

Asbestos Inspection (Special Charge) Ordinance 2007

Asbestos inspection charge for 2009

(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 receipts of parishes with real property through the Parish Cost Recoveries System ("PCR"), in accordance with the Ordinance. For 2008 the percentage charge was 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. For the period ending 30 June 2008, 73 "standard" sites (a church, hall and rectory is counted as 1 standard site for these purposes) from 58 parishes have been inspected. It is estimated that up to 120 sites will have been inspected by December 2008.
5. Inspections during 2008 focus initially 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.
6. 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).

Funding for 2009

7. It is expected that during 2009 there will be up to 120 standard sites inspected at a total cost of about \$320,000. The main component of the cost of the Program in 2009 is consultants' fees (the fees of the asbestos inspectors) estimated at \$220,000, with the balance comprising SDS administration fees estimated at \$100,000.

8. Although this estimated total cost is \$10,000 more than contemplated for 2009 in the explanatory material for the Ordinance, it is expected that this will enable 120 inspections to be completed in 2009 compared with the 100 that had originally been planned.

9. The majority of the estimated total cost of the Program for 2009 will be funded from a continuation of the asbestos inspection charge calculated at 0.46% of the net receipts of each parochial unit for 2007 under the Assessment and Charges Ordinance 1975, with the Property Trust providing bridging funding for the difference to enable more inspections to be completed than had originally been planned.

10. A table showing the amount of the proposed parish inspection charge in 2009 for each parochial unit based on 0.46% of net receipts is set out in Appendix A.

For and on behalf of the Standing Committee.

MARK PAYNE
General Manager Parish & Property Services

29 August 2008

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Appendix A

Estimated Asbestos Inspection Charge for 2009

(Based on AFRs received up to 31 July 2008.)

In 2009 it is proposed that all parochial units (other than those for which no real property is held - *see footnote*) pay an Asbestos Inspection Charge, authorised by the Asbestos Inspection (Special Charge) Ordinance 2007, calculated at 0.46% of the net receipts of each parochial unit.

Note: * P = Parish, PP = Provisional Parish, RC = Recognised Church, PRC = Provisional Recognised Church

	P / PP / RC / PRC*	Region	Parochial Unit	Net Receipts			Asbestos Inspection Charge \$
				Actual 2007 \$	Estimate 2007 \$	Actual 2006 \$	
1	PP	S	Abbotsford	107,333			494
2	P	W	Albion Park	230,684			1,061
3	P	S	Annandale	453,087			2,084
4	PP	G	Arncliffe		133,000		612
5	PP	N	Artarmon	106,918			492
6	P	S	Ashbury			127,522	587
7	P	S	Ashfield with Five Dock/Haberfield			377,062	1,734
8	P	N	Asquith/Mt Colah/Kuring-gai	231,069			1,063
9	P	WS	Auburn-St Philip	124,500			573
10	PP	WS	Auburn-St Thomas	86,691			399
11	P	W	Austinmer	213,264			981
12	P	N	Avalon with Palm Beach	237,743			1,094
13	P	N	Balgowlah	270,000			1,242
14	P	S	Balmain-St John	99,660			458
15	P	G	Bankstown	82,415			379
16	P	WS	Baulkham Hills	260,339			1,198
17	P	N	Beacon Hill	102,740			473
18	P	N	Beecroft	254,361			1,170
19	P	S	Bellevue Hill	144,172			663
20	P	G	Belmore/Clemton Park	112,748			519
21	P	N	Belrose			399,009	1,835
22	PP	WS	Berala	56,582			260
23	P	N	Berowra	263,114			1,210
24	P	W	Berrima cum Moss Vale	159,843			735
25	P	W	Berry/ Kangaroo Valley	180,762			832
26	P	G	Beverly Hills with Kingsgrove	295,528			1,359
27	P	WS	Blackheath	132,250			608
28	P	WS	Blacktown	398,304			1,832

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	P / PP / RC / PRC*	Region	Parochial Unit	Net Receipts			Asbestos Inspection Charge \$
				Actual 2007 \$	Estimate 2007 \$	Actual 2006 \$	
29	P	G	Blakehurst	146,075			672
30	P	W	Bomaderry	125,245			576
31	PP	S	Bondi (includes Bondi Beach)	148,174			682
32	P	W	Bowral	352,651			1,622
33	P	G	Brighton/ Rockdale		48,000		221
34	P	S	Broadway	853,668			3,927
35	P	W	Bulli/Woonona	218,858			1,007
36	P	S	Burwood	196,341			903
37	PP	G	Cabramatta	237,072			1,091
38	P	WS	Cambridge Park	164,365			756
39	P	W	Camden	447,075			2,057
40	P	W	Campbelltown	437,073			2,011
41	P	G	Campsie	153,318			705
42	P	G	Canterbury/Hurlstone Park	79,054			364
43	P	W	Caringbah	469,741			2,161
44	P	WS	Carlingford/North Rocks	1,053,622			4,847
45	P	WS	Castle Hill	1,442,982			6,638
46	P	S	Centennial Park	588,617			2,708
47	P	N	Chatswood	554,316			2,550
48	RC	WS	Cherrybrook	247,133			No real property
49	PP	G	Chester Hill with Sefton	71,540			329
50	PP	S	Clovelly	57,850			266
51	P	S	Concord & Burwood	147,407			678
52	P	S	Concord West & Concord North	206,928			952
53	P	S	Coogee	148,067			681
54	P	S	Cooks River	134,534			619
55	P	W	Corrimal	87,202			401
56	P	WS	Cranebrook	180,053			828
57	P	N	Cremorne	159,337			733
58	P	W	Cronulla	188,330			866
59	P	S	Croydon	554,544			2,551
60	PP	W	Culburra Beach	94,854			436
61	P	W	Dapto	670,084			3,082
62	P	S	Darling Point	501,871			2,309
63	P	S	Darling Street	446,722			2,055
64	P	N	Dee Why	219,467			1,010
65	PP	W	Denham Court	128,071			589
66	PP	WS	Doonside	84,497			389
67	P	S	Drummoyne	92,074			424
68	PP	G	Dulwich Hill	117,955			543
69	P	WS	Dundas/Telopea	213,570			982
70	P	WS	Dural District (incl Kenthurst)	279,833			1,287
71	PP	W	Eagle Vale	121,690			560

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	P / PP / RC / PRC*	Region	Parochial Unit	Net Receipts			Asbestos Inspection Charge
				Actual 2007 \$	Estimate 2007 \$	Actual 2006 \$	
72	P	G	Earlwood	136,728			629
73	PP	N	East Chatswood	60,119			No real property
74	P	N	East Lindfield	172,202			792
75	P	S	East Sydney	427,278			1,965
76	P	S	Eastgardens	369,570			1,700
77	P	N	Eastwood	330,924			1,522
78	P	WS	Emu Plains	240,799			1,108
79	P	S	Enfield	192,203			884
80	P	W	Engadine	570,636			2,625
81	P	S	Enmore/Stanmore	161,181			741
82	P	N	Epping	294,040			1,353
83	PP	N	Ermington	79,357			365
84	PP	G	Fairfield with Bossley Park			166,997	768
85	P	W	Fairy Meadow	270,283			1,243
86	P	W	Figtree	1,378,342			6,340
87	P	N	Forestville	259,474			1,194
88	P	N	Frenchs Forest	163,513			752
89	P	G	Georges Hall	105,886			487
90	P	W	Gerringong	249,028			1,146
91	P	N	Gladesville	826,289			3,801
92	P	S	Glebe	177,454			816
93	P	WS	Glenbrook (now Lower Mountains)	398,520			1,833
94	PP	WS	Glenmore Park	412,339			No real property
95	P	W	Glenquarie	91,233			420
96	P	N	Gordon	386,903			1,780
97	P	WS	Granville	136,734			629
98	P	WS	Greystanes-Merrylands West	91,172			419
99	P	G	Greenacre			101,437	467
100	P	N	Greenwich	120,626			555
101	PP	WS	Guilford with Villawood			218,080	1,003
102	P	W	Gymea	589,143			2,710
103	P	N	Harbord	134,141			617
104	P	W	Helensburgh/Stanwell Park	150,240			691
105	P	N	Hornsby	129,174			594
106	PRC	N	Hornsby Anglican Chinese	54,244			No real property
107	P	N	Hornsby Heights	160,292			737
108	P	G	Hoxton Park			139,562	642
109	P	N	Hunters Hill	263,539			1,212
110	P	G	Hurstville	296,784			1,365
111	P	G	Hurstville Grove	338,324			1,556
112	P	W	Huskisson	114,764			528
113	P	W	Ingleburn	171,522			789

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	P / PP / RC / PRC*	Region	Parochial Unit	Net Receipts			Asbestos Inspection Charge \$
				Actual 2007 \$	Estimate 2007 \$	Actual 2006 \$	
114	PP	W	Jamberoo	86,309			397
115	P	W	Jannali/Como	498,956			2,295
116	PP	WS	Katoomba		128,000		589
117	P	W	Keiraville	83,435			384
118	P	WS	Kellyville	276,018			1,270
119	P	S	Kensington	159,020			731
120	P	W	Kiama	276,439			1,272
121	P	N	Killara	336,772			1,549
122	P	S	Kingsford	127,337			586
123	P	WS	Kingswood	188,278			866
124	PP	N	Kirribilli	354,188			1,629
125	P	WS	Kurrajong	189,675			873
126	P	G	Lakemba	66,351			305
127	P	WS	Lalor Park/Kings Langley	115,565			532
128	P	N	Lane Cove	191,917			883
129	P	N	Lavender Bay (Christ Church)	214,342			986
130	P	WS	Lawson	92,471			425
131	P	S	Leichhardt	312,515			1,438
132	P	WS	Leura	102,797			473
133	P	WS	Lidcombe	177,177			815
134	P	N	Lindfield	487,824			2,244
135	P	WS	Lithgow/Littleton	202,065			929
136	P	G	Liverpool	262,192			1,206
137	PP	G	Liverpool South	97,742			450
138	P	N	Longueville	215,667			992
139	PP		Lord Howe Island	14,123			65
140	P	G	Lugarno		111,000		511
141	P	N	Macquarie	439,450			2,021
142	PP	S	Malabar	255,063			1,173
143	P	N	Manly	866,692			3,987
144	P	N	Manly Vale/Allambie Heights	162,219			746
145	P	S	Maroubra	176,708			813
146	P	G	Marrickville	185,688			854
147	P	W	Menai	554,281			2,550
148	P	W	Menangle	169,209			778
149	P	WS	Merrylands ex Woodville Road	249,687			1,149
150	PP	WS	Minchinbury	95,457			439
151	P	W	Minto	149,476			688
152	P	W	Miranda	703,913			3,238
153	P	W	Mittagong	275,816			1,269
154	P	N	Mona Vale	268,830			1,237
155	P	G	Moorebank			287,850	1,324
156	P	N	Mosman-St Clement	640,545			2,947
157	P	N	Mosman-St Luke	263,847			1,214

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	P / PP / RC / PRC*	Region	Parochial Unit	Net Receipts			Asbestos Inspection Charge
				Actual 2007 \$	Estimate 2007 \$	Actual 2006 \$	
158	P	N	Mowbray	205,825			947
159	P	WS	Mt Druitt	88,034			405
160	P	WS	Mulgoa	113,815			524
161	P	W	Narellan	246,235			1,133
162	P	N	Naremburn/ Cammeray	691,495			3,181
163	P	N	Narrabeen	640,069			2,944
164	P	N	Neutral Bay	217,686			1,001
165	P	N	Newport	157,602			725
166	P	S	Newtown/Erskineville	204,686			942
167	P	S	Norfolk Island	0			-
168	P	N	Normanhurst	272,328			1,253
169	P	N	North Epping	209,040			962
170	PP	N	North Ryde	115,015			529
171	P	N	North Sydney-St Thomas	1,156,031			5,318
172	P	N	Northbridge	109,911			506
173	P	WS	Northmead/Winston Hills		570,000		2,622
174	P	WS	Norwest	337,503			1,553
175	P	W	Nowra	260,914			1,200
176	P	W	Oak Flats	133,126			612
177	P	WS	Oakhurst	237,970			1,095
178	P	G	Oartley West	111,665			514
179	P	G	Oatley		165,000		759
180	P	S	Paddington	122,588			564
181	P	G	Padstow	113,530			522
182	P	G	Panania	259,941			1,196
183	P	WS	Parramatta	1148265			5,282
184	P	WS	Parramatta North with Harris Park			200,324	921
185	P	G	Peakhurst/Mortdale	231,626			1,065
186	P	WS	Penrith		179,000		823
187	P	G	Penshurst			166,608	766
188	P	S	Petersham		118,000		543
189	P	W	Picton	34,097			157
190	PP	WS	Pitt Town	101,599			467
191	P	W	Port Kembla	117,790			542
192	PP	N	Putney	92,765			427
193	P	N	Pymble	821,773			3,780
194	PP	S	Pyrmont			42,762	No real property
195	P	WS	Quakers Hill	283,253			1,303
196	P	S	Randwick	245,648			1,130
197	PP	G	Regents Park	16,656			77
198	PP	G	Revesby	96,263			443
199	P	WS	Richmond	194,186			893
200	PP	WS	Riverstone	105,334			485

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	P / PP / RC / PRC*	Region	Parochial Unit	Net Receipts			Asbestos Inspection Charge \$
				Actual 2007 \$	Estimate 2007 \$	Actual 2006 \$	
201	P	G	Riverwood/ Punchbowl	197,134			907
202	PP	W	Robertson	105,734			486
203	P	WS	Rooty Hill			484,828	2,230
204	PP	W	Rosemeadow (Cataract/Ambarvale)			174,828	804
205	P	N	Roseville	428,758			1,972
206	P	N	Roseville East	114,401			526
207	PP	WS	Rouse Hill	133,366			613
208	P	N	Ryde	681,788			3,136
209	PP	G	Sadleir	123,224			567
210	P	G	Sans Souci	117,301			540
211	P	N	Seaforth	133,942			616
212	P	WS	Seven Hills	208,444			959
213	P	W	Shellharbour	209,622			964
214	P	W	Shellharbour City Centre	340,258			1,565
215	P	G	Smithfield Road	270,413			1,244
216	P	G	South Carlton	201,457			927
217	P	S	South Coogee	168,318			774
218	PP	W	South Creek	106,554			490
219	P	G	South Hurstville	153,672			707
220	P	S	South Sydney	158,875			731
221	P	WS	Springwood	555,572			2,556
222	PP	WS	St Clair	66,846			307
223	P	G	St George	127,520			587
224	RC	G	St George-Christ Church	169,583			No real property
225	P	G	St George North	497,964			2,291
226	P	N	St Ives	1,367,731			6,292
227	P	WS	St Marys	165,954			763
228	P	S	Strathfield-St Andrew	237,330			1,092
229	P	S	Strathfield & Homebush	181,785			836
230	P	S	Summer Hill	121,619			559
231	PP	S	Surry Hills-St Michael	183,905			846
232	P	W	Sutherland	316,378			1,455
233	P	W	Sutton Forest	133881			616
234	P	S	Sydney-Christ Church St Laurence	438,689			2,018
235	P	S	Sydney-Holy Trinity, Millers Point	216,621			996
236	P	S	Sydney-St Andrew's Cathedral	776,832			3,573
237	P	S	Sydney-St James, King Street	1,233,646			5,675
238	P	S	Sydney-St Philip, York Street	339,256			1,561
239	P	W	Sylvania	193,237			889

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	P / PP / RC / PRC*	Region	Parochial Unit	Net Receipts			Asbestos Inspection Charge \$
				Actual 2007 \$	Estimate 2007 \$	Actual 2006 \$	
240	P	W	The Oaks	97,968			451
241	P	N	Thornleigh/Pennant Hills	227,350			1,046
242	P	WS	Toongabbie	210,507			968
243	P	N	Turrumurra	542,602			2,496
244	P	N	Turrumurra South	498,764			2,294
245	P	W	Ulladulla	381,198			1,754
246	RC	S	Unichurch (Uni. NSW)	402,673			No real property
247	P	S	Vaucluse/Rose Bay	248,770			1,144
248	P	N	Wahroonga-St Andrew	343,152			1,578
249	P	N	Wahroonga-St Paul	178,493			821
250	P	N	Waitara	130,705			601
251	P	S	Watsons Bay	212,322			977
252	P	S	Waverley	299,120			1,376
253	P	WS	Wentworth Falls	203,537			936
254	P	WS	Wentworthville	170,125			783
255	P	N	West Lindfield	170,113			783
256	P	WS	West Pennant Hills	575,670			2,648
257	P	N	West Pymble	462,920			2,129
258	P	N	West Ryde	205,337			945
259	P	W	West Wollongong	258,225			1,188
260	PP	WS	Westmead	145,151			668
261	P	WS	Wilberforce	379,548			1,746
262	P	N	Willoughby	368,422			1,695
263	P	N	Willoughby East	190,273			875
264	P	WS	Windsor	125,805			579
265	PP	W	Wollondilly	153,921			708
266	P	W	Wollongong	389,257			1,791
267	P	S	Woollahra	128,859			593
268	P	G	Yagoona	209,456			963
				67,099,140	1,452,000	2,886,869	

Estimated total net receipts, based on the figures shown above

71,438,009

Estimated total asbestos inspection charge for 2009

322,226

Footnote:

Parochial units for which no real property is held include –

Recognised churches – Cherrybrook, St George-Christ Church, Unichurch (Uni NSW)

Provisional recognised churches – Hornsby Anglican Chinese

Special provisional parishes – Pyrmont, East Chatswood (created 2007)

Parishes using land held on trust for the Mission Property Committee – Glenmore Park

(this list excludes a number of other parochial units which operate from MPC land but also have land held in trust for the parish, including Rouse Hill which has a cemetery as well as a new church building)