

**ESTATES AND TRUSTS HELD AND ADMINISTERED BY  
CHURCH PROPERTY TRUSTEES**

**SPECIAL PURPOSE FINANCIAL STATEMENTS**

FOR THE YEAR ENDED 31 DECEMBER 2022

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**ESTATES AND TRUSTS HELD AND ADMINISTERED BY CHURCH PROPERTY TRUSTEES**  
**STATEMENT OF FINANCIAL PERFORMANCE**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**



		General Trust Estate		Bishopric Estate		Dean & Chapter Estate		Land & Buildings Trusts		Cathedral Trust	
	NOTE	Dec-22 \$000	Dec-21 \$000	Dec-22 \$000	Dec-21 \$000	Dec-22 \$000	Dec-21 \$000	Dec-22 \$000	Dec-21 \$000	Dec-22 \$000	Dec-21 \$000
<b>INCOME</b>											
Net Return Surplus (Deficit) BGF Investment Funds	3	(1,347)	1,675	(394)	489	(136)	169	(375)	180	-	-
Net Return Surplus (Deficit) FIF Investment Funds	3	-	-	-	-	-	-	(1,054)	-	-	-
Net Revaluation Mohaka Forest Surplus (Deficit)	3	(180)	134	-	-	-	-	-	-	-	-
Net Income from Share JV 2021	23	-	-	-	-	-	-	-	-	-	(48)
Net Income from Subsidiary 2022	23	-	-	-	-	-	-	-	-	19,351	16,938
Insurance Surplus Allocation	4	-	-	-	-	-	-	-	-	2,929	-
Insurance and Property Fee Recovery		93	88	-	-	-	-	-	-	-	1,029
Grants & Donations Received	5	-	-	487	-	-	-	630	2,738	-	14,045
Interest Income		30	37	0	-	-	-	199	920	652	22
Ministry Units (Parish) Contributions	6	-	-	-	-	-	-	1,293	1,759	-	-
Realisation of Revaluation Reserve (Property Sales)	18	-	-	-	-	-	-	220	-	-	-
Profit (Loss) from Disposal of Assets	7	1,146	-	-	-	-	-	799	(9)	-	-
Sundry Property Income		-	-	-	-	-	-	62	48	-	10
<b>Total Income/(Deficit)</b>		<b>(258)</b>	<b>1,934</b>	<b>94</b>	<b>489</b>	<b>(136)</b>	<b>169</b>	<b>1,773</b>	<b>5,636</b>	<b>22,931</b>	<b>31,996</b>
<b>EXPENSES</b>											
Earthquake Repair & Build Expenditure	8,19	-	-	-	-	-	-	4,452	6,343	19,641	16,882
Grants Paid, Donations to Parishes	9	1,297	479	243	298	58	58	2,651	8	-	-
Interest Paid		-	-	-	-	-	0	1	2	15	-
Insurance Fund Expense (EQR)		-	-	-	-	-	-	-	3,900	-	-
Legal Fees		8	59	-	-	-	-	4	10	5	44
Management Fees - CPT		20	11	6	4	2	3	234	787	2	56
Mohaka Forest Expenses		52	99	-	-	-	-	-	-	-	-
Property Operating Expenditure		149	87	-	-	-	-	410	196	-	-
Property Sale Expenditure		-	-	-	-	-	-	24	5	-	-
Other Sundry Expenses		-	-	-	-	-	-	-	-	246	230
<b>Total Expenditure</b>		<b>1,525</b>	<b>735</b>	<b>249</b>	<b>302</b>	<b>60</b>	<b>61</b>	<b>7,776</b>	<b>11,252</b>	<b>19,908</b>	<b>17,213</b>
<b>Net Surplus/(Deficit)</b>		<b>(1,783)</b>	<b>1,199</b>	<b>(155 )</b>	<b>186</b>	<b>(196)</b>	<b>108</b>	<b>(6,003)</b>	<b>(5,615)</b>	<b>3,023</b>	<b>14,783</b>

These statements are to be read in conjunction with the accompanying notes on pages 4 to 14 and the Independent Auditor's Report on pages 15 to 16.

**ESTATES AND TRUSTS HELD AND ADMINISTERED BY CHURCH PROPERTY TRUSTEES**  
**STATEMENT OF FINANCIAL POSITION**  
AS AT 31 DECEMBER 2022



		General Trust Estate		Bishopric Estate		Dean & Chapter Estate		Land & Buildings Trusts		Cathedral Trust	
	NOTE	Dec-22 \$000	Dec-21 \$000	Dec-22 \$000	Dec-21 \$000	Dec-22 \$000	Dec-21 \$000	Dec-22 \$000	Dec-21 \$000	Dec-22 \$000	Dec-21 \$000
<b>CURRENT ASSETS</b>											
Cash at Bank		154	263	14	58	11	6	495	697	8,730	10,067
Receivables and Prepayments	10	295	262	15	2	-	-	101	2,045	3,634	3,400
Investment Funds		-	61	-	-	-	-	-	-	-	-
<b>Total Current Assets</b>		<b>449</b>	<b>586</b>	<b>29</b>	<b>60</b>	<b>11</b>	<b>6</b>	<b>596</b>	<b>2,741</b>	<b>12,364</b>	<b>13,467</b>
<b>CURRENT LIABILITIES</b>											
Payables & Provisions		55	58	0	-	-	-	(73)	946	3,357	10,913
Mortgages & Loans		-	-	-	-	-	-	1,447	908	-	-
Revenue in Advance	12	-	-	-	-	-	-	204	759	1,656	1,462
<b>Total Liabilities</b>		<b>55</b>	<b>58</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,578</b>	<b>2,612</b>	<b>5,012</b>	<b>12,375</b>
<b>Net Current Assets</b>		<b>393</b>	<b>528</b>	<b>28</b>	<b>60</b>	<b>11</b>	<b>6</b>	<b>(982)</b>	<b>129</b>	<b>7,351</b>	<b>1,092</b>
<b>NON CURRENT ASSETS</b>											
Capital Work in Progress	8, 11	-	-	-	-	-	-	3,883	5,279	52,126	32,758
Property Plant & Equipment (CCRL)		-	-	-	-	-	-	-	-	903	835
Land & Buildings Held in Trust	14	-	-	-	-	-	-	253,868	191,112	9,200	6,390
Investment Funds	13	14,414	15,861	4,468	4,591	1,425	1,626	23,456	27,725	23,688	39,093
Forest Investment	3	1,030	1,232	-	-	-	-	-	-	-	-
<b>Total Non Current Assets</b>		<b>15,444</b>	<b>17,093</b>	<b>4,468</b>	<b>4,591</b>	<b>1,425</b>	<b>1,626</b>	<b>281,207</b>	<b>224,116</b>	<b>85,918</b>	<b>79,075</b>
<b>NON CURRENT LIABILITIES</b>											
Tenant Liability	16	-	-	-	-	-	-	1,065	878	-	-
<b>Total Non Current Liabilities</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,065</b>	<b>878</b>	<b>-</b>	<b>-</b>
<b>Net Non Current Assets</b>		<b>15,444</b>	<b>17,093</b>	<b>4,468</b>	<b>4,591</b>	<b>1,425</b>	<b>1,626</b>	<b>280,142</b>	<b>223,239</b>	<b>85,918</b>	<b>79,075</b>
<b>Net Assets</b>		<b>15,837</b>	<b>17,621</b>	<b>4,496</b>	<b>4,651</b>	<b>1,436</b>	<b>1,632</b>	<b>279,160</b>	<b>223,368</b>	<b>93,269</b>	<b>80,167</b>
<b>EQUITY</b>											
Retained Earnings	17	15,837	17,621	4,496	4,651	1,436	1,632	62,501	68,724	84,069	73,777
Asset Revaluation Reserve	15, 18	-	-	-	-	-	-	216,659	154,644	9,200	6,390
<b>Total Equity</b>		<b>15,837</b>	<b>17,621</b>	<b>4,496</b>	<b>4,651</b>	<b>1,436</b>	<b>1,632</b>	<b>279,160</b>	<b>223,368</b>	<b>93,269</b>	<b>80,167</b>

These statements are to be read in conjunction with the accompanying notes on pages 4 to 14 and the Independent Auditor's Report on pages 15 to 16.

For and on behalf of the Board of Trustees who authorised the issue of these financial statements on 23 September 2023

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Robert Bijl

Steve Wakefield



**ESTATES AND TRUSTS HELD AND ADMINISTERED BY CHURCH PROPERTY TRUSTEES**  
**STATEMENT OF MOVEMENTS IN EQUITY**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**



		General Trust Estate		Bishopric Estate		Dean & Chapter Estate		Land & Buildings Trusts		Cathedral Trust	
	NOTE	Dec-22 \$000	Dec-21 \$000	Dec-22 \$000	Dec-21 \$000	Dec-22 \$000	Dec-21 \$000	Dec-22 \$000	Dec-21 \$000	Dec-22 \$000	Dec-21 \$000
<b>RETAINED EARNINGS</b>											
<b>Balance at 1 January</b>		<b>17,621</b>	16,422	<b>4,651</b>	4,465	<b>1,632</b>	1,525	<b>68,724</b>	74,339	<b>73,777</b>	58,898
CCRL RE on consolidation		-	-	-	-	-	-	-	-	<b>813</b>	96
Transfer of Assets (CCCRL)		-	-	-	-	-	-	-	-	<b>6,745</b>	-
Net Surplus/(Deficit)		<b>(1,783)</b>	1,199	<b>(155 )</b>	186	<b>(196)</b>	108	<b>(6,003)</b>	(5,615 )	<b>2,734</b>	14,783
Transfer to Revaluation Reserve (Property Sales)								<b>(220)</b>			
<b>Balance at 31 December</b>		<b>15,837</b>	17,621	<b>4,496</b>	4,651	<b>1,436</b>	1,632	<b>62,501</b>	68,724	<b>84,069</b>	73,777
<b>ASSET REVALUATION RESERVE</b>											
<b>Balance at 1 January</b>		-	-	-	-	-	-	<b>154,644</b>	146,546	<b>6,390</b>	6,390
Transfer Revaluation Reserve (Property Sales)	<b>18</b>	-	-	-	-	-	-	<b>220</b>	-	-	-
L&BT Trusts from BGF reclassification		-	-	-	-	-	-	-	1,948	-	-
Gain/(Loss) on revaluation of property	<b>14</b>	-	-	-	-	-	-	<b>61,795</b>	6,151	<b>2,810</b>	-
<b>Balance at 31 December</b>		-	-	-	-	-	-	<b>216,659</b>	154,644	<b>9,200</b>	6,390
<b>TOTAL EQUITY</b>		<b>15,837</b>	17,621	<b>4,496</b>	4,651	<b>1,436</b>	1,632	<b>279,160</b>	223,368	<b>93,269</b>	80,167
**1 Transfer To Revaluation Reserve (Property Sales)											

These statements are to be read in conjunction with the accompanying notes on pages 4 to 14 and the Independent Auditor's Report on pages 15 to 16.

**ESTATES AND TRUSTS HELD AND ADMINISTERED BY CHURCH PROPERTY TRUSTEES**  
**SPECIAL PURPOSE FINANCIAL STATEMENTS**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022**

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## **1. GENERAL INFORMATION**

These financial statements have been prepared for each of the Estates and Trusts managed by Church Property Trustees [CPT]. The Estates and Trusts in these special purpose financial statements are the General Trust Estate [GTE], Bishopric Estate [BE], Dean and Chapter Estate [DCE], Land and Buildings held in Trust [LBT] and the Cathedral Trust [CT].

The financial statements are presented in New Zealand dollars.

### **Investment Policies**

**General Trust Estate:** The GTE is comprised of assets held by CPT on trust for the general purposes of the Diocese. The Estate exists to support the financial needs of the Diocese of Christchurch.

**Bishopric Estate:** CPT holds the BE on trust to use the capital and income toward the cost of the Office of the Bishop, accommodation and other expenses under the Anglican (Diocese of Christchurch) Church Property Trust Act 2003 (the Act), Part 3, Sections 14-16.

**Dean & Chapter Estate:** CPT holds the DCE on trust to use the capital and income toward the costs of the Office of the Dean accommodation and other expenses. The Act, Part 3, Sections 17-19.

**Land & Buildings Held on Trust:** CPT holds all other real property and associated funds on charitable purpose trusts. The cost of earthquake rebuilds and repairs to these buildings are reported in this collection of trusts.

**Cathedral Trust:** The land and buildings at 100 Cathedral Square, and associated funds, are held on a charitable trust for the purposes of having a cathedral in the city centre.

### **Subsidiary Christ Church Cathedral Reinstatement Ltd (CCCRL):**

CCCRL is a fully 100% owned subsidiary by the Cathedral Trust and is accounted for in accordance with the accounting standards.

## **2. STATEMENT OF ACCOUNTING POLICIES**

### **2.1 Basis of Preparation**

These financial statements show only the income, expenditure, assets and liabilities of the Estates and Trusts under management by CPT. They do not include any of the income, expenditure, assets or liabilities belonging to CPT itself.

The financial statements have been prepared as Special Purpose Reports, in accordance with the following stated accounting policies:

### **2.2 Changes to accounting policy**

There have been no changes to the accounting policies and have been applied on a basis consistent with those of the previous period.

### **2.3 Specific Accounting Policies**

The following specific accounting policies which materially affect the measurement of financial performance and financial position have been applied:

#### **a) Revenue Recognition**

Revenue is recognised to the extent it is probable that economic benefit will flow to the funds and that the revenue can be reliably measured. For financial assets at fair value, interest income is included through the Statement of Financial Performance.

Unrealised or realised gains/ (losses) from re-measurement of financial assets at fair value are included in revenue.

Distribution income is recognised in the Statement of Financial Performance when the right to receive the dividend/distribution is established.



**ESTATES AND TRUSTS HELD AND ADMINISTERED BY CHURCH PROPERTY TRUSTEES**  
**SPECIAL PURPOSE FINANCIAL STATEMENTS**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022**

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Grants requiring specified future conditions to be met are recognised as a liability on receipt. The grants are recognised to revenue over the period that the specified conditions are completed, and the associated costs are recognised.

CPT enters into a number of leases as landlord. The leases are residential, commercial and regular short-term leases. The rental income is received by the relevant parish. The rental income and offsetting distribution have not been incorporated in the financial statements as this cannot be reliably measured.

All other revenue is recognised on an accruals basis.

**b) Expenses**

All expenses are recognised in the Statement of Financial Performance on an accrual basis.

**c) Basis of Consolidation**

The selected controlled entity Christ Church Cathedral Reinstatement Limited (CCRL) is consolidated from the date on which control is transferred. The CCRL meets the definition of a controlled entity and the Cathedral Trust is required to consolidate the financial statements of CCRL with the Cathedral Trust. In preparing the special purpose consolidated financial statements, all inter-entity balances and transactions and arising within the consolidated entity are eliminated in full.

The accounting policies of the controlled entity is consistent with the policies adopted by the Trust and all entities have a 31 December reporting date.

**d) Goods & Services Tax and Income tax**

Where applicable all amounts are stated exclusive of Goods & Services Tax (GST) except for accounts payable, accounts receivable and retentions payable which are stated inclusive of GST. Tax payable (if any at all) is payable by the investing entities.

**e) Financial Instruments**

*Classification:*

The financial instruments comprise investment funds, cash, receivables, payables and mortgages & loans. They are stated at fair value through the Statement of Financial Performance.

*Recognition/derecognition:*

The fund recognises financial assets on the date it becomes party to the contractual agreement and recognises changes in fair value from this date. Investments are derecognised when the right to receive cash flows from the investments have expired.

*Measurement:*

(i) Financial Assets (Investment Funds)

*Initial recognition and measurement:*

Financial Assets are initially stated at fair value plus any transaction costs, unless they are measured at fair value through surplus or deficit, in which case the transaction costs are recognised in the surplus or deficit.

*Subsequent measurement:*

After initial recognition, the managed fund investments in FIF are actively traded with the intention of making profits. Therefore the managed fund FIF invests in are measured at fair value through surplus or deficit.

Any changes in the fair values of financial assets are disclosed in the Statement of Financial Performance.

(ii) Loans under Mortgage

Loans secured under mortgages are measured at fair value.

**f) Investment Properties**

Investment properties are stated at rateable value where a market value does not exist and they are not depreciated because of this.





**ESTATES AND TRUSTS HELD AND ADMINISTERED BY CHURCH PROPERTY TRUSTEES**  
**SPECIAL PURPOSE FINANCIAL STATEMENTS**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022**

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**g) Capital Work in Progress**

Capital work in progress including strengthening and other improvements are stated at cost where these works will ultimately increase the value of the asset.

**h) Receivables**

Receivables may include amounts accrued for interest income and distributions. Distributions are accrued when the right to receive payment is established. Interest income is accrued at the reporting date from the time of the last payment.

Any other receivables are stated at their expected realisable value after assessing at each reporting date whether there is any objective evidence that the other receivables are impaired.

**i) Land & Buildings**

Freehold land and buildings are not depreciated. New buildings built or purchased after the latest valuation date are valued at the higher of construction or acquisition cost until exceeded by rateable value, or the latest quotable value revaluations. Existing buildings which have incurred significant improvements are also valued at the cost of those improvements, until exceeded by rateable value.

Revaluation gains resulting from a change in rateable value are transferred to the asset revaluation reserve. If the revaluation reserve has a deficit, that deficit is recognised in the Statement of Financial Performance when that deficit arises. Any revaluation surplus that reverses previous revaluation deficits in subsequent periods is recognised as revenue in the Statement of Financial Performance.

All insurance, repairs and maintenance expenditures are recognised in the Statement of Financial Performance as incurred. An item of property is derecognised upon disposal or when no further future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset is included in the year the asset is derecognised.

**j) Payables**

Payables include liabilities and accrued expenses owing by the estates and trusts, which are unpaid at balance date.

**k) Cash & Cash Equivalent**

Cash and cash equivalents include operational bank accounts and term deposits.

**l) Property Plant & Equipment**

Items of property plant and equipment are initially measured at cost less accumulated depreciation and impairment losses. Historical cost includes expenditure directly attributable to the acquisition of assets and includes the cost of replacements that are eligible for capitalisation when these are incurred.

Any gain or loss on disposal of an item of property, plant & equipment (calculated as the difference between the net proceeds and the carrying amount of the item) is recognised in the statement of Financial Performance.

For property plant and equipment depreciation is based on the cost of an asset less its residual value. Depreciation is recognised in the statement of Financial Performance on a straight-line basis over the estimated useful lives of each component on an item of property, plant & equipment.

The following estimated depreciation rates / useful lives have been used in the current year:

Furniture & Fitout	7% SL – 03% SL
Office Equipment	8.5% SL – 100% SL
Systems Development	40% SL
Construction Assets	6%- 100% SL



**ESTATES AND TRUSTS HELD AND ADMINISTERED BY CHURCH PROPERTY TRUSTEES**  
**SPECIAL PURPOSE FINANCIAL STATEMENTS**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022**

**3. NET RETURN FROM INVESTMENT FUNDS**

	General Trust Estate		Bishopric Estate		Dean & Chapter Estate		Land & Buildings Trusts		Cathedral Trust	
	2022	2021	2022	2021	2022	2021	2022	2021	2022	2021
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
BGF Revaluation Surplus (Loss)	(1,347)	1,675	(394)	489	(136)	169	(375)	180	-	-
FIF Revaluation (Loss)	-	-	-	-	-	-	(1,054)	-	-	-
Income from Insurance Proceeds funds	-	-	-	-	-	-	-	-	2,929	1,029
Mohaka Forest Revaluation (92%)	(180)	134	-	-	-	-	-	-	-	-
	<u>(1,527)</u>	<u>1,809</u>	<u>(394)</u>	<u>489</u>	<u>(136)</u>	<u>169</u>	<u>(1,429)</u>	<u>180</u>	<u>2,929</u>	<u>1,029</u>

The Balanced Growth Fund (BGF) return in 2022 was a loss of 7.4% net of all fees (2021 11.5%) and the L&BT investment in FIF experienced a loss of \$174K (2021 Nil).

The General Trust Estate owns 92% of the Mohaka Forest investment. The Forest Manager prepares an annual report on the investment in the Mohaka Forest which includes a market valuation at Net Realisable Value:

GTE Share 92%	Valuations at Year End	
	2022	2021
	\$000	\$000
1995/2008 Trees (31 hectares)	-	212
2020 Trees (112 hectares)	328	295
Land Valuation	662	662
Other	40	63
Total Land & Trees Valuation	<u>1,030</u>	<u>1,232</u>



**ESTATES AND TRUSTS HELD AND ADMINISTERED BY CHURCH PROPERTY TRUSTEES**  
**SPECIAL PURPOSE FINANCIAL STATEMENTS**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022**

**4. INSURANCE SURPLUS ALLOCATIONS**

Direction was sought from the High Court on the allocation of any surplus insurance funds. As a result, \$3.9m of the surplus to be distributed has been recorded as an expense in 2021 which has been reflected by a decrease in FIF investment funds. The first tranche allocation of the surplus insurance funds have been made to Ministry Units in 2022 for \$8.0m.

**5. GRANTS & DONATIONS RECEIVED**

The Bishopric Estate received a grant of \$500k (2021 Nil) from the GTE, an allocation from the proceeds of property sales, see note 7. The Land & Buildings Held in Trust had grants of \$630k for 2022 (2021: \$2,738m) which have been recognised as income. Grants and Donations for the Christ Church Cathedral are in Note 11.

	<b>General Trust Estate</b>		<b>Land &amp; Building Trusts</b>		<b>Bishopric Estate</b>	
	<b>2022</b>	<b>2021</b>	<b>2022</b>	<b>2021</b>	<b>2022</b>	<b>2021</b>
	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		
General Trust Estate					<b>487</b>	-
Ministry Units EQ Recovery Program	-	-	<b>630</b>	2,738	-	-
			<b>630</b>	2,738	<b>487</b>	

**6. MINISTRY UNIT (PARISH) CONTRIBUTIONS**

	<b>2022</b>	<b>2021</b>
	<b>\$000</b>	<b>\$000</b>
Betterment	<b>754</b>	1,687
Capital loan contributions	<b>496</b>	39
Insurance excess	<b>43</b>	34
	<b>1,293</b>	1,759

**Betterment Contributions:**

During the course of performing earthquake repairs some deferred maintenance or strengthening work will be completed simultaneously. In these instances, the relevant ministry units were consulted, an agreement reached on the level of work to be completed. The ministry unit will be requested to contribute towards these non-earthquake related costs. The betterment contributions recorded in the table above are of this nature.

**Capital Loan Contributions:**

As Trustee of property held for the use by a Ministry Unit, CPT may enter into a loan agreement with the ministry unit to assist with the financing of a property purchase or capital improvements. Any capital repayment of these loans is considered a contribution.

**ESTATES AND TRUSTS HELD AND ADMINISTERED BY CHURCH PROPERTY TRUSTEES**  
**SPECIAL PURPOSE FINANCIAL STATEMENTS**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022**

**Insurance Excess Contributions:**

Excesses were deducted by CPT's insurers on global settlement. In November 2015 CPT approved a mechanism for the allocation of insurance excesses for repair projects. As earthquake repair work is completed, a contribution towards the excess is sought from parishes based on the final repair cost.

**7. PROFIT OR (LOSS) FROM DISPOSAL OF ASSETS**

	Land & Buildings Trusts		General Trust Estate	
	2022	2021	2022	2021
	\$000	\$000	\$000	\$000
<b>Profits on Sale Assets</b>				
Akaroa, Lukes Rd,	41	-	-	-
Ashburton, St Peters Workroom.	41	-	-	-
Fendalton, Fendalton Rd	350	-	-	-
Shirley Emmett St	430	-	-	-
Geraldine St Stephens, \$1	0	-	-	-
Curletts Rd, Magdala Place	-	-	972	-
Voelas Rd, Lyttelton	-	-	174	-
<b>(Loss) on Sale of Assets</b>				
Waimate Co-op St Peters, Pareora	(63)	-	-	-
Barrhill, Rakaia	-	(9)	-	-
	<u>799</u>	<u>(9)</u>	<u>1,146</u>	<u>-</u>

**8. EARTHQUAKE REPAIR EXPENDITURE**

	Land & Buildings Trusts	
	2022	2021
	\$000	\$000
Earthquake Repair Expenses	3,941	5,898
Consultancy & Professional Fees	511	445
	<u>4,452</u>	<u>6,343</u>

Earthquake repairs: Since September 2010 the Canterbury region experienced thousands of earthquakes which extensively damaged the Cathedral, churches, halls and vicarages. The earthquakes have resulted in costs being incurred with reinstatement of assets. These costs have been expensed as incurred unless they are of a capital nature in which case they have been capitalised. See note 11 for the Christ Church Cathedral.

**ESTATES AND TRUSTS HELD AND ADMINISTERED BY CHURCH PROPERTY TRUSTEES**  
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**9. GRANTS PAID**

	General Trust Estate		Bishopric Estate		Dean & Chapter Estate		Land & Buildings Trusts	
	2022 \$000	2021 \$000	2022 \$000	2021 \$000	2022 \$000	2021 \$000	2022 \$000	2021 \$000
ADMSC Operational Grant	500	400	-	-	-	-	-	-
ADMSC Bishop's Office Grant	490	-	-	-	-	-	-	-
Christ Church Cathedral Chapter	-	-	-	-	58	58	-	-
Diocese of Christchurch	307	79	243	298	-	-	-	-
Ministry Unit (Parishes)	-	-	-	-	-	-	2,651	7
	<b>1,297</b>	<b>479</b>	<b>243</b>	<b>298</b>	<b>58</b>	<b>58</b>	<b>2,651</b>	<b>7</b>

The amount available for distribution by the General Trust Estate and the Dean & Chapter Estate is determined based on the needs of the Diocese of Christchurch, Anglican Diocese Ministry Support Centre (ADMSC) and Cathedral Chapter and the level of income available after reinvestment.  
 Note \*\*1 A grant of \$2.65m was made by Standing Committee regarding the St Lukes Fund, previously held in Land & Buildings Trust from the Earthquake proceeds. This was granted for General Ecclesiastical Purposes held on behalf of the Diocese since St Lukes parish was dissolved in 2021.

**10. RECEIVABLES AND PREPAYMENTS**

Prepayments include the amount transferred to L&BT for betterment works to St Pauls 2022 \$100k (2021 \$Nil).

	General Trust Estate		Bishopric Estate		Land & Building Trusts		Cathedral Trust	
	2022 \$000	2021 \$000	2022 \$000	2021 \$000	2022 \$000	2021 \$000	2022 \$000	2021 \$000
Kate Valley Trust - St Pauls Church Glenmark	-	-	-	-	50	-	-	-
New Zealand Lotteries Grant Board - Citizens War Memorial	-	-	-	-	-	-	200	-
Parish funds - St Pauls Church Glenmark	-	-	-	-	289	-	-	-
Parkinson's Memorial Trust - St Johns Church Okains Bay	-	-	-	-	9	-	-	-
Stained Glass Window Donor - St Pauls Church Glenmark	-	-	-	-	100	100	-	-
Other Receivables and Prepayments	295	262	15	2	1	1,597	3,634	3,200
	<b>295</b>	<b>262</b>	<b>15</b>	<b>2</b>	<b>101</b>	<b>2,045</b>	<b>3,634</b>	<b>3,400</b>



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**11. CATHEDRAL TRUST - CHRIST CHURCH CATHEDRAL REINSTATEMENT PROJECT**  
**A ) WORKS IN PROGRESS (WIP)**

During the course of either reinstating or repairing a property, certain costs may create additional capital value. Once the Christ Church Cathedral reinstatement is completed the asset(s) will be recorded as buildings and transferred from WIP. At the end of the year \$52.9m (2021 \$18.073m) are held as capital works in progress in the Cathedral Trust. These amounts will be capitalised on completion of the respective projects.

<b>Cathedral Trust (WIP) \$ 000's</b>	<b>Project to Date to 31-Dec-2022</b>	<b>Year 2021</b>
	<b>\$ 000</b>	<b>\$ 000</b>
CPT Share Cathedral WIP	<b>33,139</b>	13,770
Christ Church Cathedral Reinstatement Ltd	<b>18,988</b>	18,987
	<b><u>52,126</u></b>	<b><u>32,757</u></b>

**B) PREPAYMENTS**

The Cathedral Trust has total of prepayments for Contract Works Insurance cover through to the end of the Reinstatement project, 2022 \$2.924m (2021 \$2.25m),

**C) CONTINGENT ASSET**

The Christchurch City Council has confirmed in its Long-Term Plan "Statement 170" that CCCRL will receive \$3m in the 2023/24 year and the remaining \$7m in the 2024/2025 financial year, from a total of \$10m total. This is to be funded by a "Special Heritage (Cathedral) Targeted Rate" of \$6.52 on all land from 2021, ceasing 30 June 2028.

**D) GRANTS AND DONATIONS RECEIVED**

	<b>Cathedral Trust (CT)</b>	
	<b>2022</b>	<b>2021</b>
	<b>\$000</b>	<b>\$000</b>
CCRL (CCRT) project cost	<b>19,351</b>	10,033
Cathedral Lotteries grant	-	3,414
CCCRL on behalf of CT	<b>812</b>	-
CWM CEAT grant	<b>323</b>	534
CWM Lotteries	<b>200</b>	64
	<b><u>20,686</u></b>	<b><u>14,045</u></b>

**ESTATES AND TRUSTS HELD AND ADMINISTERED BY CHURCH PROPERTY TRUSTEES**  
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**12. REVENUE IN ADVANCE**

Revenue in advance (future Grant Income) of \$0.2m for Land & Building Trusts (2021: \$0.76m) have not been recognised as income, due to unfulfilled requirements at balance date. For the Cathedral Trust this figure for 2022 is \$1.66m (2021 \$1.46m).

**13. INVESTMENT FUNDS**

	General Trust Estate		Bishopric Estate		Dean & Chapter Estate		Land & Buildings Trusts		Cathedral Trust	
	2022 \$000	2021 \$000	2022 \$000	2021 \$000	2022 \$000	2021 \$000	2022 \$000	2021 \$000	2022 \$000	2021 \$000
Balanced Growth Fund	14,414	15,861	4,468	4,591	1,425	1,626	4,843	6,070	-	-
Fixed Income Fund	-	-	-	-	-	-	18,613	21,655	-	-
Cathedral Insurance Proceeds Fund	-	-	-	-	-	-	-	-	11,190	36,440
Cathedral Maintenance & Insurance Fund	-	-	-	-	-	-	-	-	12,498	2,653
Mohaka Forest Fund	1,030	1,232	-	-	-	-	-	-	-	-
	<b>15,444</b>	<b>17,093</b>	<b>4,468</b>	<b>4,591</b>	<b>1,425</b>	<b>1,626</b>	<b>23,456</b>	<b>27,725</b>	<b>23,688</b>	<b>39,093</b>

**14. LAND & BUILDINGS HELD IN TRUST**

	Land & Buildings - Held in Trusts					Cathedral Trust			
	2022			2021	Rating Valuation Date	2022			2021
	Land	Improvements	Capital Value	Land		Improvements	Capital Value		
	\$ 000's	\$ 000's	\$ 000's	\$ 000's		\$ 000's	\$ 000's	\$ 000's	
Ashburton District Council	4,308	3,706	8,014	8,319	2021	9,200	-	9,200	6,390
Chatham Islands Council	150	238	388	388	2021				
Christchurch City Council	122,398	71,729	194,127	136,372	2022				
Hurunui District Council	2,946	1,927	4,873	3,254	2022				
Mackenzie District Council	3,205	450	3,655	3,655	2020				
Selwyn District Council	13,014	3,986	17,000	17,000	2021				
Timaru District Council	5,133	7,548	12,681	13,176	2020				
Waimakariri District Council	6,628	3,232	9,860	6,233	2022				
Waimate District Council	880	727	1,607	1,051	2022				
Westland District Council	722	942	1,664	1,664	2020				
	159,384	94,485	253,868	191,112		9,200	-	9,200	6,390



**ESTATES AND TRUSTS HELD AND ADMINISTERED BY CHURCH PROPERTY TRUSTEES**  
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\*\*Increases (Decreases) are shown in the following table

	Land	2022 \$'000,s		2021
		Improvements		
Movements in Valuation, Additions and Disposals		2022		
Revaluations (QV)	58,750	4,841	63,591	6,348
WIP capitalised (Recovery projects) cost	-	2,991	2,991	5,091
Property purchases at RV	-	222	222	1,988
Property Sales & Disposals at RV	(2,887)	(1,161)	(4,047)	(140)
Net L&BT Movement	55,863	6,894	62,757	13,287

#### 15. GAIN (LOSS) ON REVALUATION OF PROPERTY

The increase in rateable value of the Land and Buildings held in Trust is \$62.8m (2021: \$6.34m).

The Christ Church Cathedral at 100 Cathedral Square, has a rateable land value of \$9.2m (2021: \$6.4m).

#### 16. TENANT LIABILITY

In 1976 CPT and the parish of Lyttelton completed the construction of 8 residential units at \$343,280. CPT retained ownership of the land whilst rights to the units were sold to tenants. The liability of \$1,065k (2021 \$878k) represents the Improvements Value (QV) of the 6 units not owned by the L&BT.

#### 17. RETAINED EARNINGS - BISHOPRIC ESTATE - SPECIAL FUNDS

Within the Bishopric estate two special purpose funds are held comprising the following:-

Name of Special Purpose Fund	Description	2022	2021
The Community of the Sacred Name (CSN) Bishopric Estate	The CSN purchased land occupied by the Community from CPT for \$5. A donation was made to the Bishopric Estate to be held in a sub trust entitled "The Community of the Sacred Name Trust Fund". The income from the donation is to be applied on an annual basis for the requirements of the Bishopric Estate.	170,000	170,000
Fabric Fund Bishopric Estate	The CPT Act, section 16 provides a fund to be maintained to be applied toward the building, maintenance, enlargement or replacement of the Bishop's residence and its furnishings.	489,538	489,538

#### 18. RELEASE OF REVALUATION RESERVE ON SALE OF PROPERTY

There were revaluation releases of \$220,000 from the revaluation reserve in 2022 for the sale of properties (2021; \$Nil).





**ESTATES AND TRUSTS HELD AND ADMINISTERED BY CHURCH PROPERTY TRUSTEES**  
**SPECIAL PURPOSE FINANCIAL STATEMENTS**  
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**19. ONGOING EARTHQUAKE RELATED EXPENDITURE**

In December 2013, CPT resolved that the Trustees would accept the ACS global insurance settlement offer. This revenue was taken to equity in 2013. Expenditure relating to the reinstatement of these insured assets has been noted either in the Statements of Financial Performance or Financial Position resulting in significant losses in subsequent years.

**20. LEASE COMMITMENTS**

There are operating lease obligations in the Christ Church Cathedral Trust by its subsidiary CCRL. The future aggregate minimum lease payments to be paid under non-cancellable leases are as follows:

	2022	2021
	\$	\$
Not later than one year	133,433	95,802
Later than one year and not later than five years	-	65,573
Total non-cancellable operating lease	133,433	161,373

**21. CONTINGENT ASSETS AND LIABILITIES**

None were applicable for 2022, except for Christ Church Cathedral Trust Note 11.

**22. RELATED PARTIES**

Diocese of Christchurch

When required, the General Trust Estate provides cash flow funding and grants to the Diocese of Christchurch, ADMSC and Cathedral Chapter. No such funding has been provided by the General Trust Estate to the Diocese of Christchurch during the current and previous financial years. Additional funding has been made to the ADMSC to cover the costs of the Royal Commission into Abuse in Care.

Trollope & Co

Maurice Walker, the Diocesan Chancellor is a partner in Trollope & Co. Payments have been made in 2022 \$nil (2021 \$7,040).

Parry Field

Alex Summerlee, the Diocesan Vice-Chancellor is a partner at Parry Field. Parry Field provided legal services to CPT to the value of \$33,625 (2021: \$15,516). The transactions were at an arms-length basis.

**23. INVESTMENT IN CHRIST CHURCH CATHEDRAL REINSTATEMENT LIMITED (CCCRL)**

In 2021 CPT acquired 100% of the share capital of CCCRL, previously accounted for as a joint venture with Christ Church Reinstatement Trust (CCRT). CCCRL has been recognised as a wholly owned subsidiary in the Statements of Financial Performance, Financial Position and Movements in Equity.

**24. SUBSEQUENT EVENTS**

There have been no events post balance date.



**INDEPENDENT AUDITOR'S REPORT  
TO THE TRUSTEES OF THE ESTATES AND TRUSTS HELD AND ADMINISTERED  
BY CHURCH PROPERTY TRUSTEES**

**Opinion**

We have audited the special purpose financial statements of the following Estates and Trusts held and administered by Church Property Trustees ("the Estates and Trusts"):

- General Trust Estate
- Bishopric Estate
- Dean & Chapter Estate
- Land & Buildings Trust
- Cathedral Trust

These financial statements comprise the statement of financial position of each of the Estates and Trusts as at 31 December 2022, and their statement of financial performance and statement of movements in equity for the year then ended, and notes to the special purpose financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying special purpose financial statements of the Estates and Trusts for the year ended 31 December 2022 are prepared, in all material respects, in accordance with the accounting policies as set out in Note 2 Statement of Accounting Policies on page 4 of the special purpose financial statements.

**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 Estates and Trusts in accordance with Professional and Ethical Standard 1 (Revised) *Code of Ethics for Assurance Practitioners* 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 Estates and Trusts.

**Emphasis of Matter - Basis of Accounting and Restriction on Distribution and Use**

We draw attention to the Statement of Accounting Policies on page 4 of the financial statements, which describes the basis of accounting. The financial statements are prepared to enable the Estates and Trusts to comply with the provisions of the Anglican (Diocese of Christchurch) Church Property Trust Act 2003. As a result, the financial statements may not be suitable for another purpose. Our report is intended solely for the Trustees of each of the Estates and Trusts and each of the Estates and Trusts and should not be distributed to or used by parties other than the aforementioned. Our opinion is not modified in respect of this matter.

**Those Charged with Governance Responsibilities for the Financial Statements**

Those charged with governance are responsible for the preparation of the financial statements in accordance with the accounting policies as set out in Note 2 of the financial statements and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, those charged with governance are responsible for assessing on behalf of the Estates and Trusts their ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless those charged with governance either intend to liquidate the Estates and Trusts 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 as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (NZ) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the decisions of users taken on the basis of these financial statements.

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Estates and Trusts' internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by those charged with governance.
- Conclude on the appropriateness of the use of the going concern basis of accounting by those charged with governance and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Estates and Trusts' ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Estates and Trusts' to cease to continue as a going concern.

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

### **Who we Report to**

This report is made solely to the Trustees of each of the Estates and Trusts and each of the Estates and Trusts as a body. Our audit work has been undertaken so that we might state 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 aforementioned for our audit work, for this report or for the opinions we have formed.

