

# Kirribilli and Neutral Bay Trust Ordinance 2006

(Reprinted under the Interpretation Ordinance 1985.)

The Kirribilli and Neutral Bay Trust Ordinance 2006 as amended by the Parish Trust Fund (Income Capitalisation) Amendment Ordinance 2008 and the Kirribilli and Neutral Bay Variation of Trusts and Amendment Ordinance 2020.

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## Long Title

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An Ordinance to vary the trusts on which certain property is held and to establish the ACPT – Kirribilli and Neutral Bay 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 this ordinance

This Ordinance is the Kirribilli and Neutral Bay Trust Ordinance 2006.

### 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 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 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 Kirribilli and Neutral Bay 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 Kirribilli and Neutral Bay (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 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
- (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, provided that any such purposes directed by resolution must be within the purposes of the Parish in accordance with clause 5.

(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)), 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, 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 lease or licence granted pursuant to clause 9(1) 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 24 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) must take into account the repair and maintenance of the building or other improvement situated on any real property with forms part of the capital 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 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 –

- (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 any limit that is determined by the Standing Committee by resolution from time to time for the purposes of this clause.

(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 to this Ordinance.

#### Schedule

Column 1	Column 2
<p>(1) Folio identifier Auto Consol 5060-90, and            (2) Folio identifiers 47/3104 and 2/805649,            known as the site of St Augustine's church situated at the Corner of Wycombe Road and Shell Cove Road Neutral Bay.</p>	<p>(1) By clause 4 of the Neutral Bay Variation of Trusts Ordinance 1989 the land is held upon trust for –</p> <ul style="list-style-type: none"> <li>(a) a church;</li> <li>(b) a residence for a minister, assistant to the minister or person employed by the church wardens;</li> <li>(c) a hall or halls;</li> <li>(d) a school or other place of assembly,</li> </ul> <p>or partly for one or another of those purposes in connection with the Anglican Church of Australia at in the parish of Neutral Bay or any parish or ecclesiastical district into which it may subsequently be formed or form a part.</p> <p>(2) By clause 1 of the St Augustines Neutral Bay Mortgage Ordinance 1957 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 the parish of St Augustines Neutral Bay.</p>

<b>Column 1</b>	<b>Column 2</b>
Folio identifier 1/552516 known as 10 Powell Street Neutral Bay.	The land is held upon trust for the parish of Neutral Bay although there are no written trusts.
Anglican Church Diocese of Sydney Client Fund 660	By clause 3(b) of the Neutral Bay (Market Street) Variation of Trusts Ordinance 2004 the fund is held for the purposes of the parish of Neutral Bay to acquire a residence for an assistant minister or other person employed by the wardens of St Augustine's, Neutral Bay for ministry in the Parish.
Anglican Church Diocese of Sydney Client Fund 657	By clause 3(1) of the Variation of Trusts Ordinance 2004 the funds are held on trust for the purposes of the parish of Neutral Bay.
Anglican Church Diocese of Sydney Client Fund 653	The funds are held on trust for the parish of Neutral Bay although there are no written trusts.
Anglican Church Diocese of Sydney Client Fund 655	By the St Augustines Neutral Bay Mortgage Ordinance 1957 the fund 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 the parish of St Augustines Neutral Bay.

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### **Table of Amendments**

Long Title	Amended by Ordinance No 50, 2020.
Preamble	Amended by Ordinance No 50, 2020.
Clause 1	Amended by Ordinance No 50, 2020.
Clause 2	Amended by Ordinance No 50, 2020.
Clause 3	Amended by Ordinance No 50, 2020.
Clause 4	Amended by Ordinance No 50, 2020.
Clause 5	Amended by Ordinance No 50, 2020.
Clause 6	Amended by Ordinance No 50, 2020.
Clause 7	Amended by Ordinance No 18, 2008.
Clause 8	Amended by Ordinance No 50, 2020.
Clause 9	Amended by Ordinance No 50, 2020.

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28 September 2020

DANIEL GLYNN  
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