

Property Matters

Autumn 2020

Anglican Church Property Trust
Diocese of Sydney

Covid-19 advice for the Diocese

Advice has been made available for parishes in response to the coronavirus pandemic from the Archbishop's office and SDS. You can find the general advice for parishioners and church workers at <https://sydneyanglicans.net/covid19>. For more specific advice regarding the business operations of your church please look at the SDS page - <https://sydneyanglicans.net/covidchurchworkerfaqs>. You will need to be logged into the website to access this page. If you have questions regarding your parish property please feel free to contact your regional manager – details on the final page of this newsletter.

Please note that the situation is changing every day and keep up to date with government websites such as - <https://www.fairtrading.nsw.gov.au/resource-library/publications/coronavirus-covid-19-faqs-consumer-and-business-rights> or <https://preview.nsw.gov.au/covid-19>.

Changes to the Residential Tenancy Act

If your parish rents or is a tenant in a house or apartment you will need to be aware of changes to the Residential Tenancy Act that came in on 23 March. These changes cover the following areas:

- New minimum standards that define what 'fit for habitation' means
- An obligation that smoke alarms are in working order
- A list of minor alterations that a landlord cannot withhold consent for (with the tenant required to remove modifications at the end of their tenancy)
- Mandatory break fees for fixed term agreements, reducing depending on the remaining duration of the lease
- Information disclosure obligations on the landlord
- Water efficiency measures
- New rectification order processes for both landlords and tenants

The detailed information about these changes can be found at <https://www.fairtrading.nsw.gov.au/about-fair-trading/legislation-and-publications/changes-to-legislation/new-residential-tenancy-laws>. If you have a real estate agency managing your property they can answer any questions you might have.

Community Building Partnerships

We are really pleased to be able to let you know that 75 parish applications for projects have been successful. Those parishes will receive grant funding totalling \$1,505,863 under the CBP 2019-2020 program. The grants ranged from \$2,500 to \$82,759 with an average of \$20,000 and included: air conditioning, CCTV, children's playgrounds, refurbishment of church halls, bathrooms and kitchens, roof repairs, shade structures, solar panels and synthetic grass.

Applications for the 2020-2021 CBP grant round will be open from 4 May 2020 to 12 June 2020. We will provide a parish portal circular to parishes on how to apply at that time. In the meantime your parish may wish to consider which property projects will be suitable for a CBP grant.

Please contact Judith Harrington on 9265-1578 if you require assistance.

Can you do better with your electricity?

Using less electricity is one way to save money, but a closer inspection of your electricity bill might uncover another. Peter McConaghy, a parishioner at a Northern Region parish, took the time to investigate the details of the parish electricity bill, and found out how to save the parish at least \$175 a month. You can see how he did that by reading his article here – <https://www.sds.asn.au/electricity-plans-checking-fine-print>. Peter is also happy to talk to any parish representative who would like to explore this further. Contact your regional manager to get connect with him. Thank you Peter!

Annual Fire Safety Statements

Some parishes are required to complete an annual fire safety statement and return it to their local council. In the past this statement has needed to be forwarded to the PPS team for an owner's signature before submission. From the end of the February 2020 the new form no longer requires an owner's signature so can now be completed by a warden as the owner's agent.

Heritage Conversation

Is it time to brush up on your understanding of the needs of State or Local Government listed heritage buildings? Do you know whether your parish has a heritage item? Do you have a specific question about the repairs need to be undertaken, or how you can plan for the future? Let us know what your question is, and we will plan for some informal Q and A sessions with a heritage industry expert.

Email pxb@sydney.anglican.asn.au to express your interest.

Contacting your Parish Property Services Team during the COVID-19 Season

Although COVID-19 has resulted in Level 2, St Andrew's House essentially being off limits since 23 March 2020, the SDS Parish Property Services team continue to be available to serve you as we are working remotely. We continue to be able to conclude documentation, albeit we do need a little more notice than normal as there is a need to do some driving between attorneys' homes. Please continue to contact your regional manager either by email or the usual telephone number; we'd love to talk to you!

There has also been a departure from our team since the last Property Matters Circular. Lyndon Tam left SDS in November last year, and while we had a contractor assisting us for a brief while, the office shutdown has meant reducing the regional management team to two for a while. Scott Lincoln is now looking after the Georges River and Wollongong regions in addition to the Western region while Penny Barletta has taken on permanent responsibility for South Sydney as well as the Northern region. You will find your manager's contact details on the final page of this newsletter.

Logging into the SDS website

If you are having trouble accessing some of the links in this newsletter it might be because you haven't logged into the SDS website. If you are not sure how to do that please take a look at this faq page (you don't have to be logged in!

<https://sds.asn.au/parish-portal-frequently-asked-questions>

The last page of this newsletter is designed to be printed and kept throughout the year for your quick reference. We look forward to hearing from you.