

Asbestos Inspection (Special Charge) Ordinance 2007 Asbestos inspection charge for 2010

(A report from the Standing Committee.)

Background

1. In passing the Asbestos Inspection (Special Charge) Ordinance 2007 (the "Ordinance"), Synod approved the funding and implementation of the Parish Asbestos Inspection Program (the "Program") that will result in all parish properties being inspected by the end of 2012. The Program is being managed by the Anglican Church Property Trust (the "Property Trust").
2. Funding for the Program comes from a charge levied on the net [operating] receipts of parishes with real property through the Parish Cost Recoveries System ("PCR"), in accordance with the Ordinance. For 2009 the percentage charge was 0.46% (2008 0.46%).
3. This report has been prepared under clause 3(3) of the Ordinance which requires the Standing Committee to report to each session of the Synod about –
 - (a) an estimate of the costs of the Program payable in the following year, and
 - (b) the asbestos inspection charge estimated to be payable by each relevant parochial unit in the following year and details of how that charge is calculated.

Inspection progress to date

4. In February 2008, 3 consultants were engaged for an initial 12 month period to March 2009 during which 166 "standard" sites (a church, hall and rectory is counted as 1 standard site for these purposes) from 115 parishes were inspected.
5. The number of sites inspected during April to June 2009 was restricted to a reinspection of a small number of sites for quality assurance purposes to allow for an assessment of the tenders for the 2009/2010 program, as part of the ongoing oversight by the Property Trust.
6. In August 2009, in light of the quality assurance review conducted, 2 consultants were engaged by the Property Trust for the 2009/10 inspection program.
7. Given the operational capacity of the consultants and the amount of funds forecast to be recovered from parishes through PCR in 2009, it is expected that a further 120 standard sites will be inspected by December 2009.

8. Based on a projection of inspections it is expected that the Program will be substantially complete by late 2011, which is ahead of original projections.

9. Inspections to date have focused on those parishes that it was considered by the individual parish, regional Archdeacon and Parish Services were most likely to have asbestos related issues. The inspection schedule is being constantly updated to accommodate ongoing advice from parishes regarding potential for asbestos related issues.

10. Asbestos containing material ("ACM") and lead based paint have been found at the majority of sites inspected year to date, albeit the vast majority of ACM has been deemed to be of 'low risk' that in many cases only requires ongoing annual inspection and management by the parish. In other cases minor remedial work will be undertaken (e.g., applying sealant to broken edges).

11. The presence of ACM was identified as being of 'medium' risk at 3 parishes that upon the recommendation of the consultant required remedial works to be undertaken. The cost of those remedial works will be borne by each parish.

Funding for 2010

12. It is expected that during 2010 there will be up to 150 standard sites inspected at a total cost of about \$325,000 (2009 \$320,000). The main component of the cost of the Program in 2010 is the fees of the asbestos inspectors estimated at \$225,000, with the balance comprising SDS administration fees estimated at \$100,000.

13. Although this estimated total cost is \$15,000 more than contemplated for 2010 in the explanatory material for the Ordinance, it is expected that this will enable 150 inspections to be completed in 2010 compared with the 100 that had originally been planned.

14. The majority of the estimated total cost of the Program for 2010 will be funded from a continuation of the asbestos inspection charge calculated at 0.44% of the net [operating] receipts of each parochial unit (other than those for which no real property is held) for 2008 under the Cost Recoveries Framework Ordinance 2008.

15. A table showing the amount of the proposed parish inspection charge in 2010 for each parochial unit based on 0.44% of net [operating] receipts for 2008 is set out in the Appendix.

For and on behalf of the Standing Committee.

MARK PAYNE
General Manager, Parish & Property Services

3 August 2009

Appendix

Asbestos Inspection Charge for 2010

(based on audited parish financial statements received up to 31 July 2009.)

In 2010 it is proposed that all parochial units (other than those for which no real property is held - identified with an asteric in the table below) again pay an Asbestos Inspection Charge, authorised by the Asbestos Inspection (Special Charge) Ordinance 2007. The estimated cost of the asbestos inspection program in 2010 is = 325,000

Total estimated net operating receipts for 2008 75,051,393

Asbestos Inspection Charge for 2010 0.44%

	P, PP, RC, PRC	Region	Parochial Unit	Net Operating Receipts		Asbestos Inspection Charge	
				Actual 2008	Estimate = actual 2007	Actual	Estimate
				\$	\$	\$	\$
1	PP	S	Abbotsford	116,413		512	-
2	P	W	Albion Park	254,623		1,120	-
3	P	S	Annandale	366,886		1,614	-
4	PP	G	Arncliffe	131,142		577	-
5	PP	N	Artarmon	145,834		642	-
6	P	S	Ashbury	124,965		550	-
7	P	S	Ashfield, Five Dock and Haberfield	469,202		2,064	-
8	P	N	Asquith / Mt Colah / Kuring-gai	268,481		1,181	-
9	P	WS	Auburn - St Philip	106,538		469	-
10	PP	WS	Auburn - St Thomas	82,875		365	-
11	P	W	Austinmer		213,264	-	938
12	P	N	Avalon with Palm Beach	195,194		859	-
13	P	N	Balgowah	291,235		1,281	-
14	P	S	Balmain - St John	98,086		432	-
15	P	G	Bankstown	95,743		421	-
16	P	WS	Baulkham Hills	279,549		1,230	-
17	P	N	Beacon Hill	83,801		369	-
18	P	N	Beecroft	252,982		1,113	-
19	P	S	Bellevue Hill	144,296		635	-
20	P	G	Belmore with McCallums Hill & Clemton Park	92,920		409	-
21	P	N	Belrose		367,000	-	1,615
22	PP	WS	Berala	18,316		81	-
23	P	N	Berowra	259,725		1,143	-
24	P	W	Berrima cum Moss Vale	123,070		542	-

	P, PP, RC, PRC	Region	Parochial Unit	Net Operating Receipts		Asbestos Inspection Charge	
				Actual 2008 \$	Estimate = actual 2007 \$	Actual \$	Estimate \$
25	P	W	Berry with Kangaroo Valley		180,762	-	795
26	P	G	Beverly Hills with Kingsgrove	297,176		1,308	-
27	P	WS	Blackheath	129,154		568	-
28	P	WS	Blacktown	372,308		1,638	-
29	P	G	Blakehurst	140,051		616	-
30	P	W	Bomaderry	99,470		438	-
31	PP	S	Bondi (includes Bondi Beach)		148,174	-	652
32	P	W	Bowral	365,492		1,608	-
33	P	G	Brighton / Rockdale	112,131		493	-
34	P	S	Broadway	824,527		3,628	-
35	P	W	Bulli	256,029		1,127	-
36	P	S	Burwood		196,341	-	864
37	PP	G	Cabramatta	239,464		1,054	-
38	P	WS	Cambridge Park	178,755		787	-
39	P	W	Camden	586,793		2,582	-
40	P	W	Campbelltown	442,768		1,948	-
41	P	G	Campsie	149,880		659	-
42	P	G	Canterbury with Hurlstone Park	94,126		414	-
43	P	W	Caringbah	548,432		2,413	-
44	P	WS	Carlingford and North Rocks	1,465,620		6,449	-
45	P	WS	Castle Hill	1,489,499		6,554	-
46	P	S	Centennial Park	686,837		3,022	-
47	P	N	Chatswood	566,316		2,492	-
48	RC	WS	Cherrybrook *	210,782		-	-
49	PP	G	Chester Hill with Sefton	71,835		316	-
50	PP	S	Clovelly	64,456		284	-
51	P	S	Concord & Burwood	151,557		667	-
52	P	S	Concord West with Concord North		206,928	-	910
53	P	S	Coogee	141,113		621	-
54	P	S	Cooks River	148,583		654	-
55	P	W	Corrimal	89,131		392	-
56	P	WS	Cranebrook with Castlereagh	163,436		719	-
57	P	N	Cremorne	219,726		967	-
58	P	W	Cronulla	191,082		841	-
59	P	S	Croydon		554,544	-	2,440
60	PP	W	Culburra Beach	116,673		513	-
61	P	W	Dapto	619,881		2,727	-
62	P	S	Darling Point	574,537		2,528	-
63	P	S	Darling Street	387,909		1,707	-
64	P	N	Dee Why	176,410		776	-
65	PP	W	Denham Court	119,610		526	-

	P, PP, RC, PRC	Region	Parochial Unit	Net Operating Receipts		Asbestos Inspection Charge	
				Actual 2008	Estimate = actual 2007	Actual	Estimate
				\$	\$	\$	\$
66	PP	WS	Doonside	83,593		368	-
67	P	S	Drummoyne	74,612		328	-
68	PP	G	Dulwich Hill	120,179		529	-
69	P	WS	Dundas / Telopea	250,049		1,100	-
70	P	WS	Dural District	309,293		1,361	-
71	PP	W	Eagle Vale	130,214		573	-
72	P	G	Earlwood	179,493		790	-
73	PP	N	East Chatswood *	120,339		-	-
74	P	N	East Lindfield	203,462		895	-
75	P	S	East Sydney	412,627		1,816	-
76	P	S	Eastgardens	355,129		1,563	-
77	P	N	Eastwood		330,924	-	1,456
78	P	WS	Emu Plains	278,556		1,226	-
79	P	S	Enfield	180,570		795	-
80	P	W	Engadine	447,543		1,969	-
81	P	S	Enmore / Stanmore	130,635		575	-
82	P	N	Epping	296,655		1,305	-
83	PP	N	Ermington	95,490		420	-
84	PP	G	Fairfield with Bossley Park	179,822		791	-
85	P	W	Fairy Meadow	246,436		1,084	-
86	P	W	Figtree	1,281,332		5,638	-
87	P	N	Forestville	259,950		1,144	-
88	P	N	Frenchs Forest	144,712		637	-
89	P	N	Freshwater/Harbord	159,051		700	-
90	P	G	Georges Hall	114,632		504	-
91	P	W	Gerringong	235,672		1,037	-
92	P	N	Gladesville	813,524		3,580	-
93	P	S	Glebe	215,066		946	-
94	PP	WS	Glenmore Park *	484,635		-	-
95	P	W	Glenquarie	117,773		518	-
96	P	N	Gordon	425,364		1,872	-
97	P	WS	Granville	110,456		486	-
98	P	G	Greenacre	52,128		229	-
99	P	N	Greenwich	136,195		599	-
100	P	WS	Greystanes - Merrylands West	94,042		414	-
101	PP	WS	Guilford with Villawood	230,854		1,016	-
102	P	W	Gymea	522,384		2,298	-
103	P	W	Helensburgh and Stanwell Park	164,740		725	-
104	P	N	Hornsby	135,555		596	-
105	PRC	N	Hornsby Anglican Chinese *	87,457		-	-
106	P	N	Hornsby Heights	209,032		920	-
107	P	G	Hoxton Park	195,328		859	-
108	P	N	Hunters Hill	336,954		1,483	-
109	P	G	Hurstville	320,352		1,410	-

	P, PP, RC, PRC	Region	Parochial Unit	Net Operating Receipts		Asbestos Inspection Charge	
				Actual 2008	Estimate = actual 2007	Actual	Estimate
				\$	\$	\$	\$
110	P	G	Hurstville Grove	336,106		1,479	-
111	P	W	Huskisson	123,401		543	-
112	P	W	Ingleburn	172,272		758	-
113	PP	W	Jamberoo	87,874		387	-
114	P	W	Jannali	487,202		2,144	-
115	PP	WS	Katoomba	110,314		485	-
116	P	W	Keiraville	94,335		415	-
117	P	WS	Kellyville	276,438		1,216	-
118	P	S	Kensington	163,415		719	-
119	P	W	Kiama	304,551		1,340	-
120	P	N	Killara	293,884		1,293	-
121	P	S	Kingsford	152,964		673	-
122	P	WS	Kingswood	193,819		853	-
123	PP	N	Kirribilli	385,330		1,695	-
124	P	WS	Kurrajong	177,589		781	-
125	P	G	Lakemba	64,851		285	-
126	P	WS	Lalor Park and Kings Langley	126,503		557	-
127	P	N	Lane Cove with Mowbray	403,969		1,777	-
128	P	N	Lavender Bay (Christ Church)	245,944		1,082	-
129	P	WS	Lawson	101,381		446	-
130	P	S	Leichhardt	258,443		1,137	-
131	P	WS	Leura	105,933		466	-
132	P	WS	Lidcombe	225,495		992	-
133	P	N	Lindfield	486,280		2,140	-
134	P	WS	Lithgow	209,229		921	-
135	P	G	Liverpool	453,860		1,997	-
136	PP	G	Liverpool South	106,979		471	-
137	P	N	Longueville	227,688		1,002	-
138	PP	S	Lord Howe Island	24,496		108	-
139	P	WS	Lower Mountains	470,773		2,071	-
140	P	G	Lugarno	115,331		507	-
141	P	N	Macquarie	503,750		2,217	-
142	PP	S	Malabar	264,499		1,164	-
143	P	N	Manly	855,943		3,766	-
144	P	N	Manly Vale with Allambie Heights	198,683		874	-
145	P	S	Maroubra	229,776		1,011	-
146	P	G	Marrickville	193,730		852	-
147	P	W	Menai	579,303		2,549	-
148	P	W	Menangle	166,533		733	-
149	P	WS	Merrylands ex Woodville Road	253,911		1,117	-
150	PP	WS	Minchinbury	148,445		653	-
151	P	W	Minto	150,992		664	-
152	P	W	Miranda	722,420		3,179	-

	P, PP, RC, PRC	Region	Parochial Unit	Net Operating Receipts		Asbestos Inspection Charge	
				Actual 2008	Estimate = actual 2007	Actual	Estimate
				\$	\$	\$	\$
153	P	W	Mittagong	315,054		1,386	-
154	P	N	Mona Vale	205,631		905	-
155	P	G	Moorebank	291,304		1,282	-
156	P	N	Mosman - St Clement	649,769		2,859	-
157	P	N	Mosman - St Luke		263,847	-	1,161
158	P	WS	Mt Druitt	104,781		461	-
159	P	WS	Mulgoa	140,856		620	-
160	P	W	Narellan	276,935		1,219	-
161	P	N	Naremburn / Cammeray	730,423		3,214	-
162	P	N	Narrabeen	689,330		3,033	-
163	P	N	Neutral Bay	280,318		1,233	-
164	P	N	Newport	147,517		649	-
165	P	S	Newtown with Erskineville	277,676		1,222	-
166	P	S	Norfolk Island			-	-
167	P	N	Normanhurst		272,328	-	1,198
168	P	N	North Epping	200,503		882	-
169	PP	N	North Ryde	133,345		587	-
170	P	N	North Sydney - St Thomas	1,255,127		5,523	-
171	P	N	Northbridge		109,911	-	484
172	P	WS	Northmead and Winston Hills	545,203		2,399	-
173	P	WS	Norwest	346,274		1,524	-
174	P	W	Nowra	263,614		1,160	-
175	P	W	Oak Flats	143,818		633	-
176	P	WS	Oakhurst	241,115		1,061	-
177	P	G	Oatley West	111,527		491	-
178	P	G	Oatley	183,481		807	-
179	P	S	Paddington	153,839		677	-
180	P	G	Padstow	94,771		417	-
181	P	G	Panania	325,899		1,434	-
182	P	WS	Parramatta	1,308,065		5,755	-
183	P	WS	Parramatta North with Harris Park	235,802		1,038	-
184	P	G	Peakhurst / Mortdale	215,995		950	-
185	P	WS	Penrith		178,108	-	784
186	P	G	Penshurst	156,969		691	-
187	P	S	Petersham	180,263		793	-
188	P	W	Picton	83,865		369	-
189	PP	WS	Pitt Town		101,599	-	447
190	P	W	Port Kembla	45,440		200	-
191	PP	N	Putney	96,649		425	-
192	P	N	Pymble	666,808		2,934	-
193	P	WS	Quakers Hill	329,245		1,449	-
194	P	S	Randwick	414,510		1,824	-
195	PP	G	Regents Park	23,219		102	-
196	PP	G	Revesby	71,683		315	-

	P, PP, RC, PRC	Region	Parochial Unit	Net Operating Receipts		Asbestos Inspection Charge	
				Actual 2008 \$	Estimate = actual 2007 \$	Actual \$	Estimate \$
197	P	WS	Richmond	190,638		839	-
198	PP	WS	Riverstone	130,410		574	-
199	P	G	Riverwood / Punchbowl	211,631		931	-
200	PP	W	Robertson	97,444		429	-
201	P	WS	Rooty Hill	473,555		2,084	-
202	PP	W	Rosemeadow (Cataract / Ambarvale)	319,478		1,406	-
203	P	N	Roseville	467,182		2,056	-
204	P	N	Roseville East		114,401	-	503
205	PP	WS	Rouse Hill	143,013		629	-
206	P	N	Ryde	528,967		2,327	-
207	PP	G	Sadleir	191,459		842	-
208	P	G	Sans Souci	124,249		547	-
209	P	N	Seaforth	179,620		790	-
210	P	WS	Seven Hills	260,364		1,146	-
211	P	W	Shellharbour	179,976		792	-
212	P	W	Shellharbour City Centre	415,454		1,828	-
213	P	G	Smithfield Road	271,691		1,195	-
214	P	G	South Carlton	217,812		958	-
215	P	S	South Coogee	165,968		730	-
216	PP	W	South Creek	130,129		573	-
217	P	G	South Hurstville	157,454		693	-
218	P	S	South Sydney	173,733		764	-
219	P	WS	Springwood	574,364		2,527	-
220	PP	WS	St Clair	84,953		374	-
221	P	G	St George	150,109		660	-
222	RC	G	St George - Christ Church *	167,707		-	-
223	P	G	St George North	545,639		2,401	-
224	P	N	St Ives	1,460,756		6,427	-
225	P	WS	St Marys	219,244		965	-
226	PP	S	Strathfield - St Andrew		237,330	-	1,044
227	P	S	Strathfield & Homebush	194,785		857	-
228	P	S	Summer Hill	134,039		590	-
229	PP	S	Surry Hills - St Michael	211,908		932	-
230	PP	W	Sussex Inlet	56,103		247	-
231	P	W	Sutherland	341,180		1,501	-
232	P	W	Sutton Forest	159,858		703	-
233	P	S	Sydney - Christ Church St Laurence	535,507		2,356	-
234	P	S	Sydney - Holy Trinity, Millers Point	181,455		798	-
235	P	S	Sydney - St Andrew's Cathedral	927,254		4,080	-
236	P	S	Sydney - St James, King Street	1,385,795		6,097	-
237	P	S	Sydney - St Philip, York Street	385,680		1,697	-

	P, PP, RC, PRC	Region	Parochial Unit	Net Operating Receipts		Asbestos Inspection Charge	
				Actual 2008 \$	Estimate = actual 2007 \$	Actual \$	Estimate \$
238	P	W	Sylvania	227,678		1,002	-
239	P	W	The Oaks	92,247		406	-
240	P	N	Thornleigh / Pennant Hills	260,063		1,144	-
241	P	WS	Toongabbie	222,995		981	-
242	P	N	Turrumurra	550,836		2,424	-
243	P	N	Turrumurra South	547,068		2,407	-
244	P	W	Ulladulla	243,957		1,073	-
245	RC	S	Unichurch (Uni. NSW) *	389,145		-	-
246	P	S	Vaucluse and Rose Bay	235,472		1,036	-
247	P	N	Wahroonga - St Andrew	312,258		1,374	-
248	P	N	Wahroonga - St Paul	190,172		837	-
249	P	N	Waitara	129,728		571	-
250	P	S	Watsons Bay	156,521		689	-
251	P	S	Waverley	326,769		1,438	-
252	P	WS	Wentworth Falls	227,667		1,002	-
253	P	WS	Wentworthville	147,560		649	-
254	P	N	West Lindfield	175,125		771	-
255	P	WS	West Pennant Hills	657,250		2,892	-
256	P	N	West Pymble	441,864		1,944	-
257	P	N	West Ryde	203,412		895	-
258	P	W	West Wollongong	234,592		1,032	-
259	PP	WS	Westmead	144,342		635	-
260	P	WS	Wilberforce		379,548	-	1,670
261	P	N	Willoughby	413,058		1,817	-
262	P	N	Willoughby East	191,619		843	-
263	P	WS	Windsor	120,214		529	-
264	PP	W	Wollondilly	167,686		738	-
265	P	W	Wollongong	458,035		2,015	-
266	P	S	Woollahra	140,703		619	-
267	P	G	Yagoona	215,218		947	-
				71,196,384	3,855,009	306,840	16,962

Estimated total net operating receipts,
based on the figures shown above

75,051,393

Estimated total asbestos inspection charge for 2010,
based on figures shown above for each parochial unit

328,802