



Home Foundation Group

Annual Report 2024-2025

Financial Year 1 April 2024 – 31 March 2025



Home Capital
Partners

KĀINGA MAHA

home.
CONSTRUCTION

TE WAWATA
KĀINGA

Contents

01. Founders Remarks	03	08. Project Spotlight: Te Pākau Maru	37
02. A Vision for Flourishing Communities	05	09. Group Financial Overview	40
03. Home Foundation Group	07	10. Global Focus: Nepal	46
04. From Vision to Impact	09	11. Partnerships	50
05. Our National Footprint	11	12. Contact Us	51
06. Group Impact	12		
07. Leadership Reflections & Impact Highlights	13		
a. Home Foundation	14		
b. Home Capital Partners	19		
c. Kāinga Maha	24		
d. Home Construction	28		
e. Te Wawata Kāinga	33		

This report presents the Group's results, including Home Construction, which as of 31 March 2025 was not included in the consolidated accounts. Group statistics throughout the report include Home Construction; however, the audited financial report will differ accordingly.





01. Founders Remarks

Financial Year 1 April 2024 – 31 March 2025

Across the Home Foundation group, our shared vision is clear: a just housing system where quality homes enable flourishing communities.



This vision is not only about bricks and mortar but about dignity, security, and belonging. Without secure, affordable, and healthy homes, it is nearly impossible for people to thrive, across every aspect of life – from education and employment to health and community connection. The absence of a home is a denial of our humanity.

What began 14 years ago in post-earthquake Ōtautahi Christchurch has grown into the Home Foundation group – a collective of organisations working across the full housing landscape. From those early days, we realised the challenge was bigger than rebuilding houses. If we wanted cohesive and inclusive communities, we needed to address affordability, security, and quality at a deeper, systemic level. That conviction continues to guide our work to reimagine housing in Aotearoa so everyone can have a place to call home.

Home Construction, born out of crisis, has grown into a trusted builder of sustainable, quality homes nationwide. Kāinga Maha, our development arm, is dedicated to unlocking new supply and shaping communities that last. Home Capital Partners connects capital with purpose, ensuring investment generates not only financial returns but lasting social impact. Te Wawata Kāinga takes a people-first, trust-based approach to tenancy and housing management, creating security, belonging, and a sense of agency for whānau on their journey to home. And lastly, Home Foundation is the kaitiaki of the Group, reinvesting returns, partnering across sectors, and leading research to enable more affordable, healthy homes, and stronger communities.

Partnership is at the heart of everything we do. Our unique structure enables each member of the Home Foundation group to collaborate across every stage of the housing lifecycle.

Whether working individually or together, we've built strong, long-term relationships with external partners that magnify our impact – from local community groups and councils to iwi, investors, and global networks. Together, what feels impossible alone becomes achievable.

We know the challenges are daunting, and the numbers can feel overwhelming. Yet we continue to return to the power of the one: the one home, the one whānau, the one story. Every healthy, affordable home built gives, on average, nearly three people a better chance at life. It may seem small in the face of millions, but millions are made of many ones.

Our journey is still in its early chapters, but we are encouraged by the impact and progress we see. A key part of our role as founders has been to bring in leadership and experience across the Group so that the work now carries a life of its own, beyond us. In that spirit, we hand over to our Board Chairs and Chief Executives to report on the progress through the FY25. Their reflections highlight not only the achievements during those 12 months but also the strength of the team now carrying our vision forward.

Together, we're reshaping housing in Aotearoa – not just by building homes, but by creating pathways to belonging, opportunity, and flourishing communities.

Israel & Jessica Cooper
Founders, Home Foundation Group

02.

A Vision for Flourishing Communities

Our goal is not only to reduce inequality caused by affordability but to build the conditions for people to live well - to raise their families, participate in their communities, and lead lives of connection and purpose.



The concept of human flourishing is central to our purpose and underpins everything we research, design, build, care for, and advocate for. We recognise that a home is more than a roof – it is the platform from which good health, learning, employment, and belonging grow.

Housing justice is the pathway to achieving this vision. It is not the end of our work but the means through which flourishing becomes possible. Justice ensures that every person has access to a home that upholds their dignity and wellbeing, creating the conditions for individuals, whānau, and communities to thrive.

Housing justice resonates across every level of society: global, national, cultural, and personal. Whether grounded in international human rights, our shared national responsibilities, the wisdom of tikanga Māori, or our personal values, each perspective leads to the same conclusion: every person deserves the dignity of a decent home, and every community is stronger when that right is realised.

Defining Housing Justice

Housing justice is about fairness across the entire housing system. It goes beyond the number of homes built - it is about ensuring that homes are:



Affordable

So families are not forced to choose between rent and food.



Healthy

Warm, dry, sustainable, and safe for generations.



Secure

Offering stability and freedom from constant relocation.



Equitable

Addressing historic and ongoing barriers faced by underserved communities.



Empowering

Giving people genuine agency to make housing choices that reflect their needs and circumstances, with dignity and control.

Justice in housing is not an act of charity; it reflects the values and priorities we hold as a nation. When housing is treated purely as a commodity, instability and exclusion grow. When it is recognised as essential social infrastructure, communities thrive. Housing justice is therefore not optional – it is the foundation of a fair, flourishing society.

03.

Home Foundation Group



Home Foundation is the kaitiaki and charitable owner of the Group, working to ensure everyone in Aotearoa and beyond has access to a secure, affordable, and healthy place to call home. Grounded in research and advocacy, it leads our investment in innovation, awareness, and policy that drive systemic change. Through partnerships and reinvestment of returns, Home Foundation supports projects that deliver lasting housing and community outcomes – turning purpose into action for a more just housing system.



KĀINGA MAHA

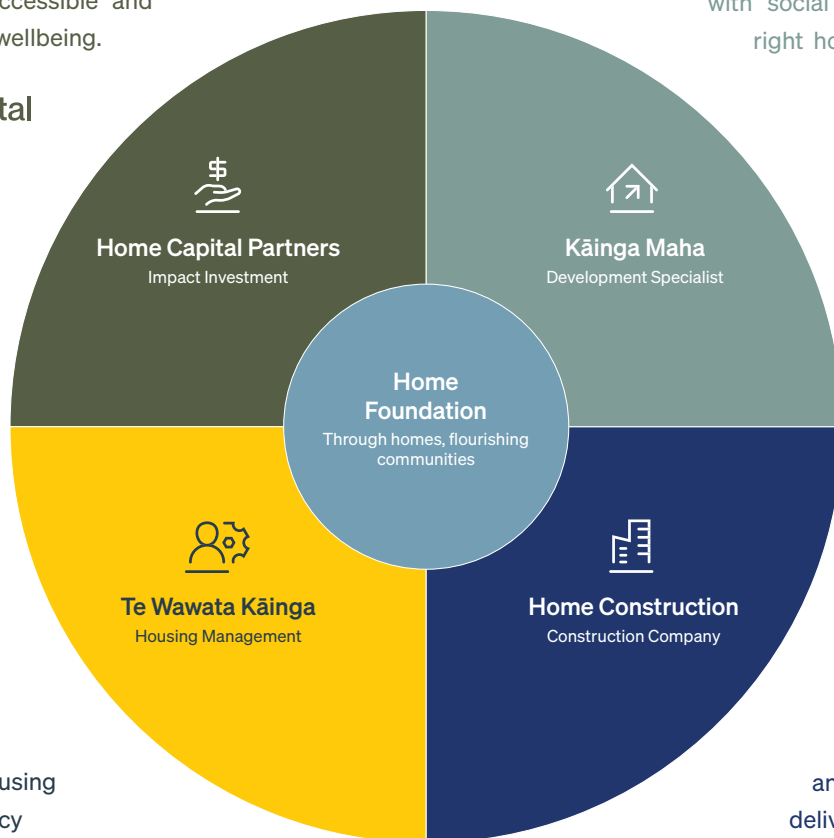


TE WAWATA
KĀINGA

Home Foundation Group

Home Capital Partners is an impact-focused investment manager unlocking capital for housing that delivers social impact and strong returns. Partnering with iwi, councils, churches, and developers, we structure long-term, values-aligned investments that make housing more accessible and strengthen community wellbeing.

Kāinga Maha is a for-purpose residential development specialist creating flourishing communities across Aotearoa. Working with government, iwi, and community housing partners, we manage every stage—from vision to delivery—balancing commercial realities with social outcomes to build the right homes in the right places.



KĀINGA MAHA

TE WAWATA KĀINGA

Te Wawata Kāinga provides people-first housing management and tenancy services built on trust, care, and connection. From property management to community engagement and ownership pathways, we work alongside whānau to create secure homes and help communities thrive.

home.
CONSTRUCTION

Home Construction is an award-winning company delivering sustainable, quality homes across Aotearoa. With leading accreditations and long-term partnerships, we have built over 2,000 homes since 2011 – creating healthy homes that benefit people, communities, and the planet.

04.

From Vision to Impact

Our goal is to create a clear pathway—from unlocking resources, to building homes and communities, to reshaping the housing system itself—so that every person in Aotearoa has not just a house, but a place to call home.

Our Impact Framework



Direct Outcomes

Healthy, affordable, and secure homes, alongside strong neighbourhood connections.



Medium-Term Outcomes

Flourishing residents and communities, greater housing agency, and a more resilient housing sector.



Long-Term Outcomes

Systemic change across Aotearoa and beyond. When housing is affordable and just, people and communities can truly flourish.

Our Pathway to Change

Our goal is to create a clear pathway—from unlocking resources, to building homes and communities, to reshaping the housing system itself—so that every person in Aotearoa has not just a house, but a place to call home.

1. Raising Awareness

Through research, advocacy, and thought leadership, Home Foundation and the wider Group generate new insights into what works. We share this knowledge to influence practice, shape policy, and build a housing system that serves people first.

2. Unlocking Resources

Home Capital Partners and Kāinga Maha work together to unlock capital and land, partnering with investors, iwi, and councils to ensure new developments are affordable, sustainable, and community-focused.

3. Building Quality Homes

Kāinga Maha and Home Construction work alongside development and construction partners to deliver warm, dry, and durable homes that are fit for purpose and built to last. With a focus on mixed-tenure communities, these homes sit within vibrant, diverse neighbourhoods where people from different backgrounds and income levels live side by side. Each development is guided by a strong masterplan, designed to include quality local amenities and generous green spaces that support connection and wellbeing.

4. Supporting Tenants and Whānau

Housing is about more than a roof. Te Wawata Kāinga provides housing management services that ensure residents have secure, affordable homes, supported by access to wrap-around services that promote long-term wellbeing. By listening to tenants and understanding their aspirations, we help create pathways to stability, growth, and greater agency in shaping their housing journey.

5. Strengthening Communities

Te Wawata Kāinga and Home Foundation fosters connection through community events, neighbourhood programmes, and partnerships with local organisations. Strong communities grow when residents feel safe, included, and empowered to shape their place.

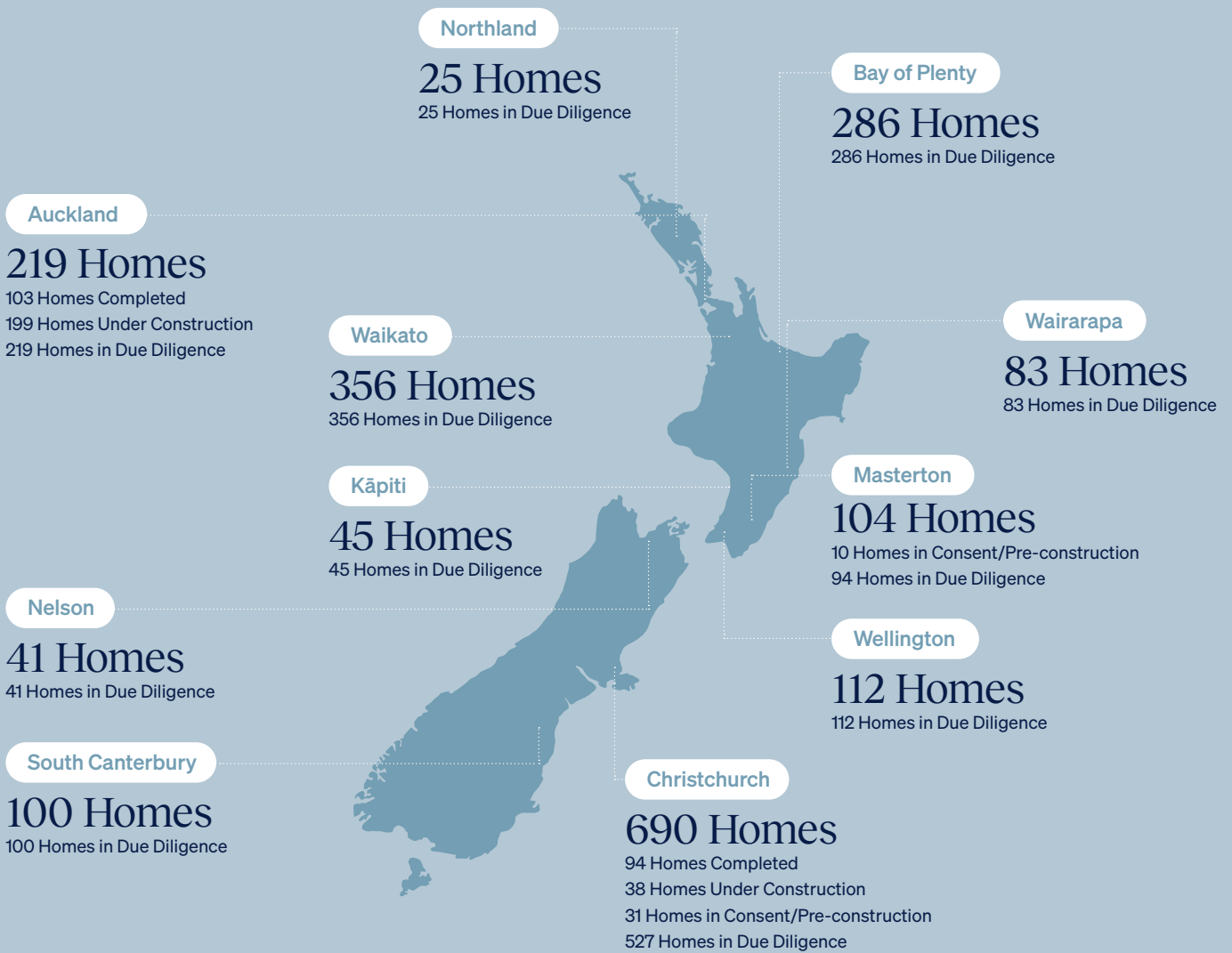
6. Investing in People

Our people across the Group, and the partners we work alongside, are at the heart of our vision. By investing in wellbeing, fair pay, and professional growth, we're building an organisation capable of sustaining long-term change.

05.

Our National Footprint

This map highlights developments, construction, and housing management projects delivered through the Home Foundation group across Aotearoa. During the financial year 1 April 2024 to 31 March 2025, active projects spanned every region—representing a total of 2,363 homes across all phases, from due diligence to completion—showcasing our collective impact in creating healthy, affordable homes and flourishing communities nationwide.



Total: 2,363 Homes

06. Group Impact

as at 31 March 2025

Jump to consolidated financials [here](#)

52

STAFF ACROSS
NEW ZEALAND

197

HOMES COMPLETED
ACROSS NEW ZEALAND

278

HOMES UNDER
CONSTRUCTION

1,888

HOMES IN
DUE DILIGENCE

16

AFFORDABLE RENTALS
DELIVERED

5

PROGRESSIVE HOME OWNERSHIP
HOMES DELIVERED



07. Leadership Reflections & Impact Highlights

Chair's Remarks

It is with genuine appreciation that I present the Chairman's Report for the financial year to 31 March 2025 – a year marked by transition, strong leadership, and encouraging momentum across the Home Foundation group.



As a Board, we remain mindful of the ongoing housing challenges in Aotearoa, from rising rents and limited affordability to the quality of housing stock and barriers many whānau still face. Addressing these issues requires broad, long-term change. The formation of the Home Foundation group has been a significant step towards that vision, bringing greater clarity of mission and purpose across our entities.

This year we have seen the strength of collaboration come to the fore, within the Group and through our external partnerships. By working across the housing lifecycle—from design and construction, to finance, housing management, research, and community development—we are able to ground our work in evidence, strengthen it with community voice, and open doors to innovation through partnership.

I want to warmly acknowledge the commitment of our staff, who have navigated a year of change with professionalism and care. Their resilience has enabled us to stay focused on our mission and remain closely connected to the communities we serve.

To my fellow Trustees, I extend my thanks for your wisdom and steady guidance through restructuring, acquisitions, and key appointments. As a Board, we are proud to support an organisation so deeply committed to both practical delivery and broader reform – work we believe will help foster dignity, belonging, and opportunity for generations to come.

Robert Reid
Chairperson
Home Foundation Board of Trustees

[LinkedIn](#)



Chief Executive's Remarks

Our vision has always been bigger than building houses – it is about building flourishing communities. The financial year to 31 March 2025 has clarified that vision along with our mission and purpose – to invest in research, community development, advocacy, and partnerships so that we can ensure people are housed well, allowing them to flourish.



We have established our own Research team and welcomed Dr Jaimie Monk to lead this work, ensuring that lived experience and evidence-based insights guide our work and inform both our practice and national policy.

Building affordable homes is only part of the solution; lasting impact comes when those homes are part of strong, connected, and resilient communities. We pair our housing investment with community investment, working alongside each development to strengthen local networks, events, and enterprises that help new residents put down roots.

Our community-focused work extends beyond the move-in date. At Karamū, community events and a dedicated community worker, in partnership with Te Whare Awhero, helped neighbours connect and access support. At Te Pākau Maru, welcome packs, resident events, and partnerships with local groups helped new residents feel at home in their new neighbourhood.

Our advocacy and awareness work is expanding significantly, and highlights included leading a workshop on mixed-tenure developments at the Community Housing Aotearoa conference in November, and showcasing Te Pākau Maru as part of the Urban Development Institute of New Zealand Summer Series.

This year also saw our wider ecosystem grow stronger. The Home Foundation team breathed life into two new charitable companies, Home Capital Partners, our impact investment arm, and Te Wawata Kāinga, our housing management arm, both now operating independently to deliver focused impact. Our team led a group of 12 staff, including build partners, to Nepal to work alongside Habitat for Humanity on housing for underserved communities in the Koshi region. We also moved into our new Group home at 1 Kairua Road in Ōtautahi Christchurch, a base for collaboration and innovation.

We are thankful to our Founders and Trustees who set us on this audacious mission, to the team at Home Construction whose generosity over the years allowed us to grow to where we are today, and to the staff across the Home Foundation group who serve across Aotearoa with their whole hearts. There is much to learn, much work to be done, and much to be grateful for. Nāu te rourou, nāku te rourou, ka ora ai te iwi..

Lissa Birse
Chief Executive Officer

[LinkedIn](#)

Home Foundation Impact Highlights

Investing in Our Communities

\$61,000

WAS CONTRIBUTED IN COMMUNITY SPONSORSHIPS AND FUNDING TOWARDS A RANGE OF INITIATIVES SUPPORTING LOCAL RESIDENTS AND EVENTS, INCLUDING:

Duke Festival New Brighton

COMMUNITY SURF AND
ARTS CELEBRATION

Hoarding Artwork

NEW BRIGHTON OUTDOOR ART
FOUNDATION COLLABORATION

School Holiday & Christmas Street Parties

KARAMŪ COMMUNITY EVENTS

Welcome Bags for 200 Residents

NEW BRIGHTON NEIGHBOURHOOD WELCOME

Family Fun Night New Brighton

ALL-AGES COMMUNITY CARNIVAL

Community Housing Aotearoa Knowledge Hub

SPONSORSHIP SUPPORT

Community Development

Building strong, resilient communities requires both long-term investment and experienced service providers who directly serve the areas around our homes. During the FY25 we partnered with both Te Whare Awhero and Youth Alive to strengthen local connection, empower residents, and help neighbourhoods grow into places of safety, belonging, and shared purpose.

“ This work is not about providing services to a community, but about equipping residents to shape the type of neighbourhood they want to live in – one that is connected, safe, and resilient.

Carey Ewing

Director, Te Whare Awhero / Hope House

“ The collaborative and community led partnership approach we have with Home Foundation is already having a visible impact in Te Pākau Maru. They’re helping to build a thriving, connected neighbourhood where residents feel supported, included, and able to flourish.

James Ridpath

Co-Manager, Youth Alive Trust

Staff Spotlight



Anna McPherson

I'm the Community Lead at Home Foundation, and I've been part of this incredible team since November 2022.

My role focuses on working alongside communities right from the beginning of a development, ensuring our kaupapa is clear: we don't just build houses, we build homes and communities. He aha te mea nui o te ao? He tangata, he tangata, he tangata. What is the most important thing in the world? It is people, it is people, it is people. That belief sits at the heart of everything I do.

A standout moment this year was bringing together colleagues from Home Foundation with eight local community groups, along with our local MP and Councillor, to assemble 200 welcome packs for new residents. Seeing everyone unite with such purpose and care was a true reflection of what community is all about.

He taonga rongonui te aroha ki te tangata – good will toward others is a precious treasure.

I'm honoured to work for the kaitiaki of a wider Group focused on creating a just housing system. The mahi I contribute to Home Foundation has fuelled my passion for change. In my communications and branding role, I help share the stories, values, and impact behind our work: supporting safe, affordable, and thriving communities.

I've been part of the team for coming up a year and am constantly inspired by our kaupapa and the people I work alongside. A highlight has been working alongside our team to roll out new websites for several of our entities. Seeing our shared vision come to life in a cohesive and meaningful way, with clear, thoughtful communication at the heart has been incredibly rewarding.



Cassidy Willetts

Chair's Remarks

Housing in Aotearoa faces a dual challenge: we need more homes, but we also need homes that people can truly afford, in communities where they can thrive. Traditional investment models too often chase short-term returns, overlooking the deeper social and economic value of quality affordable housing.



Impact investing changes that equation. It allows us to channel capital in ways that generate both financial returns and enduring social outcomes. At Home Capital Partners, we see every dollar invested not only as a financial resource, but as a lever for dignity, wellbeing, and justice.

During the financial year to 31 March 2025, we have demonstrated that housing can be both investable and transformative. By bringing values-aligned partners together with Home Foundation's own capital, we are unlocking pathways to scale that would not otherwise exist. The inclusion of the Wayne Francis Charitable Trust as our first equity co-investor marks a milestone – a signal that philanthropy, impact investors, and institutional capital can work together to reshape the housing market for good.

The journey ahead is ambitious: creating new funds, seeding new developments, and growing a pipeline that proves financial sustainability and social impact can go hand in hand. As a Board, we hold this kaupapa with a sense of kaitiakitanga – of stewardship on behalf of communities today and generations to come.

Stuart Shepherd
Director and Chairperson,
Home Capital Partners

[LinkedIn](#)



The Residences at Karamū – Broomfield, Ōtautahi Christchurch, completed 2022.

Chief Executive's Remarks

The financial year to 31 March 2025 was a year of delivery and momentum. At Te Pākau Maru in New Brighton, we invested in the first phase of 25 homes – a mix of affordable rentals, market rentals, and Progressive Home Ownership homes for Pasifika families. Work was well advanced on the next two phases, which will bring a further 38 homes to the community.



In Ōpōtiki, we progressed 10 affordable rentals, and across the motu, new partnerships were formed with Community Housing Providers that will see us invest in the delivery of 171 new social housing homes under long-term lease agreements.

We also secured 2.4 hectares of land in Tauranga, generously made available to the Home Foundation group by the Matua Foundation, which will enable up to 260 homes in the Bay of Plenty.

A landmark partnership formed during the financial year was welcoming the Wayne Francis Charitable Trust as our first equity co-investment partner. Their participation signals the growing appetite for values-aligned capital and the role that shared equity and affordable rental models can play in reshaping housing access.

These partnerships demonstrate how, together, we can unlock opportunity by bringing our community connections,

equity, and assets together to scale impact and ensure capital is deployed with purpose.

Looking forward, significant progress has been made on the design of the New Zealand Housing Fund *Te Piringa*, which will mobilise wholesale capital into social and affordable housing projects nationwide. This fund will provide investors with stable, long-term financial returns while delivering measurable social impact – exactly the kind of investable opportunities Aotearoa's housing system needs.

As we continue to grow, our commitment holds firm: to fund developments that demonstrate housing can be financially sustainable, include social outcomes, and provide a platform for strong, connected communities.

James Stewart
Chief Executive Officer

[LinkedIn](#)



Home Capital Partners Impact Highlights

\$41.6m

IN ASSETS UNDER MANAGEMENT

28

HOMES AVAILABLE FOR SOCIAL RENT

5

PROGRESSIVE HOME OWNERSHIP HOMES FUNDED

9

MARKET RENTALS AVAILABLE

47

AFFORDABLE RENTAL HOMES FUNDED

\$7.6m

IN GOVERNMENT GRANTS UTILISED

Progressive Home Ownership Scheme

Home Capital Partners partnered with the Ministry for Pacific Peoples, Westpac Bank, and Tangata Atumotu Trust to create the first Progressive Home Ownership scheme designed specifically for Pacific families. The model enables families to purchase 65% of a new healthy home, while Home Capital Partners retains the remaining 35% for up to 15 years, giving families time to build equity and transition to full ownership.

“ It all started by chance – just scanning a QR code while walking past. I never thought anything would come of it, or that owning a home was even possible. But once the process began, I realised it was real – and now I’m moving forward with my life.

Resident

Progressive Home Ownership Scheme, Te Pākau Maru, 2025

Impact Investing

Impact investing in Aotearoa New Zealand is still in its early stages, with much of the sector traditionally focused on environmental outcomes. At Home Capital Partners, we’re helping expand this space – demonstrating how blended capital models can deliver both financial and social returns through housing. Our partnership with Community Finance, New Zealand’s leading impact debt provider, exemplifies this approach.

“ Our relationship with Home Capital Partners is one we truly value. With our debt and their equity, we are together resetting how capital is deployed into social and affordable housing across the country. We know that the shared innovative kaupapa of our two organisations will help whānau thrive and communities flourish.

James Palmer

CEO, Community Finance

Nicola Lathe

I am the Legal & Operations Manager for Home Capital Partners, which sees me responsible for providing comprehensive legal and operational support by managing compliance processes, legal documentation, and workflows while contributing to strategic initiatives.

My role is wonderfully varied, combining strategic oversight with hands-on problem solving across legal, operational, and compliance areas. I love the balance between detail and big-picture thinking, and working alongside such a talented, collaborative team makes it all deeply rewarding.

One of the biggest highlights in the last year has been being part of a project from the start. From raising capital to fund the build, through to handing over keys to new homeowners, it's been a great experience to contribute to a project that not only delivers homes but also strengthens our mission to create sustainable, thriving communities.



Chair's Remarks

The financial year to 31 March 2025 was one of both consolidation and growth for Kāinga Maha. As the development arm of the Home Foundation group, our mission is to raise the standard of housing developments that are deeply rooted in the needs of the communities we serve. Our purpose is to bring flourishing communities to life.



Over the past 12 months, Kāinga Maha has strengthened its position in the market as a trusted and values-aligned partner. We have been privileged to walk alongside councils, iwi, churches, Community Housing Providers, charitable trusts, private developers, and impact investors. Increasingly, these partners are recognising that early-stage advice and carefully built business cases do more than ensure financial and technical feasibility; they lay the foundations for neighbourhoods that are born out of genuine need and designed for long-term flourishing.

We have built a reputation for combining commercial discipline with community imagination. That dual strength allows us not only to unlock supply but also to reshape how developments are conceived – diverse, inclusive, and desirable neighbourhoods where people belong.

Working within the wider Home Foundation group has been essential. Kāinga Maha's developments create opportunities for Home Construction to

build quality homes, for Home Capital Partners to unlock capital flows into the right projects, and for Te Wawata Kāinga to walk alongside households as they settle and grow. This integration allows us to deliver housing solutions that few organisations could achieve alone.

Yet our vision goes beyond numbers. The communities we are helping to form are places where whānau can put down roots, where churches and iwi can steward their land for generations to come, and where investors can see financial and social returns aligned. The year has reminded us that Kāinga Maha's calling is not only to deliver homes but to help transform the way housing developments are done in Aotearoa.

Looking ahead, we remain committed to deepening our capacity, diversifying our partnerships, and ensuring every project we lead carries the imprint of our vision – to bring flourishing communities to life.

Israel Cooper
Kāinga Maha Chairperson

[LinkedIn](#)



Chief Executive's Remarks

Kia ora koutou, as we look back on the past year, I am filled with gratitude for the dedication and resilience of our team and partners. The financial year to 31 March 2025 has been a defining chapter for Kāinga Maha as we continue to grow our capability, deepen our impact, and strengthen our role in unlocking housing developments with our partners.



A key strategic focus this year has been strengthening our expertise to meet the complex challenges of developing housing communities that unlock human flourishing. We have expanded our team, establishing a clear presence in Tāmaki Makaurau Auckland and recruiting critical capability – including a design lead to drive our feasibility and early concept design work, and a financial viability specialist to strengthen our commercial analysis. These moves ensure we can partner with our clients from the earliest stages of an idea, shaping sites into viable and purposeful developments that can be delivered and funded.

This year saw a proud milestone with the first practical completions at Te Pākau Maru in Ōtautahi Christchurch. Once an underused brownfield site, it is now evolving into a vibrant new community in an area with significant housing need. Seeing the first families move in reminds us why our work matters and what is possible when we persist with care, rigour, and purpose.

We've expanded our collaboration with Home Foundation and Home Capital Partners, developing a robust pipeline nationwide. In parallel, we've worked with Community Housing Providers, churches, and councils to transform early ideas into viable, well-planned projects that deliver real impact. These relationships have been crucial in helping us scale our impact and ensure that housing is designed and delivered in ways that serve local communities and honour the values of manaakitanga and partnership.

We have also worked closely with our local council partners across Aotearoa, contributing our expertise to help shape progressive and enabling housing policies. Listening, advocating for thoughtful change, and supporting brave ideas that unlock more social, affordable, and market housing to meet a wide range of needs is a key tenet of our work.

It would be remiss not to acknowledge the headwinds of the past year. The residential market has remained volatile, and securing funding and delivery confidence has been difficult for many. Through this, we have focused on forging and strengthening relationships with trusted partners who share our kaupapa and long-term commitment. These partnerships—built on shared values and perseverance—are the bedrock that enables us to keep advancing the Foundation's housing development projects, even in uncertain conditions.

Even in a challenging market, our purpose is vital. Aotearoa needs housing developments that are people-centred, equitable, and mana enhancing. Kāinga Maha will continue to set the standard for quality development, blending commercial rigour with social impact, partnering closely with mana whenua, and prioritising people and place in every project.

Annie Wilson
Chief Executive Officer

[LinkedIn](#)

Kāinga Maha Impact Highlights

58

HOMES UNDER
CONSTRUCTION

1,888

HOMES IN
DUE DILIGENCE

25

DEVELOPMENT PROJECTS
REPRESENTING 1,242 HOMES

17

ADVISORY PROJECTS
REPRESENTING 727 HOMES



Staff Spotlight



Natalie Keane

I'm the Design Lead and Development Associate at Kāinga Maha, joining the team in January as a registered architect with experience in bespoke residential, social, and affordable housing.

I work closely with our architects and design team to ensure projects meet the vision, values, and needs of our partners. That means balancing quality, efficiency, and wellbeing, without losing sight of the bigger picture. I see my role as stewarding the vision: translating intent into built environments that serve its residents. I also work alongside the development team, managing the practical and financial realities that bring projects to life.

A highlight has been guiding the design direction of several key projects, and deepening partnerships with The Salvation Army, CORT, and Habitat for Humanity. These organisations bring stability and dignity to people's lives. Seeing their work first-hand (including a friend who's found a home in a CORT village) reminds me why this work matters and affirms Kāinga Maha's belief in housing as a foundation for wellbeing.

I'm the Financial Analyst and Development Viability Specialist at Kāinga Maha, where I assess the financial feasibility of affordable and community housing developments across Aotearoa.

My work involves building detailed financial models, exploring different tenure and funding structures, and supporting our partners, including Community Housing Providers, councils, and charities, to make informed decisions that balance financial sustainability with social impact.

I joined Kāinga Maha in July 2024 and have really enjoyed finding creative solutions to complex challenges. I'm particularly passionate about helping organisations with limited resources who are striving to make a big difference in their communities. Seeing their dedication and impact reminds me why this work matters.

A highlight from the past year was completing a financial feasibility assessment, where our report was described as "the best report we've received in 11 years." That recognition was incredibly rewarding and reinforced the value of what we do and the standards we hold ourselves to.



Craig Seddon

Chair's Remarks

The financial year to 31 March 2025 has been one of the most challenging in the recent history of the construction industry. A nationwide downturn has tested the resilience of builders across New Zealand, with rising costs, reduced margins, and intensified competition creating a demanding operating environment.



Yet even in this season, Home Construction has demonstrated remarkable perseverance and commitment to its mission of safely driving excellence and innovation in the delivery of healthy, sustainable, and quality homes.

Our ability to retain and support a highly skilled team, together with long-standing supply partners, has been a cornerstone of stability. While many in the sector have faced significant disruptions, the calibre and loyalty of our people have enabled us to continue delivering to high standards, even under pressure.

This resilience reflects not only the strong leadership of our CEO, Paul Nanai, and his senior executives, but also the professional competence and shared values that run throughout the wider team.

The strategic integration of Home Construction into the Home Foundation group, completed in April 2025, represents a milestone in our journey. While our partnership with the Foundation has always been central to our kaupapa, formal ownership strengthens alignment of mission, purpose, and practice. It provides efficiencies in treasury, procurement, and strategic planning, as well as a

pipeline of opportunities through Kāinga Maha, Home Capital Partners, and Te Wawata Kāinga. For our clients, this means greater certainty, access to wider expertise, and confidence in engaging with a construction company that is part of an end-to-end housing system.

Despite the turbulence, Home Construction has continued to secure new clients alongside repeat engagements with long-term partners. We are privileged to continue building for Kāinga Ora, iwi, councils, and Community Housing Providers, while also establishing relationships with private developers and new investors.

Looking ahead, we remain realistic about the pressures of the market but confident in the foundations we have built. Our future is anchored in the people we have, the partnerships we build and nurture, and our clear and driving purpose. As part of the Home Foundation group, every home we deliver contributes not only to a client's brief but also to a wider vision – a just housing system where quality homes enable flourishing communities.

Israel Cooper
Kāinga Maha Chairperson

[LinkedIn](#)



Chief Executive's Remarks

The financial year to 31 March 2025 was a defining period of transition for Home Construction. Amid a complex operating environment, we took decisive steps to stabilise the business, refocus operations, and prepare for sustainable growth.



While these changes involved difficult decisions, they have resulted in a more agile, resilient organisation that is strongly aligned with the vision of the Home Foundation group. The completion of the formal share purchase at the end of the financial year symbolises that alignment, bringing Home Construction fully into the Group's ecosystem and reinforcing our shared commitment to housing justice and community wellbeing.

Over the course of the year, we maintained strong performance in health and safety, construction quality, and project delivery. We strengthened relationships with key build partners and suppliers and began rebuilding project momentum through successful tenders and new client partnerships.

As we enter the next financial year, our focus is on rebuilding with purpose – strengthening systems, nurturing culture, and delivering projects that demonstrate quality, sustainability, and care for community.

As part of the Home Foundation group, we are focused on excellence – in craft, in collaboration, and in care. The year ahead is about building confidence and momentum, ensuring every home we deliver reflects our values and our role in shaping Aotearoa's housing future.

Paul Nanai
Chief Executive Officer

[LinkedIn](#)



Home Construction Impact Highlights

214

HOMES COMPLETED

1

SUPREME WHITE CAMELIA AWARDS WON FROM UN WOMEN NZ

54

HOMES UNDER CONSTRUCTION OR IN CONSENTING

355

CONSTRUCTION & DELIVERY PARTNERS

\$59m+

TOTAL VALUE OF HOMES DELIVERED

\$5.7m+

VALUE OF DONATIONS MADE

25

STAFF

2

APPRENTICES FULLY QUALIFIED

Community Sponsorships

\$68,976

supported initiatives that build connection, wellbeing, and community spirit. Highlights include:

- Airtime Hoops Limited – Basketball system for The Salvation Army
- Canterbury Rams Team Sponsorship
- Community Housing Aotearoa Conference Gold Sponsorship
- Mainland Pouakai Basketball Season Launch Golf Day
- Sentinel Homes Fundraising Dinner & Auction
- Southland Nepalese Society Inc – Funding for Tenzing Hillary Cup
- Venn Foundation – Summer Conference Sponsorship
- Cholmondeley Centre – Support for Child and Family Services
- Annual Blood Drive – Team Participation
- New Brighton Food Bank – Community Contribution

\$8,133

funded the installation of basketball hoops for the Hoops in Schools programme at:

- St Teresa School
- Tai Tapu Primary School
- Spreydon School
- Christchurch East School
- Isleworth School



Staff Spotlight



Michael Vermeulen

I'm a Project Manager at Home Construction and have been part of the team for over 13 years. My role is about making sure projects run smoothly, safely, and on time.

Each day involves balancing timelines, budgets, and people, leading teams, solving challenges, and keeping everything moving forward while maintaining high standards of health and safety.

What I love most about this work is its variety. No two days are ever the same. I enjoy bringing structure to complexity, turning plans on paper into warm, dry, and safe homes for the communities we serve. Collaborating with passionate teams and seeing the direct impact of our efforts is what keeps me motivated.

A standout moment was seeing our team move into Kia koa te Whenua in April 2024, a space I helped bring to life. Another highlight was the completion of Te Pākau Maru Site B in February 2025, where 25 new homes were built for the New Brighton community. Both projects remind me why I love what I do, creating spaces where people can thrive.

I'm a Quantity Surveyor at Home Construction and have been a part of the team since November 2022.

I'm coming up to three years now and can proudly say I am part of the Project Finance "all-girls crew" here in Ōtautahi: a team that loves to crunch numbers, support our amazing Delivery Team & Build Partners on site, all while having fun and learning together.

In my role, I love that there is always the opportunity for continuous learning. I find myself picking up something new almost every day. For someone with a curious mind, that's something I really enjoy. I also love being able to meet new people on the job, establishing and building relationships.

A major highlight for me in this period has been enrolling at university again and returning to study. Learning to balance full-time work with part-time studies has taught me a lot about the importance of sacrifice and perseverance, and I'm grateful to be surrounded by people who motivate and encourage me. Especially here at Home Construction, where I've been supported and given the flexibility to grow my career while continuing to upskill.



Mere Dimure

Chair's Remarks

The financial year to 31 March 2025 marked a meaningful beginning for Te Wawata Kāinga. With our first homes now under management and our registration as a Community Housing Provider confirmed, we've moved from aspiration to action. These early steps have given us a strong platform to serve both the communities we're already working with and those still to come.



At our core, Te Wawata Kāinga is about people. We know that the housing challenges Aotearoa faces won't be solved by simply building more houses. It's about connecting individuals and whānau with the right kind of homes – homes that offer dignity, agency, security, and a sense of belonging. Homes that become a foundation on which flourishing lives can be built.

Over this first year, we've heard moving stories from residents whose lives have changed after gaining access to a safe, stable place to call home. Some residents have come from living in vehicles and can now settle into warm, dry, well-appointed homes that meet their needs. Others have moved from insecure housing, where there was little certainty about their tenure.

But it's not just about the physical dwelling or the individual whānau. Our community initiatives, like the street

parties we've hosted, have sparked conversations, created friendships, and begun to form genuine communities. Where there was once isolation and insecurity, we're seeing connection and stability take root.

Looking ahead, we're hopeful. The foundation is laid, the team is in place, our pipeline of new homes and communities continues to build, and the opportunity to make a meaningful difference is growing. We know we're only just getting started – but already, we're seeing what's possible when housing is managed with both competence and care. In the years ahead, our goal remains simple: to enable flourishing communities by serving one whānau at a time.

David Monk
Te Wawata Kāinga Chair

[LinkedIn](#)



Chief Executive's Remarks

At Te Wawata Kāinga, our first year of operation has instilled in us both the privilege and responsibility of the work we have been commissioned to undertake. We are not simply managing houses; we are creating spaces where people can breathe, belong, and begin to flourish. Our mission is to walk alongside whānau with care and professionalism, stewarding homes in ways that build trust, security, and dignity.



A milestone for us was the opening of Te Pākau Maru. With the homes now fully tenanted, it has quickly become a community where people are finding stability after seasons of uncertainty. It shows the difference safe, well-managed housing can make when it is paired with connection and support. Already we are seeing lives being steadied and futures being reshaped.

In Ōpōtiki, the homes we have brought on stream are meeting some of the most urgent housing need in New Zealand. In a district carrying some of the highest levels of housing deprivation, the arrival of quality, secure homes has brought immediate impact. Families who once lived with constant insecurity now have the chance to settle, to put down roots, and to plan forward. This is what housing, at its heart, should provide: a foundation for flourishing.

As we've gained momentum throughout the year, we've begun to document what

we trust will continue to set us apart: a people-first model that blends robust property and tenancy management with access to wraparound support. We create pathways to safe, secure, and appropriate homes that meet people where they are, and steward housing in ways that strengthen whānau stability, belonging, and opportunity to flourish. That distinctiveness is being recognised by partners who share our belief that housing is about more than shelter – it is about shaping strong, connected communities.

As we look to the future, our commitment remains clear. Growth is important, but only to serve more whānau and to multiply places of stability, hope, and belonging. That is the horizon we are pressing toward, and it will continue to guide every decision we make.

Matthew Mark
Chief Executive Officer

[LinkedIn](#)



Te Wawata Kāinga Impact Highlights

28

SOCIAL RENTALS

143

APPROX TENANTS HOUSED

9

MARKET RENTALS

16

AFFORDABLE RENTALS

What's in a name:

Te Wawata Kāinga

- Wawata carries a sense of deep yearning, not just a 'wish' but a vision rooted in purpose and hope.
- Kāinga in te ao Māori goes beyond physical shelter, it reflects whakapapa, whanaungatanga and manaakitanga – heritage, relationships and care.
- Together Te Wawata Kāinga or 'the hope for home' speaks to our longing to put down roots, create a space for family and friends and provide for future generations. It is the possibility of human flourishing.

Lizel Jeptha

I joined Te Wawata Kāinga in January, and it's been a whirlwind journey ever since.

From learning the ins and outs of the business to coordinating viewings and successfully allocating 16 properties by the end of March. That's when my role as Tenancy Manager truly began to shine.

This position is all about people. Building genuine connections, supporting tenants, and ensuring they feel valued and secure in their homes is what I value. The most rewarding part of my job is seeing the joy on someone's face when they're handed the keys to their new home, and knowing I've played a part in helping them thrive. It truly fills my heart and reminds me every day why I love what I do.



08.

Project Spotlight: Te Pākau Maru

Te Pākau Maru exemplifies the collective strength of the Home Foundation group in addressing the housing needs of Kiwis through innovative solutions across the housing ecosystem.

New Brighton, Ōtautahi Christchurch

63 High-Quality Terraced Homes (1–4 bedrooms)

\$38m Mixed-Tenure Housing Development

Due for completion late-2025

7,000m² Site

Built for a Greener Future



PROJECT PARTNERS

5 organisations delivering Te Pākau Maru

- **Funded by** Home Capital Partners
- **Enabled by** Christchurch City Council & ChristchurchNZ
- **Developed by** Kāinga Maha
- **Built by** Home Construction
- **Housing management by** Te Wawata Kāinga

HOUSING MIX

63 homes total by December 2025

- **8% Progressive Home Ownership** – via Ministry for Pacific Peoples grant
- **59% Affordable Rentals** – at 80 % of market rate via Ministry of Housing and Urban Development scheme
- **33% Market Sales** – prioritised for first-home buyers

SMART, SUSTAINABLE DESIGN

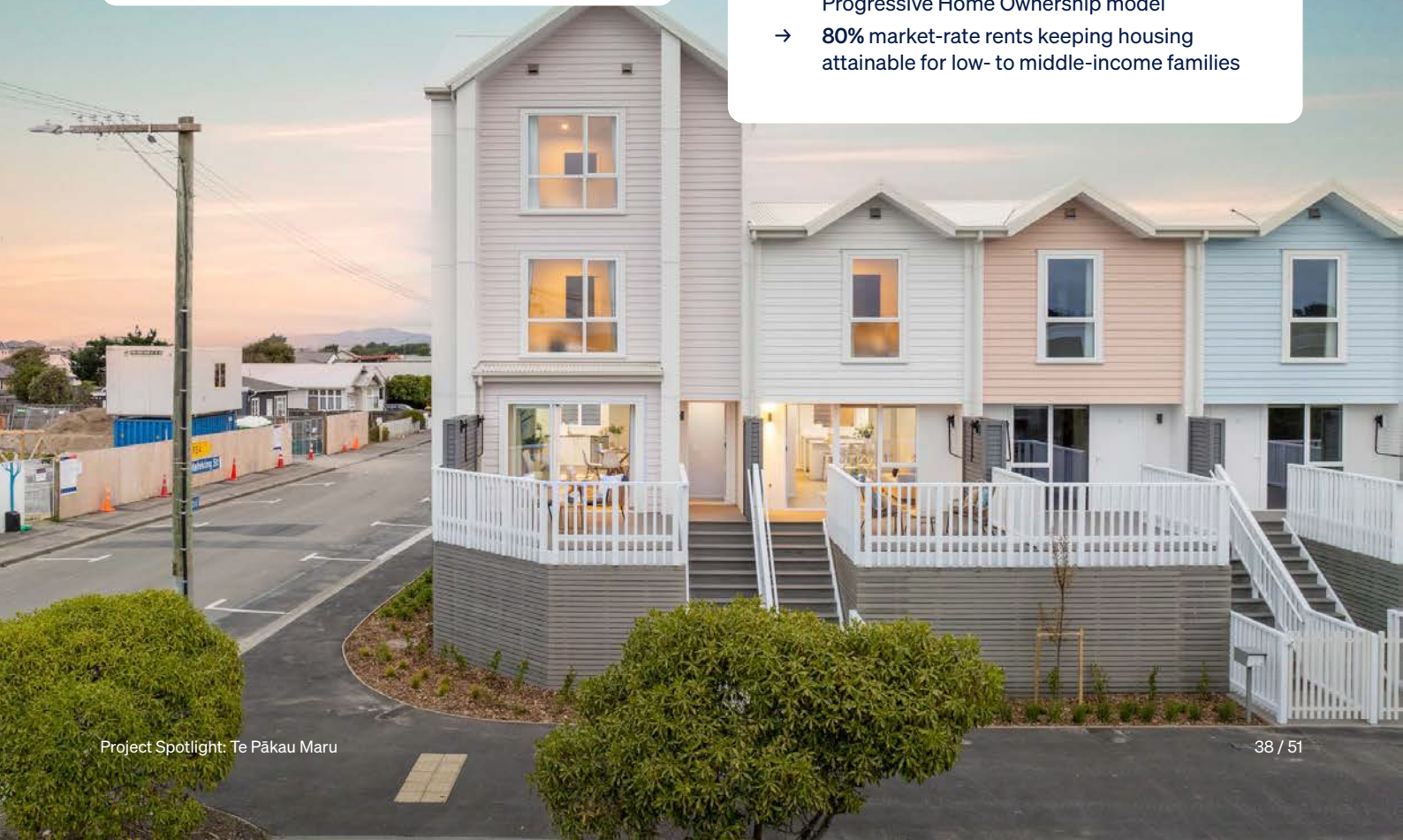
Built for long-term comfort and efficiency

- **\$800** average annual savings per home
- **Homestar 7** rated for health and comfort
- **Climate-resilient design** for durability and reduced maintenance

PROJECT IMPACT

63 households (around 171 people) housed by December 2025

- **345** workers and 87 local build partners engaged
- **35%** shared-equity investment through Progressive Home Ownership model
- **80%** market-rate rents keeping housing attainable for low- to middle-income families





“As a single mum, it’s been amazing knowing exactly what I’m paying and that I can meet those weekly payments. It’s warm, dry. I can cook dinner and the girls are playing in the lounge. Moving here has been great. It’s been a perfect place for us. It’s just perfect.”

Resident

Affordable Rental, Te Pākau Maru, 2025

09.

Group Financial Overview

\$19.5m

CONSOLIDATED NET ASSETS (UP FROM \$8.1M)

\$14.7m

TOTAL INCOME

\$7.8m

IN CAPITAL GRANTS

\$5.1m

IN DONATIONS

\$48.4m

TOTAL ASSETS

\$38m+

IN INVESTMENT PROPERTIES & PROJECTS IN PROGRESS

\$7.0m

YEAR-END CASH BALANCE

\$8m+

YEAR-ON-YEAR INCREASE IN NET ASSETS

Group Statement of Service Performance

As at 31 March 2025, for Home Foundation, Home Capital Partners, Kāinga Maha, and Te Wawata Kāinga

Provision of Housing	# of houses**	# people representing*
Net New Homes		
Completed Homes	31	84
Homes in Construction	48	130
Homes in Consent Phase	20	54
Home in Due Diligence Phase - Group Owned**	424	1145
Homes in Due Diligence Phase - Consulting for Third Parties**	1505	4064
Home Foundation Group Holding Portfolio		
Owned and Completed		
Community Housing Homes	28	76
Affordable Rentals	16	43
Progressive Home Ownership Homes	5	14
Market Rentals	9	24
Housing Management		
Tenancies Managed	53	143
Progressive Home Ownership Homes Managed	1	3
In Construction		
Affordable Rentals	31	84
Market Rentals	17	46

Development Initiatives	Quantam
Community Events Completed	5 events
Sponsorship Funds Provided for Community Events	\$12,500
Pastoral Care, People Supports	\$32,324

Assets under management for the direct provision of homes total \$41.6 million.

Research	Quantam
Projects Completed - SROI Report via Impact Labs	\$40,000
Projects Underway -Theology of Whenua	\$20,000

Awareness and Sector Support

Speaking Engagements

UDINZ Exec. Round Table with Minister Bishop
 UDINZ Development Pipeline Event
 Christchurch City Council Deputation on Sandilands
 Christchurch Business Network Lunch
 CHA 2024 Conference Workshops
 Ecumenical Housing Summit
 Theology of Whenua Evening
 UDINZ Summer Site Tour of New Brighton

*based on average of 2.7 people per home,

<https://www.stats.govt.nz/information-releases/2023-census-household-family-and-extended-family-highlights/#households>

** based on estimated maximum yield

Consolidated Statement of Financial Performance

For the year ended 31 March 2025

Account	2025	2024
Revenue		
Donations, Koha, Bequests and Other General Fundraising Activities	5,131,583.00	2,824,534.70
Capital Grants and Donations	7,825,370.00	0.00
Revenue from Commercial Activities	1,574,058.54	830,112.12
Interest, Dividends and Other Investment Revenue	55,411.61	222,160.87
Other revenue	118,979.14	5,130.82
Total Revenue	14,705,402.29	3,881,938.51
Expenses		
Employee Remuneration and Other Related Expenses	1,231,048.23	241,232.44
Expenses Related to Commercial Activities	1,753,532.02	1,094,560.86
Grants and Donations Made	5,000.00	215,650.00
Other Expenses	289,671.41	193,325.14
Total Expenses	3,279,251.66	1,744,768.44
Surplus/(Deficit) for the Year	11,426,150.63	2,137,170.07

These financial statements must be read in conjunction with the notes and the accompanying Independent Auditors Report which is available [here](#).

Consolidated Statement of Financial Position

As at 31 March 2025

Account	31 Mar 2025	31 Mar 2024
Assets		
Current Assets		
Cash and Short-Term Deposits	7,035,796.51	878,762.01
Debtors and Prepayments	259,222.97	29,323.26
Contracts in Progress	12,029,679.04	5,554,561.10
Inventory Held for Sale	2,188,304.10	0.00
Other Current Assets	20,965.22	144,841.30
Total Current Assets	21,533,967.84	6,607,487.67
Non-Current Assets		
Property, Plant and Equipment	63,557.16	45,150.02
Investment Properties	17,868,980.98	6,426,486.24
Contracts in Progress	8,700,000.00	0.00
Other Non-Current Assets	231,015.35	0.00
Total Non-Current Assets	26,863,553.49	6,471,636.26
Total Assets	48,397,521.33	13,079,123.93
Liabilities		
Current Liabilities		
Creditors and Accrued Expenses	2,309,299.33	512,480.68
Employee Costs Payable	59,926.70	13,552.38
Loans	5,386,711.41	330,872.70
Total Current Liabilities	7,755,937.44	856,905.76
Non-Current Liabilities		
Loans	21,120,000.00	4,126,784.91
Total Non-Current Liabilities	21,120,000.00	4,126,784.91
Total Liabilities	28,875,937.44	4,983,690.67
Total Assets less Total Liabilities (Net Assets)	19,521,583.89	8,095,433.26
Accumulated Funds		
Accumulated Surpluses or (Deficits)	19,521,583.89	8,095,433.26
Total Accumulated Funds	19,521,583.89	8,095,433.26

These financial statements must be read in conjunction with the notes and the accompanying Independent Auditors Report which is available [here](#).

Consolidated Statement of Cash Flows

For the year ended 31 March 2025

Account	2025	2024
Cash Flows from Operating Activities		
Cash Was Received From:		
Donations, Koha, Bequests and Other General Fundraising Activities	5,131,583.00	2,809,592.00
Capital Grants and Donations	7,640,345.00	0.00
Gross Sales from Commercial Activities	1,401,308.86	830,111.92
Interest, Dividends and Other Investment Receipts	55,411.61	242,600.18
Other Cash Received	4,904.48	38,996.23
GST	894,171.84	70,700.15
Cash Was Applied To:		
Employee Remuneration and Other Related Payments	(1,056,720.65)	(155,710.67)
Payments Related to Commercial Activities	(19,127,700.42)	(1,982,808.95)
Grants and Donations Paid	(5,000.00)	(215,650.00)
Other Payments	(30.00)	0.00
Total Cash Flows From Operating Activities	(5,061,726.28)	1,637,830.86
Cash Flows From Other Activities		
Cash Was Received From:		
Receipts From Sale of Property, Plant and Equipment	0.00	5,398.95
Cash Received From Loans Borrowed From Other Parties	37,476,042.63	942,525.31
Repayment Received on Loans Made to Other Parties	0.00	28,258.70
Cash Was Applied To:		
Payments To Acquire Property, Plant and Equipment	(9,706,971.47)	(10,509.36)
Payments To Purchase Investments	(19,565.22)	0.00
Repayments of Loans Borrowed From Other Parties	(16,528,435.16)	(3,012,935.16)
Loans Made To Other Parties	(2,000.00)	(1,670,052.53)
Total Cash Flows From Other Activities	11,219,070.78	(3,717,314.09)
Net Increase/(Decrease) in Cash	6,157,344.50	(2,079,483.23)
Cash and Short Term Deposits		
Opening Cash	878,762.01	2,958,245.24
Net Change in Cash for Period	6,157,344.50	(2,079,483.23)
Closing Cash	7,036,106.51	878,762.01

These financial statements must be read in conjunction with the notes and the accompanying Independent Auditors Report which is available [here](#).

Chief Financial Officer's Remarks

The financial year to 31 March 2025 marked a period of remarkable progress for the Home Foundation group. Through disciplined management and strategic deployment of our resources, we have positioned the organisation for sustainable growth while remaining faithful to our mission.



Our consolidated net assets increased to \$19.5 million, up from \$8.1 million in the prior year – a reflection of both prudent stewardship and the effective recycling of capital into new housing initiatives. Total income rose sharply to \$14.7 million, driven by \$7.8 million in capital grants, \$5.1 million in donations, and a solid uplift in commercial and rental revenues. These inflows have been responsibly channelled into housing developments and community housing assets, ensuring that every dollar entrusted to us continues to deliver lasting social outcomes.

We also strengthened our balance sheet, expanding total assets to \$48.4 million, underpinned by investment properties and projects in progress totalling over \$38 million. This growth was supported by a well-structured mix of funding partners, whose facilities allow us to redeploy capital effectively, moving it from completed projects into new developments that amplify our housing

impact. Expenditure has grown in line with operational activity, yet our results demonstrate sound governance, cost efficiency, and a clear focus on purpose-led resource management. The year-end cash balance of \$7.0 million provides both flexibility and resilience as we advance to the next phase of delivery.

With an eye to the future, our priority is to build long-term stability that sustains our mission in the years ahead. By continuing to manage our resources responsibly, we will maintain a robust and adaptable position.

Ultimately, the discipline we apply today safeguards our capacity to create meaningful impact tomorrow – balancing prudence with purpose to ensure that every investment brings us closer to a home for everyone.

Ramonette Gray
Chief Financial Officer

[LinkedIn](#)

10. Global Focus: Nepal

Extending our mission beyond Aotearoa, Home Foundation partnered with Habitat for Humanity on a project to construct 13 new homes in Kanepokhari, Nepal – contributing directly to one of these builds alongside a local family and their community.



While Aotearoa continues to face significant housing challenges, we are increasingly aware that those needs are shared globally.

We especially see throughout the Asia-Pacific region a tremendous need for additional, durable, climate-resilient homes that give communities belonging and security.

In 2024, Home Foundation once again led a volunteer build team to the Koshi Province of Nepal in partnership with Habitat for Humanity. There, we worked alongside a local family and their community to help them build their future home.

The experience not only strengthened our connection to the Asia-Pacific

region but also reaffirmed our belief that safe housing is the cornerstone of thriving communities. We were able to revisit a village where we first helped build in 2019 and witnessed a thriving, self-sustaining community – a powerful testament to the enduring impact of this work and to the difference we can make in the housing system, no matter where the need exists.

David Monk
International Director, Home Foundation

11

NZ STAFF &
BUILD PARTNERS

8

LOCAL STAKEHOLDERS
ENGAGED

20+

LOCAL NEPALESE COMMUNITY
VOLUNTEERS

Rs 40,000

WORTH OF LABOUR
(NEPALESE RUPEES)

176

HOURS OF LABOUR
CONTRIBUTION

3

LOCAL BUILDERS TRAINED IN SAFE &
SUSTAINABLE CONSTRUCTION METHODS





“ Highlights of our Nepal trip included the welcome ceremony; working alongside different community members and the future owners of the house on the build; spending most of our time together as one team on a single home; engaging with the local Habitat team; and finally, visiting the completed village and education programmes to see the visible difference they’ve made to the health of the community.

Josh Milne

Design and Innovation Leader Home Construction

“ To work alongside my colleagues and the Nepalese locals on two villagers’ houses was a true privilege. I originally thought it would be a great experience to give to a community in another country, but I honestly feel that I gained far more from the experience than I gave.

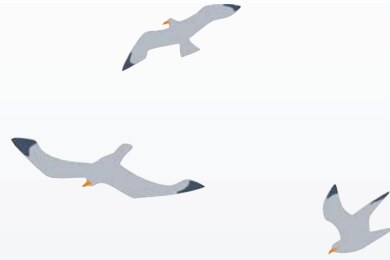
Chris Stevens

Senior Project Manager, Home Construction

Global Focus: Nepal



11.



Partnerships

Our work is built on partnership – walking alongside others with trust, generosity, and shared purpose.

Each organisation listed here, along with the many others who contribute their skill, time, and trust behind the scenes, plays a vital role in shaping flourishing communities across Aotearoa and beyond, helping us turn vision into action through collaboration grounded in care, reciprocity, and a commitment to lasting impact.

- Aupōuri Ngāti Kahu Te Rarawa Trust (ANT)
- Canterbury Regional Basketball Foundation
- Cholmondeley Children's Centre
- Christian Savings
- Christchurch City Council
- Christchurch Methodist Mission
- ChristchurchNZ
- Community Finance
- Community Housing Aotearoa (CHA)
- Community Housing Regulatory Authority
- CORT Community Housing
- E Tū Tāngata
- Fit For A Cause
- Free Church of Tonga
- Gemelli Consulting
- Generation Homes Bay of Plenty
- Greater Christchurch Partnership
- Habitat for Humanity Nepal
- Habitat for Humanity New Zealand
- Habitat Northern Region
- Heft Communications
- Hoops In-Schools
- Impact Lab
- Institute of Directors New Zealand
- Ka Puta Ka Ora Emerge Aotearoa
- Kingi Ihaka Research Centre
- Laidlaw College
- Local Councillor Celeste Donovan
- Local MP Reuben Davidson
- MATES in Construction
- Matua Foundation
- Ministry for Housing and Urban Development
- Ministry for Pacific Peoples
- New Brighton Community Gardens
- New Brighton Food Bank
- New Brighton Outdoor Art Foundation
- New Brighton Project
- New Brighton Residents Association Group
- New Brighton RSA
- New Zealand Blood Service
- New Zealand Green Building Council
- Otago Housing Alliance
- Parry Field Lawyers
- Property Council New Zealand
- Publica
- Ready Think Go
- Ridiculous Digital
- Sentinel Homes Christchurch
- Tangata Atumotu Trust
- Te Pae ki Te Rangi
- Te Wānanga Ihorangi
- Te Whare Awhero
- The Creator
- The Housing Innovation Society
- The Salvation Army
- The Urban Advisory (TUA)
- UN Women Aotearoa New Zealand
- Urban Development Institute of New Zealand (UDINZ)
- Venn Foundation
- Wayne Francis Charitable Trust
- Westpac
- Winstone France Limited
- Youth Alive Trust
- Zeal Consultants

12.

Contact Us

Partner with us to deliver more secure, affordable, healthy homes and flourishing communities across Aotearoa.



Through homes, flourishing communities
homefoundation.org.nz



Impact investment fund manager
homecapital.co.nz

KĀINGA MAHA

End-to-end development specialist
kaingamaha.co.nz



Full-service construction company
homeconstruction.co.nz

TE WAWATA KĀINGA

People-first housing management
tewawatakainga.co.nz