

Strathfield and Homebush Trust Ordinance 2003

(Reprinted under the Interpretation Ordinance 1985.)

The Strathfield and Homebush Trust Ordinance 2003 as amended by the Parish Trust Fund (Income Capitalisation) Amendment Ordinance 2008 and the Strathfield and Homebush Land Sale Ordinance 2015.

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Long Title

An Ordinance to vary the trusts on which certain property is held and to establish the ACPT – Strathfield and Homebush Trust.

Preamble

A. Anglican Church Property Trust Diocese of Sydney (the “Property Trust”) 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 Strathfield and Homebush Trust Ordinance 2003.

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 ACPT – Strathfield and Homebush 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 Strathfield and Homebush (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;
- (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;
- (c) to the extent such personal property arises from a payment made to the Property Trust by the wardens of a church in the Parish 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 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 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
- (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) if, from time to time, the personal property of the trust fund –
 - (i) is predominantly invested in the Property Trust’s Long Term Pooling Fund – no portion is to be capitalised, or
 - (ii) is not predominantly invested in the Property Trust’s Long Term Pooling Fund – 30% 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 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 20 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 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 –

- (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 Property Trust 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
Folio Identifier 1/6863 situated at the corner of Hornsey and Exeter Roads, Homebush West	By clause 1 of the Flemington with Homebush Mortgaging Ordinance 1950, the land is held upon trust to permit the same to be used for a parsonage in connection with the Church of England in the provisional district of Flemington with Homebush.
Folio Identifier 13/11/827 known as 11 Exeter Road, Homebush West	By clause 2 of the St Columba's Flemington Mortgage Ordinance 1961, 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 provisional parish of St Columba Flemington or any parish into which it may subsequently be formed.

Column 1	Column 2
Folio Identifier 1/600603 known as St Anne's church, hall and rectory situated at the corner of Homebush and Beresford Roads, Strathfield	By clause 3 of the St Anne's Strathfield with Homebush Mortgaging Ordinance 1951 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 of such purposes in connection with the Church of England in the parish of St Anne Strathfield with Homebush.

Note

1. The original form of this ordinance commenced on 5 May 2003.
2. The date under which authority to distribute income will terminate (Clause 8) was extended by 10 years to 5 May 2033 on 13 February 2023 by the Manager, Diocesan Finance, and the Diocesan Secretary, acting under sub-delegated authority.

Table of Amendments

Long Title	Amended by Ordinance No 50, 2015.
Clause 4	Amended by Ordinance No 50, 2015.
Clause 6	Amended by Ordinance No 50, 2015.
Clause 7	Amended by Ordinances Nos 18, 2008 and 50, 2015.
Clause 8	Amended by Ordinance No 50, 2015.
Clause 9	Amended by Ordinance No 50, 2015.

MARTIN THEARLE
Manager, Diocesan Finance

11 July 2016

ROBERT WICKS
Diocesan Secretary