monte enters its 40th anniversary I would just like to say that it has been a privilege to be a part of this board for 6 years, to see such an amazing group of people support so many and to get to better understand and contribute to a sector I am passionate about. Monte has a lasting impact on many and it certainly has on me.

*Fa'afetai, Mālō 'aupito, tēnā koutou,  
Thank you*

**Ken Brophy, Chairperson**





# CHIEF EXECUTIVE REPORT

## *Tēnā koutou, Malo e lelei, Talofa lava.*

**It's been a tough year in a number of ways. The COVID-19 impact for the second year running has had a huge effect on our nation, in our communities, with whānau we seek to serve and especially our staff as well as trying to maintain some form of business/service continuity.**

**As I write this, spring is in the air, a sign of new animal births on our farms and flowers blossoming in our gardens and more sunshine, so I'm hopeful this gives each of us a fresh spring in our step.**

On top of the COVID-19 impact the Government's decision to take away a "key tool" for housing vulnerable kiwis sparking fears it could force hundreds of families to remain homeless, has become a reality.

The tool, known as 'redirect housing contracts', involves Community Housing Providers (CHPs) helping to fund the lease of private properties through multi-year contracts, for vulnerable New Zealanders.

Redirects have been a crucial tool for Monte Cecilia to minimise the

homelessness crisis' impact on top of COVID-19's implications on New Zealand's economically vulnerable families. Monte had been finding housing this way at a rate of three a week for several years and had managed to place hundreds of additional families into community housing, opening up vacancies in our transitional housing."

This housing supply stopped on the 1st October 2021, having a huge impact on our services and bringing the housing supply to a standstill, meaning that the 247 families in our transitional housing are stuck there for maybe years instead of months.

Equally sad is we cannot house the 400 families on our Wait List dependant on us to find a housing solution, but as we have always done, we keep on, keeping on. Having almost completed our 39th year I continue to be amazed at Monte's growth, yet saddened by it because this should not be acceptable in Aotearoa, yet we all remain fairly silent in the midst of a crisis when we should be shouting from the roof tops, marching in the streets enough is enough.

Added to all this the cost of living has sky rocketed forcing whānau

to choose between paying for power, food or rent. This has also impacted our staff who are often living from week to week, effecting our ability to recruit staff because two government departments Oranga Tamariki and Kainga Ora has and is paying salaries that are just not achievable in the Not for Profit sector.

The Child Poverty Action Group in June 2021, stated 150,400 New Zealand children were living in severe household income poverty. There are 4500 children in motels across Aotearoa, our next generation living in insecurity. Monte Cecilia has 1800+ children in its homes across Auckland.

Dame Whina Cooper said, *"Take care of our children. Take care of what they hear, take care of what they see, take care of what they feel. For how our children grow, so will be the shape of Aotearoa."*

As you read this, Monte Cecilia Housing Trust in October 2022, begins its 40th year of services to those living in homelessness and poverty. When established in 1982, The Sisters of Mercy and Marist Brothers responded to a call from the Society of Saint Vincent de Paul to house homeless families. As a consequence of the shortage



of decent housing, homelessness was becoming an increasing social problem and wishing not to be silent, advocated strongly and loudly for better housing and social outcomes.

Thankfully due to that Mission, Vision and Values thousands of whānau have been empowered toward and achieved self-sustainability, bought their own homes, started businesses, got employment and gained further education, because this passion over decades has enabled generational change and our agility to adapt and grow to meet the growing demand for our services.

We now have 627 properties across Auckland with over 2800 whānau living in them of which over 1800 children and 50% of those children are seven years and younger. These children are our next generation. In the last year we

assisted 1579 whānau and 3400 children.

Monte Cecilia has amazing staff doing amazing stuff often going above and beyond. We have fantastic support from over 60 social services making the impossible, possible. The support from MHUD and MSD allows us to make a difference every day. Our donors and supporters are our VIP's who very much helps us when we see so much generosity to keep on, keeping on. Our Trust Board who offer their time and expertise freely helps us keep accountable to our Vision, Mission and Values. Our senior management team leading a team of 55+ staff and various services, and Beth our General Manager who amazingly ensures we have all the resources we need.

I'm reminded of a whakatauki (Maori proverb):

*Ehara taku toa i te toa takitahi, engari ke he toa takitini –*

"My success should not be bestowed on me alone, it was not individual success but the success of a collective."

As this is my last Annual Report having stepped down as CEO of Monte, I'm aware as we enter our 40th year, no one person has achieved what we all as a collective have achieved over 40 years.

I'm really excited about Monte's future because I can see lots of positives and so much potential as its Vision, Mission and Values are carried out and applied into the future with the hope homelessness will become rare, brief and non-recurring.

*Ngā mihi.*

**Bernie Smith, CEO**







# MONTE CECILIA HOUSING TRUST

## – WHO ARE WE?

*We aim to ensure families successfully transition into long-term, warm, dry, secure and sustainable housing so they can better determine their own futures.*

**Monte Cecilia Housing Trust is a not-for-profit community housing provider (CHP) that seeks housing justice for all by delivering secure housing to families facing crises and homelessness. We own or lease 627 dwellings across the Auckland region to help families into warm dry safe housing options.**

We provide a range of housing services helping support low-income families in finding affordable and appropriate housing as well as preparing them to manage their own homes. Our services include housing advice, as well as referral and advocacy for sustainable housing.

Our service delivery model enables families with a serious housing need to access safe and affordable transitional housing for up to three months. During this time families contribute to a savings programme, develop skills in household management and benefit from comprehensive family support services through our supportive housing programme. Families are able to stabilise their living situation as we assist them in transitioning toward independent housing, either in a public house or private rental.

Our wrap-around services include the F.A.I.T.H. Money Programme (financial literacy), IT Skills, parenting programmes, household management, cooking classes, family goal setting and job seeking.

We are a Class 1 provider under the Charitable Housing Regulatory Authority (CHRA) and a registered charity.

### Properties we manage

The properties we manage include:

1. Properties owned by us – These properties provide an asset base and greater security to those we house.
2. Kāinga Ora properties owned by the Government, but leased and managed by us. Kāinga Ora sets the subsidised lease cost and the tenant's rent is set at 25% of their household income.
3. Properties leased from developers and Mum and Dad investors make up the largest percentage of our property portfolio.

### Services we provide

1. Social Services – we provide social worker assistance to help families with their life plans and moving forward. We link our tenants with support services such as counselling, financial literacy advice or other community organisations who can be part of bringing hope and transforming lives.
2. Property Management Services – we have a hands-on, comprehensive approach in property management, covering private residential, community housing and transitional housing facilities as part of our own in-house portfolio.

We invite organisations to discuss opportunities for partnering with us to find ways of serving their communities by developing under-utilised land to meet the growing need for affordable housing for families and communities. As an accredited social housing provider, we often work with some of New Zealand's most vulnerable people.

# 2021/22 FOR MONTE CECILIA

## Monte Cecilia's statistics

Monte's statistics show compared to last year, the huge impact the governments decision has had on our service delivery with nine months of the financial year impacted by having no new housing pipeline.

## Government tweaks 'key tool' for housing vulnerable New Zealanders

The Government's decision to tweak a "key tool" for housing vulnerable Kiwis is sparking fears it could force hundreds of families to remain homeless.

The tool, known as 'redirect housing contracts', involves Community Housing Providers (CHPs) helping to fund the lease of private properties through multi-year contracts, for vulnerable New Zealanders.

The CHP arranges the lease with a property owner to house a family, who contribute 25 percent of their

income to paying the rent, with the Government paying the rest. It's helped curb the homelessness crisis, one CHP says.

"Redirects have been a crucial tool for organisations like Monte Cecilia to minimise the homelessness crisis' impact on top of COVID-19's implications on New Zealand's economically vulnerable families," says Monte Cecilia CEO Bernie Smith.

"We have been finding housing this way at a rate of three a week for several years and had managed to place over 200 additional families into transitional housing."

But the Government is tweaking the tool so that money goes towards new-builds instead of buy-ins. From October 1, no new redirects from the private market by CHPs will be approved, with some exceptions, because it doesn't add to overall housing supply.

**627** properties

now managed by Monte Cecilia

compared to **594**  
2020/2021

- **247** transitional houses, up from **62** from previous year
- **380** community homes, down **29** from previous year



Last year Monte Cecilia worked with **1579** families  
down **417** families



**3403**  
children helped  
(50% of whom were 7 years old or younger)  
down **1183** from last year

- Over **874** were Pasifika
- Over **523** were Maori
- **88** were NZ Pakeha
- The rest came from a wide variety of backgrounds, including Palestine, Iraq, the Philippines, India, America, South Africa and Syria



Of the 1579 families Monte worked with:

**899**

were self-referred



**407**

came from Work and  
Income/the Ministry  
for Social Development

**15**

were referred by  
Oranga Tamariki

The rest were referred from one of 60 NGOs, with the largest of these being Turuki Health (referring 51) and Solomon Group (referring 28).

**165**

families moved  
through Monte  
Cecilia transitional  
housing in  
2021/2022.

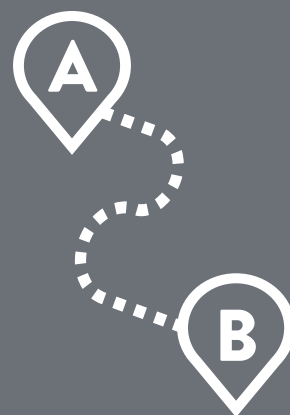
**Afterward they went on to:**

Monte Cecilia  
community homes **103**

Kainga Ora **20**

Family **7**

Various options **35**



**627**

properties housing **2837**  
Whānau across Auckland

**946** Adults

**1891** Children



# FAMILY EXPERIENCES

## *Helping a family help their family*

When Oranga Tamariki uplifted eight children from her brother's family, Sally\* and her partner stepped up to take the children in despite it being beyond their means to care for them. For them, family came first.

"They'd approached different members of the whānau, I put my hand up to take all eight. Then it all went through the system, different people applying, but I was the only one who said they'd take the whole eight so they came to me."

It was a huge adjustment for the couple, who had been childfree up until that point with both working. They were now caring for eight young people between two and 14-years-old. They had a hard time finding a house that could hold all 10 people in an area Sally was comfortable with.

"We both started looking and it was really really hard. There's not a lot of options for a big family. With eight children we needed to be placed somewhere nice, because we didn't want the children to get mixed up with the wrong crowd."

Thankfully, within two weeks of speaking with the Monte Cecilia team, they were able to find a home right across from a school, where they stayed for the next two and a half years.

"It wasn't easy, but I'm so grateful to Monte Cecilia,



they were wonderful. I just think the world of them. The staff would come out regularly for visits, which was really nice and a great support at the time. Monte Cecilia would also drop off food parcels every Christmas and during the first COVID-19 lockdown."

Before they got the children Sally had been working full time as a security guard, but when she took them in she gave up her job to care for them full-time. While they were looking after the kids their parents had visitation rights, and the children were later returned to them by Oranga Tamariki.

"Once the children went back to the parents I got in touch with my former employer and went back to working full time and we have moved to Mt Albert, which is five minutes from my new job."

*\*not her real name*

## *Mum becomes a stronger parent*

The family arrived in New Zealand from Australia. Angela\* had nowhere to stay and was not far off becoming homeless.

The family secured a WINZ funded motel and extended family advised Angela to contact Monte Cecilia Housing Trust. Angela was afraid and scared as she did not have a secure roof over her head or for her baby daughter Katherine. When Monte Cecilia contacted Angela and she was over the moon and was grateful that she had secured a roof over her and her daughter's head.

Angela worked alongside the social worker and although there were some ups and downs during the journey, she has come a long way since being housed in



Transitional Housing and feels that she has become a stronger parent for her child. Angela was then housed in a Monte Community House property.

Angela explained that it was her first house and appreciated all the support and care during her stay with Monte Cecilia. This process has enabled Angela to become more independent and gain more confidence within her life.

*\*not her real name*



## Being there for family with Monte Cecilia

Coming to New Zealand as a refugee from Syria, Zahir\* was glad to be far from the conflict that beset his homeland, but when forced to move to Auckland he found it difficult to find a home for his family of 11 people.

Zahir originally settled in Wellington after arriving in New Zealand, but when his daughter became ill he was forced to shift his family to Auckland while she received treatment at Starship Hospital. This proved difficult because there was no way he could afford a private rental large enough to house himself, his wife and their nine children in Auckland.

Housing New Zealand were unable to provide him with a home for his family but thankfully they referred him to Monte Cecilia, who have been able to put him and his family up in a home in South Auckland. Since moving in to the house, Monte staff have been blown away by the care his family have taken of the property.

"The house was the most immaculately presented property I have ever seen in all my years of working in the industry," one Monte team member said. "Every



surface gleamed, and there was not a single thing out of place. The house was fresh, clean, and just had that aura of happiness that makes for a lovely home."

"Visiting with this lovely family just made my day. Working in social housing can be a struggle sometimes, but it is interacting with families like this that make it all worthwhile and reminded me why we do what we do."

Zahir's family has been doing well, with one son becoming dux of his school, and he says he is keen for his family to stay in New Zealand, and he wants to continue working with Housing New Zealand to get a more permanent home.

"It's good to be in New Zealand with my family, I'm very happy here," he says.

*\*Not his real name*

## Raising up people at their low points

When Marietta Ulugia walked through the front door of Monte Cecilia on a Friday in 2008 she was in a difficult place. She had four children and needed to move out of her house in just 48 hours. Her original plan had been to move in with her in-laws but her relationship had broken down and with it the invitation.

"They didn't want me or my kids over there, I don't know what happened but it left us with nowhere to go. All I had was my car, and that's where we would have ended up sleeping if I couldn't find somewhere for us."

Rapidly running out of time, she remembered reading about Monte Cecilia in the Manukau Courier. Looking Monte up in the phone book, she came straight over to meet with a social worker.

"Unfortunately, they said they couldn't house us because there was no room at the time, which was really disappointing. But then that afternoon they called back



and said a family was moving out over the weekend so we could move in on Monday. It was such a relief."

Marietta stayed for three months and made strong connections with both the Monte team and other families. When she found a place for her family to live, she left Monte Cecilia but was invited back to work there on night shifts during the week, keeping an eye on the grounds to ensure a safe and peaceful space for the families living there.

"I'm really grateful for Monte giving me that opportunity to pick myself up again with my four kids."

# SENIOR LEADERSHIP TEAM



**Bernie Smith**  
**CEO**

Monte Cecilia has an amazing vision not only held by an amazing team but implemented daily by them assisting generational change. With increasing homelessness and

poverty, I'm energised seeing the disempowered empowered toward self-sustainability and gaining a real sense of self-worth, one family at a time.



**Menny Ng Chok**  
**Housing Services Manager**

What gets me up in the morning is the fact that there are people in my community who are dealing with extremely difficult situations, whether that's living

in a garage, a car or an overcrowded home, and knowing that I am part of an organisation that is able to provide adequate and affordable homes for those families. That gives me a real sense of purpose and meaning in my life.



**Dean Duckmanton**  
**Property Projects Manager**

I believe strongly that society should exist for the benefit of everyone in it, not just those who win the economic lottery. When someone is down on their luck it's on all

of us to be the hand that helps them up, so I love that working with Monte Cecilia gives me the opportunity to be that positive force for change in my community.



**Beth Waudby**  
**General Manager**

I have always had a passion for making a difference in people's lives, particularly children's. Working for Monte Cecilia has been a huge eye-opener, allowing me to see how

much the housing crisis is affecting not only families but the next generation who will have a huge impact on the future. But, by being here I can come to work every day knowing I am a small part of a great team of passionate people who are determined to assist families in creating a positive environment where children go to day care, school, church and medical services.



**Jo Brown**  
**Community Services Manager**

Jo brings over 20 years of early childhood sector experience in both teaching and management roles, including time in a social services

organization supporting whānau and tamariki. Born and raised in South Auckland, Jo is passionate about child advocacy and empowering whānau with the tools to live an enriched life. Jo holds a Masters of Education degree with emphasis on bi-culturalism and kaupapa Maori philosophy.





# BOARD MEMBERS



**Ken Brophy**  
*Chairperson*

Ken is a specialist in organisational design and change and was, until recently, Managing Partner for a NZ-based consultancy. He currently acts as the Asia Pacific lead for

organisational design consultancy AlignOrg Solutions and is a frequent speaker at development programmes. Ken is motivated by variety and challenge, both at work and after hours - where he scales some of New Zealand's highest peaks for charity.



**Brett Johnstone**  
*Secretary*

Brett is a Prison Chaplain with the Prison Chaplaincy Service at Mt Eden Corrections Facility. He works alongside other chaplains to provide a range of services to the

prisoners, meeting their religious and spiritual needs. He has served as a senior Presbyterian minister within the Presbyterian Church. He has extensive governance experience. He volunteered at Monte Cecilia for two months in 2013, assisting the Trust with its application for Social Housing Unit Registration. His interest is in good governance and in helping Monte Cecilia see its focus of Helping Homeless Families within the larger mission of the Christian Church towards the disadvantaged in society.



**Craig Brown**  
*Treasurer*

Craig is a qualified Chartered Accountant and runs his own business, Surestart Consulting, which offers strategic advice on business growth and fundraising for high-

growth companies. Craig is a Rotarian and is involved in the Presbyterian church where he has served as a youth leader and Sunday School teacher for many years. Craig is married to Gillian and has three teenage girls.



**John Hastings**  
*Board Member*

John has a long background in Executive Leadership and Governance in the Finance and Real Estate industries. He brings leadership experience across a number

of disciplines including strategy, finance, business development and risk management. This is combined with a passion for execution of enterprise-wide purpose, mission and values. John has a strong affiliation with Monte's Vision and looks to apply his commercial acumen in full support of the Trust. His family operates with a motto "it is good to be involved".



**Helen Faamoe**  
*Board Member*

Helen currently works in the education sector. She understands how stable, safe, and affordable housing for families can contribute significantly towards successful student

educational outcomes. Helen has management experience in public and community housing in NZ and Australia. She recognises how housing boards can deliver effective governance policies and projects on sustainable housing strategies to positively assist in addressing the needs of its community, including housing affordability and homelessness issues.

Her governance experience has included schools and regional body, NGO and NFP in injury prevention and language support for refugees and asylum seekers. Helen enjoys time with her family and grandchildren, watching documentaries and a good movie, puzzle games, gardening, exploring new holiday destinations when she can.





### **Tiumalu Peter Fa'afu Trustee**

Born in Samoa and raised in Glen Innes, Peter is a former diplomat and trade negotiator. Peter currently co-owns the management

consultancy Navigator Limited, providing strategic and operational advice to agencies, charities, private sector and philanthropic entities. He has served as the Interim CEO of the Tamaki Regeneration Company, Global Director of Amnesty International Limited, Non-Executive Director of CORE Education Limited and Chair of the Pacific Media Network.



### **Nicola Harrison Trustee**

Nicky is a director at PWC Legal with a focus on land development and property law. Nicky looks after government entities, social housing providers, commercial property investors and

developers, commercial landlords, franchisors and various high profile small/medium enterprises. Whilst helping clients navigate legal issues and contractual negotiations, she is especially enthusiastic about the need to ensure developments, especially residential ones, create a sense of place and community that people can thrive in.



### **Michele Elsmore Trustee**

Michele manages the Catholic schools property portfolio for the Catholic Diocese of Auckland requiring strategic input to the acquisition, development and

ongoing management of buildings across more than 50 school sites. This position allows Michele to combine her previous experience in senior finance roles, which includes roles within the banking, tourism and philanthropic sectors, with her property skills. Michele is particularly passionate about engaging with communities to create sustainable outcomes that make a difference to people's lives.



### **Bourke O'Connor Trustee**

A trustee since 2012, Bourke is also Director of Rothbury Life Ltd and has extensive experience in the insurance and real estate industries.

Bourke is actively involved in many professional and community organisations including Chairman of the Board of Trustees of the Foundation for Alcohol and Drug Education, Trustee of the Spoonless Trust and he was previously Founding Chairman of Board of Trustees St Joseph's School, Takapuna. He enjoys sailing and golf in his spare time.



### **Roger Hererangi Trustee**

Roger Hererangi comes to Monte Cecilia as a director with Careerforce, an Associate Director with SW Consultants Ltd and a Strategy Advisor with Te Tahuhu

O Te Matauranga in Auckland. As a Monte Cecilia trustee, he brings a wealth of expertise in governance, executive and senior leadership as well as the ability to apply a Māori lens to planning, service delivery, design and policy development.



### **Kathleen Lynch Trustee**

Kathleen is a registered general and obstetric nurse and has worked as a Clinical Nurse Specialist at Mercy Hospice in Auckland since 2010. Previous board experience

includes the Waitarua Mercy Parklands Rest Home and Sisters of Mercy Wiri. Kathleen has Master's degrees in Sociology from Massey University and Health Science from Auckland where she wrote her thesis on the impact of state house rentals on health.

# BOARD MEMBERS



**'Iesina Tupouniua**  
**Shadow Board**  
**Member**

Born in Auckland and raised in Tonga, China, and the United States, 'Iesina is an associate at PwC Risk Assurance with a focus on data analytics, governance,

risk, and compliance. She works with a range of clients in both the public and private sector to identify fraud, encourage data-driven decisions and empower the use of data in a meaningful and responsible way. 'Iesina brings her early experience in the not-for-profit sector and Tongan perspective to promote housing justice and advocate for her Pasifika community. In her spare time, 'Iesina enjoys hiking, visiting museums, and trying diverse cuisines with family and close friends.



**Avary Patutama**  
**Shadow Board**  
**Member**

An alumna of Monte Cecilia Primary School, Avary is a solicitor working in litigation at a commercial law firm. Avary assists on a range of matters including

insurance, directors' duties, media, contractual disputes and leasing. This role allows her to give back to her communities and gain experience in governance. In her spare time, Avary enjoys spending time with her whānau, watching sport and travelling when she can.







# FINANCIAL STATEMENTS

## *Statement of Comprehensive Revenue and Expenses*

**Monte Cecilia Housing Trust**  
**For the year ended 30 June 2022**

|  | NOTES | 2022              | 2021              |
|--|-------|-------------------|-------------------|
| <b>Revenue</b>   |       |                   |                   |
| <b>Revenue from Exchange Transactions</b>                    |       |                   |                   |
| Rental Income  | 1     | 6,005,948         | 4,280,859         |
| Interest, dividends and other investment revenue             | 1     | 9,046             | 8,923             |
| Other revenue  | 1     | 533,967           | 242,291           |
| <b>Total Revenue from Exchange Transactions</b>              |       | <b>6,548,962</b>  | <b>4,532,073</b>  |
| <b>Revenue from Non-Exchange Transactions</b>                |       |                   |                   |
| Donations, fundraising and other similar revenue             | 1     | 24,828,289        | 18,103,177        |
| <b>Total Revenue from Non-Exchange Transactions</b>          |       | <b>24,828,289</b> | <b>18,103,177</b> |
| <b>Total Revenue</b>   |       | <b>31,377,250</b> | <b>22,635,250</b> |
| <b>Expenses</b>  |       |                   |                   |
| Volunteer and employee related costs                         | 2     | 3,620,324         | 3,183,480         |
| Costs related to providing goods or service                  | 2     | 20,840,909        | 20,840,909        |
| Administration   | 2     | 518,997           | 600,535           |
| Depreciation   |       | 1,044,232         | 907,139           |
| <b>Total Expenses</b>  |       | <b>26,024,461</b> | <b>19,768,788</b> |
| <b>Net (Deficit)/Surplus for the Year</b>                    |       | <b>5,352,789</b>  | <b>2,866,461</b>  |
| <b>Other Comprehensive Revenue and Expenses for the Year</b> |       |                   |                   |
| Other Comprehensive  |       | 8,038             | -                 |
| <b>Total Comprehensive Revenue and Expenses for the Year</b> |       | <b>5,360,827</b>  | <b>2,866,461</b>  |



## Statement of Financial Position

### Monte Cecilia Housing Trust For the year ended 30 June 2022

|   | NOTES | 30 JUN 2022       | 30 JUN 2021       |
|---|-------|-------------------|-------------------|
| <b>Assets</b>   |       |                   |                   |
| <b>Current Assets</b>                                   |       |                   |                   |
| Cash and cash Equivalents                               | 3     | 6,872,416         | 2,193,170         |
| Receivables and prepayments                             | 3     | 3,900,146         | 226,101           |
| Investments   | 3     | 2,000,000         | 1,000,000         |
| <b>Total Current Assets</b>                             |       | <b>12,772,562</b> | <b>3,419,271</b>  |
| <b>Non-Current Assets</b>                               |       |                   |                   |
| Property, Plant and Equipment                           |       | 18,004,710        | 18,754,591        |
| <b>Total Non-Current Assets</b>                         |       | <b>18,004,710</b> | <b>18,754,591</b> |
| <b>Total Assets</b>                                     |       | <b>30,777,272</b> | <b>22,173,861</b> |
| <b>Liabilities</b>                                      |       |                   |                   |
| <b>Current Liabilities</b>                              |       |                   |                   |
| Payables and accruals                                   | 3     | 588,343           | 169,807           |
| Employee Entitlements - Holiday Pay Accrual             | 3     | 390,873           | 273,466           |
| Unused donations and grants with conditions             | 3     | 3,200,343         | 108,000           |
| Current Portion of Term Loans                           | 3     | -                 | 385,704           |
| <b>Total Current Liabilities</b>                        |       | <b>4,179,560</b>  | <b>936,977</b>    |
| <b>Non-Current Liabilities</b>                          |       |                   |                   |
| Loans   | 3     | 200,000           | 200,000           |
| MHUD Loan   |       | 8,532,608         | 8,532,609         |
| <b>Total Non-Current Liabilities</b>                    |       | <b>8,732,608</b>  | <b>8,732,609</b>  |
| <b>Total Liabilities</b>                                |       | <b>12,912,169</b> | <b>9,669,586</b>  |
| <b>Total Assets less Total Liabilities (Net Assets)</b> |       | <b>17,865,103</b> | <b>12,504,276</b> |
| <b>Accumulated Funds</b>                                |       |                   |                   |
| Capital Reserves  |       | 4,603,006         | 4,603,006         |
| Accumulated Revenue and Expenses                        |       | 13,262,097        | 7,901,270         |
| <b>Total Accumulated Funds</b>                          |       | <b>17,865,103</b> | <b>12,504,276</b> |

# FINANCIAL STATEMENTS

## *Statement of Cash Flows*

### Monte Cecilia Housing Trust For the year ended 30 June 2022

|   | 2022 ACTUAL        | 2021 ACTUAL        |
|---|--------------------|--------------------|
|   | \$                 | \$                 |
| <b>Cash flows from Operating Activities</b>               |                    |                    |
| <b>Cash was received from</b>                             |                    |                    |
| Government Grants and Donations                           | 26,105,766         | 18,984,918         |
| Rental Income   | 5,238,862          | 4,110,964          |
| Other Revenue   |                    |                    |
| Interests, dividends and other investment receipts        | 9,046              | 8,923              |
| Goods and Services Tax (net)                              | (71,007)           | 57,670             |
| <b>Cash was applied to</b>                                |                    |                    |
| Payments to Employees                                     | (3,539,597)        | (3,109,492)        |
| Payments to Suppliers                                     | (21,917,388)       | (15,292,146)       |
| Interest Paid   | (318,697)          | (352,388)          |
| <b>Net Cash from Operating Activities</b>                 | <b>5,506,985</b>   | <b>4,408,499</b>   |
| <b>Cash flows from Investing and Financing Activities</b> |                    |                    |
| <b>Cash was received from</b>                             |                    |                    |
| Receipts from sale of PPE                                 | 2,274              |                    |
| Receipts from sale of Investments                         |                    |                    |
| Loans Received  | 6,167              | 265,127            |
| Capital contributed from owners or members                |                    |                    |
| <b>Cash was applied to</b>                                |                    |                    |
| Purchase of PPE   | (295,034)          | (1,059,035)        |
| Capital Work in Progress                                  |                    |                    |
| Purchase of Investments                                   | (1,000,000)        |                    |
| Repayments of Loans                                       | (391,871)          | (1,829,790)        |
| Funds held on behalf of Tenants                           | (147,080)          | (4,394)            |
| Capital repaid to owners or member                        |                    |                    |
| <b>Net cash from Investing and Financing Activities</b>   | <b>(1,825,544)</b> | <b>(2,628,092)</b> |
| <b>Net increase/(decrease) in cash</b>                    | <b>(1,825,544)</b> | <b>1,780,407</b>   |



## *Statement of Cash Flows (contd)*

|                                   | 2022 ACTUAL | 2021 ACTUAL |
|-----------------------------------|-------------|-------------|
|                                   | \$          | \$          |
|                                   |             |             |
| Cash at the beginning of the year | 3,190,975   | 1,410,568   |
| Cash at the end of the year       | 6,872,416   | 3,190,975   |
| This is represented by:           |             |             |
| Bank Accounts and Cash            | 6,872,416   | 2,193,170   |
| Investments                       | -           | 1,000,000   |
| Credit Cards                      | -           | (2,195)     |
| Closing Cash                      | 6,872,416   | 3,190,975   |

*Full audited accounts available at  
[www.montececilia.org.nz](http://www.montececilia.org.nz)*

## Monte Cecilia Housing Trust

Independent auditor's report to the Trustees

### Report on the Financial Report

#### Opinion

We have audited the financial statements of Monte Cecilia Housing Trust (the entity), which comprise the statement of financial position as at 30 June 2022, and the statement of comprehensive revenue and expenses, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion accompanying financial statements give a true and fair view of the financial position of Monte Cecilia Housing Trust as at 30 June 2022 and of its financial performance, and cash flows for the year then ended in accordance with Public Benefit Entity International Public Sector Accounting Standards Reduced Disclosure Regime (IPSAS RDR).

#### Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (New Zealand) (ISAs (NZ)). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements 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 interests in, the entity.

#### ACCOUNTANTS & ADVISORS

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William Buck Audit (NZ) Limited



## **Information Other than the Financial Statements and Auditor's Report Thereon**

The Board is responsible for the other information. The other information comprises the Statement of Service Performance included in the annual report, but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements 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, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements 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 the Board**

The Board is responsible on behalf of the entity for the preparation of the financial statements that give a true and fair view in accordance with Public Benefit Entity International Public Sector Accounting Standards, and for such internal control as the Board determine is necessary to enable the preparation of the financial statements that is free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board is responsible on behalf of the entity 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 the Board 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 Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements are as a whole 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 these financial statements.

A further description of our responsibilities for the audit of these financial statements is located at the External Reporting Board (XRB) website at:

<https://www.xrb.govt.nz/standards-for-assurance-practitioners/auditors-responsibilities/audit-report-14/>

This description forms part of our independent auditor's report.

The engagement director on the audit resulting in this independent auditor's report is Alison Anderson.

## **Restriction on Distribution and Use**

This report is made solely to the entity's members, as a body. Our audit work has been undertaken so that we might state to the entity's members 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 the entity's members, as a body, for our audit work, for this report or for the opinions we have formed.



**William Buck Audit (NZ) Limited**  
Auckland  
30 August 2022

# THANK YOU

*"What we have done for ourselves alone dies with us; what we have done for others and the world remains and is immortal."*

**- Albert Pike, author**

As a trust we would like to say a special thank you to all our staff, volunteers and board members who have served over the last year. Thank you for your continued passion and dedication in supporting those in need through our services. As always, it has been a privilege working alongside you as we serve our community.

We certainly couldn't achieve all that we do in the community without the committed support of our partners. This journey is about building hope together and it is as we bring our skills and resources together that we can walk alongside people, enabling them to see a future filled with hope and purpose.

Thank you to our sponsors and partners from the philanthropic sector, the business community and our partners in government and council. Together we are making a difference resulting in transformed lives and healthy communities.



## *Schools that have supported us:*

St Michaels Primary School in Remuera  
St Dominic's Primary School in Blockhouse Bay  
Monte Cecilia Primary School in Hillsborough  
St Dominic's College in Ranui  
Marist Girls College in Mt Albert  
Baradene College in Epsom  
St Marys College in Ponsonby

Monte Cecilia Housing  
Trust Accountant:



Monte Cecilia Housing  
Trust Lawyer:



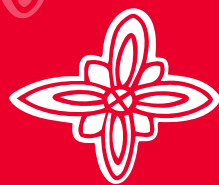
Monte Cecilia Housing  
Trust Book Keeper:











**MONTE CECILIA**

Seeking Housing Justice For All

## Monte Cecilia Housing Trust

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