

# Guildford with Villawood Trust Ordinance 2014

No 28, 2014

## Long Title

An Ordinance to vary the trusts on which certain property is held and to establish the ACPT – Guildford with Villawood Trust.

## Preamble

A. Anglican Church Property Trust Diocese of Sydney (the “ACPT”) 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 ordinance

This Ordinance is the Guildford with Villawood Trust Ordinance 2014.

### 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 ACPT to lease or license 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 ACPT 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 ACPT – Guildford with Villawood Trust.

### 5. New trusts

Subject to the terms of this Ordinance, the trust fund is held upon trust for the purposes of the provisional parish of Guildford with Villawood (the “Parish”).

### 6. Capital of the trust fund

(1) Any real property which forms part 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 wardens 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 ACPT for one or more of the following purposes –

- (a) the payment of all rates, taxes and charges incurred by the ACPT 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

## **Guildford with Villawood Trust Ordinance 2014**

- (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 Act, Regulation, Order or other law and applying to that property, and
  - (c) to the extent such personal property arises from a payment made to the ACPT by the wardens of a church in the Parish for the purpose of enabling the ACPT to make a payment under any contract made or to be made by the ACPT as trustee of the trust fund with the approval of a majority of the parish council, for that purpose, and
  - (d) 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 wardens of a church in the Parish make a payment to the ACPT as an addition to the trust fund for the purpose of enabling the ACPT to make a payment under any contract made or to be made by the ACPT as trustee of the trust fund and –
- (a) the full amount of the payment made by the wardens is not required by the ACPT for that purpose, the ACPT may pay to the wardens an amount equal to the excess, or
  - (b) the ACPT 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 ACPT may pay to the wardens an amount equal to the amount of the input tax credit (or proportionate part thereof where the payment made by the wardens is less than the payment made by the ACPT).

### **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) and 7(3)), after paying all rates, taxes and charges incurred by the ACPT 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) if, from time to time, the personal property of the trust fund –
    - (i) is predominantly invested in the ACPT's Long Term Pooling Fund – no portion is to be capitalised, or
    - (ii) is not predominantly invested in the ACPT's Long Term Pooling Fund – 30% is to be capitalised, and
  - (b) the balance is to be paid to the wardens of the church of the Parish or, if there is more than one church, the wardens 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.
- (2) The income of the trust fund arising from a lease or licence granted pursuant to clause 9(1) is to be applied in accordance with clause 7(1)(b).
- (3) The income of the trust fund arising from a lease or licence granted pursuant to the Guildford with Villawood Leasing Ordinance 2014 is to be paid to the wardens of the church of the Parish or, if there is more than one church, the wardens of the principal church of the Parish, to be applied –
- (i) first, in payment of all ordinance fees, rates, taxes, charges and any other costs or expenses incurred in respect to that land and the leasing of that land,
  - (ii) second, to make adequate provision for future capital expenditure on the properties held in trust for the Parish,
  - (iii) third, for the repair, renovation and maintenance of the properties held in trust for the Parish, and
  - (iv) the balance, 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.

## **Guildford with Villawood Trust Ordinance 2014**

### **8. Review**

(1) The authority to apply income under clause 7(1)(b) and 7(3) earned after the review date terminates on the review date.

(2) For the purposes of subclause (1) “review date” means the date which is 5 years after the date this Ordinance commences or such later date as the Standing Committee approves from time to time by resolution.

(3) Any review of the application of income under clause 7(1)(b) and 7(3) must take into account the repair and maintenance of the building or other improvement situated on any real property which forms part of the trust fund in order to comply with the Heritage Act 1977.

### **9. Powers – leasing and licensing of real property**

(1) With the written consent of the parish council of the Parish, the ACPT may lease or license 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 –

- (a) 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, and
- (b) the rental payable by the lessee or licensee is not more than \$50,000 per annum (including GST), or such other amount as may be determined by the Standing Committee by resolution from time to time.

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

### **10. Commencement**

This Ordinance commences on the date of assent.

### **Schedule**

<b>Column 1</b>	<b>Column 2</b>
The land in folio identifiers 1/1/4047, 2/1/4047, 3/1/4047 and 4/1/4047 known as the corner of Bolton Street and Guildford Road, Guildford or 2 Bolton, Guildford and the site of Guildford Anglican Church, hall, rectory and preschool.	By the St Mary’s Guildford Vesting Declaration of Trust and Mortgage Ordinance 1968 the land is held for and on behalf of the Parish of St Mary Guildford.
The land in folio identifier 1/792818 known as the corner of Oakleigh and Blaxcell Streets, South Granville.	By the St Thomas’ South Granville Leasing Ordinance 1989 the land is church trust property and held for the purposes of the Anglican Church in the Diocese of Sydney in the Provisional Parish of South Granville.
The land in folio identifier 10/577645 known as 29 Gundaroo Street Villawood and the site of St Stephen’s Anglican Church.	By the St Stephen’s Villawood Declaration of Trusts and Land Sale Ordinance 1971 the land is held upon trust to permit the same to be used for a church, parsonage or parish hall or partly for one and partly for another or others of such purposes in connection with the Church of England in Australia in the Provisional Parish of St Stephen’s Villawood.

## **Guildford with Villawood Trust Ordinance 2014**

<b>Column 1</b>	<b>Column 2</b>
The land in folio identifier 33/9557 known as 40 Shackel Avenue, Old Guildford and the site of a residence.	The land is held on trust for the Parish of Guildford with Villawood, although there are no written trusts.
ACPT Client Fund 0558	The fund is held on trust for the Parish, although there are no written trusts.

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

R TONG  
Chairman of Committees

I Certify that this Ordinance was passed by the Standing Committee of the Synod of the Diocese of Sydney on 25 August 2014.

R WICKS  
Secretary

I Assent to this Ordinance.

GN DAVIES  
Archbishop of Sydney  
24/09/2014