

Belmore with McCallums Hill and Clemton Park Trust Ordinance 2001

No 52, 2001

Long Title

An Ordinance to vary the trusts on which certain property is held and to establish the Belmore with McCallums Hill and Clemton Park Trust.

Preamble

- A. Anglican Church Property Trust Diocese of Sydney is the trustee of the property described in each of the cells in column 1 of the table in the Schedule (the "Existing Property").
- B. The property described in a cell in column 1 of the table in the Schedule is held on the trusts described in the corresponding cell in column 2 of the Schedule.
- C. By reason of circumstances which have arisen after the creation of the trusts on which the Existing Property is held, it is inexpedient to carry out and observe those trusts.

The Standing Committee of the Synod of the Diocese of Sydney Ordains as follows.

1. Name of this ordinance

This Ordinance is the Belmore with McCallums Hill and Clemton Park Trust Ordinance 2001.

2. Declarations

By reason of circumstances which have arisen after the creation of the trusts on which the Existing Property is held, it is inexpedient to carry out and observe those trusts, and

- (a) it is inexpedient that the Existing Property be held for the same or like purposes as the trusts on which the Existing Property is held; and
- (b) it is expedient that power be given to the Property Trust to lease or licence from time to time any part of the real property forming part of the trust fund.

3. Definition of "trust fund"

In this Ordinance -

"trust fund" means -

- (a) the Existing Property; and
- (b) all real and personal property received or acquired by the Property Trust from time to time as an addition to the trust fund.

4. Name of the trust fund

The trust fund is to be known as the Belmore with McCallums Hill and Clemton Park Trust.

5. New trusts

Subject to the terms of this Ordinance, the trust fund is held upon trust for the purposes of the parish of Belmore with McCallums Hill and Clemton Park (the "Parish").

6. Capital of the trust fund

- (1) Any real property which forms part of the capital of the trust fund, may be used for one or more of the following purposes -
 - (a) a church;
 - (b) a residence for the minister, an assistant minister or any person employed by the churchwardens of a church in the Parish;
 - (c) a hall or halls;
 - (d) a school or other place of assembly;
 - (e) any purpose incidental to a purpose referred to in paragraph (a), (b), (c) or (d).
- (2) Any personal property which forms part of the capital of the trust fund may be applied by the Property Trust for one or more of the following purposes -
 - (a) the payment of all rates, taxes and charges incurred by the Property Trust in relation to the trust fund, any property forming part of the trust fund or any transaction with property forming part of the trust fund; and
 - (b) the costs of maintenance and repair of any property forming part of the trust fund required to meet minimum standards of maintenance and repair prescribed by legislation and applying to that property;
 - (c) for such purposes as the Standing Committee may direct by ordinance or resolution.
- (3) Pending application under clause 6(2), any personal property which forms part of the capital of the trust fund is to be invested.
- (4) If the churchwardens of a church in the Parish make a payment to the Property Trust as an addition to the trust fund for the purpose of enabling the Property Trust to make a payment under any contract made or to be made by the Property Trust as trustee of the trust fund and -
 - (a) the full amount of the payment made by the churchwardens is not required by the Property Trust for that purpose, the Property Trust may pay to the churchwardens an amount equal to the excess; or

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- (b) the Property Trust claims an input tax credit (as defined in the *New Tax System (Goods and Services) Act 1999*) in respect of the payment made under the contract, the Property Trust may pay to the churchwardens an amount equal to the amount of the input tax credit (or proportionate part thereof where the payment made by the churchwardens is less than the payment made by the Property Trust).

7. Application of the income of the trust fund

(1) The income of the trust fund (other than income referred to in clause 7(2)), after paying all rates, taxes and charges incurred by the Property Trust in relation to the trust fund, any property forming part of the trust fund or any transaction with property forming part of the trust fund, is to be applied as follows -

- (a) 20% is to be capitalised, and
 (b) the balance is to be paid to the churchwardens of the church of the Parish or, if there is more than one church, the churchwardens of the principal church of the Parish, to be applied for such purposes of the Parish as the parish council may from time to time determine, except the payment of the stipends, allowances and benefits paid or provided to the minister.

(2) The income of the trust fund arising from a residential lease granted pursuant to clause 9(1) for a weekly rental which does not exceed \$750 or such other amount as the Standing Committee determines by resolution is to be applied in accordance with clause 7(1)(b).

8. Review

- (1) The authority to apply income under clause 7(1)(b) earned after the review date terminates on the review date.
 (2) For the purposes of subclause (1) "review date" means the date which is 10 years after the date this Ordinance commences or such later date as the Standing Committee approves from time to time by resolution.

9. Powers - leasing and licensing of real property

(1) With the written consent of the parish council of the Parish, the Property Trust may lease or licence any part of the real property forming part of the trust fund, except any part which is consecrated or licensed for use as a church, if the term of the lease or licence (when aggregated with the term of any option to renew such lease or licence) does not exceed 5 years.

(2) Nothing in this clause limits the powers of the Property Trust under the Anglican Church Property Trust Ordinance 1965 or under any other ordinance.

10. Commencement

This Ordinance commences on the date of assent to this Ordinance.

Schedule

Column 1	Column 2
Anglican Church Property Trust Diocese of Sydney Client Fund 730	Pursuant to clause 4 of the St James' South Canterbury Variation of Trusts and Sale Ordinance 1986 the Corporate Trustee must, after 30 September 1996 and including 30 September 2001, pay out of the capital sum comprising the remaining proceeds from the sale of land in the Municipality of Canterbury Parish of St George and County of Cumberland being Lot 1 in Deposited Plan 520091 the sum of \$5,000 for expenditure upon the church building known as St Mark's Church Clemton Park and hold the balance of the capital sum and apply the income as follows - (i) 30% of the income must be capitalised; and (ii) the remaining 70% of the income must be paid to the churchwardens for the time being of St Albans Church Belmore to be applied for such purposes within or without the Parish of Belmore with McCallums Hill and Clemton Park as the Parish Council may from time to time determine.
Anglican Church Property Trust Diocese of Sydney Client Fund 429	Pursuant clause 4 of the Belmore with McCallums Hill and Clemton Park Land Sale Ordinance 1997 the remaining proceeds arising from the sale of land comprised in Lots 214 - 217 inclusive in Deposited Plan 12233 situated at McCallum Street and Moorefields Road, Roselands shall be invested and the income applied as follows - (i) 30% of the income shall be capitalised; and (ii) the balance of the income shall be paid to the churchwardens of the principal church of the Parish of Belmore with McCallums Hill and Clemton Park for such purposes of the Parish as the parish council may determine from time to time other than the payment of the stipend, allowances and benefits of the minister of the Parish.
Folio Identifier 11/225996 known as 7 Prestige Avenue, Roselands	The land is held upon trust for the parish of Belmore with McCallums Hill and Clemton Park although there are no written trusts.

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Folio Identifier 3/11281 known as St Mark's Church Clemton Park, Corner of Bexley Road and Homer Street, Earlwood	Pursuant to clause 1 of the St James' South Canterbury Mortgage Ordinance 1955, the land is held upon trust to permit the same to be used for a church, rectory and parish hall or partly for one or another or others of such purposes in connection with Church of England in the Parish of St James' South Canterbury.
Folio Identifier A/325724 known as St Alban's Church, Corner of Canterbury Road and Victory Street, Belmore	By declaration of trust dated 22 June 1907 the land is held on trust for the erection thereon of a church or other building or buildings for the use of the Church of England in the District of Belmore.
Folio Identifier 213/12233 known as 52 McCallum Street, Lakemba	The land is held on trust for the parish of Belmore with McCallums Hill and Clemton Park although there are no written trusts.
Folio Identifier 1/246543 known as 8 Miller Street, Kingsgrove	Pursuant to clause 4(b) of the St James' South Canterbury Variation of Trusts and Sale Ordinance 1986, the land is held upon trust as a residence for a minister, assistant minister or person or persons employed by the churchwardens for the time being of St Alban's, Belmore.
Folio Identifier B/325724 known as 2a Victory Street, Belmore	By declaration of trust dated 22 June 1907 the land is held on trust for the erection thereon of a church or other building or buildings for the use of the Church of England in the District of Belmore.
Folio Identifier 101/4475 known as 720 Canterbury Road, Belmore	By declaration of trust dated 21 July 1924, the land is held on trust to permit the same to be used for a church, parsonage or parish hall or partly for one or partly for another or others of such purposes in connection with the Church of England in the District of Belmore.

I Certify that the Ordinance as printed is in accordance with the Ordinance as reported.

NM CAMERON
Chairman of Committees

I Certify that this Ordinance was passed by the Standing Committee of the Synod of the Diocese of Sydney on 19 November 2001.

MA PAYNE
Secretary

I Assent to this Ordinance.

PETER F JENSEN
Archbishop of Sydney
20/11/2001