

Notice

Notice is hereby given that the Parish Council of the Parish of Camden intends to apply to the Standing Committee of the Synod of the Diocese of Sydney for an ordinance to –

- (a) vary the trusts of the existing property held by the Property Trust for the general or specific purposes of the parish, so that it is henceforth held for the general purposes of the parish (clause 5);
- (b) specify how the capital of the trust may be used, distinguishing between real property and other property - described as personal property (clause 6);
- (c) provide for the application of income from the trust (clause 7);
- (d) provide for a review of the application of income provisions (clause 8) and
- (e) authorise the Property Trust to lease or license any real property comprising the trust (with the consent of parish council and except any part which is licensed or consecrated for use as a church) for a period not exceeding 5 years (clause 9).

Notice is hereby given that the Parish Council of the Parish of Camden also intends to apply to the Standing Committee of the Synod of the Diocese of Sydney for an ordinance to enable the sale of land at 22 Menangle Road Camden and for the proceeds to be used towards the construction of a new Worship Centre at St John's Church Camden.

Copies of the proposed Ordinances are annexed to this notice and sketches of the land affected by the ordinance appear below.

Any objections to the proposed Ordinances may be presented in accordance with the Ordinance Procedure Ordinance 1973 (as amended) to –

The Secretary of the Standing Committee
Anglican Church Diocese of Sydney
PO Box Q190
QVB POST OFFICE NSW 1230

at any time before the expiration of 3 weeks from the date of posting of this notice.

Dated 2016.

On behalf of the Parish Council

Date of posting of notice: 2016

Camden Trust Ordinance 2016

No. _____, 2016

Long Title

An Ordinance to vary the trusts on which certain property is held and to establish the ACPT – Camden 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").

5 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

10 This Ordinance is the Camden Trust Ordinance 2016.

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 –

15 (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 –

20 "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

25 The trust fund is to be known as the ACPT – Camden Trust.

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5. New trusts

Subject to the terms of this Ordinance, the trust fund is held upon trust for the purposes of the parish of Camden (the "Parish").

6. Capital of the trust fund

5 (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,

10 (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 –

15 (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

20 (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

25 (d) for such purposes as the Standing Committee may direct by ordinance or resolution, provided that any such purposes directed by resolution must be purposes 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.

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(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.

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(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.

(3) Any review of the application of income under clause 7(1)(b) must take into account the
5 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
10 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
15 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

Column 1	Column 2
The land in folio identifiers 1/816285 and 1/938658 known as 675 Cawdor Road Cawdor and the site of St Jerome's church and parish hall.	By declaration of trust dated 4 January 1906 the Property Trust declared that it held the land upon trust to allow the same to be used for a church and/or school purposes in connection with the church or for such other purposes as may from time to time be approved of by the rector and churchwardens of St Johns Church Camden.

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Column 1	Column 2
<p>The land in folio identifier 1/999649 known as the corner of Burragong Road and Spring Creek Road Mount Hunter and the site of St Paul's church.</p>	<p>By Deed of Conveyance Book 836 No. 25 the land is held upon trust to allow the building or buildings now erected thereon and known as the Westbrook Church or any other buildings hereafter erected thereon to be used as a church and/or school in conjunction with the Church of England or for such other uses and purposes as from time to time approved by the rector and churchwardens of St John's Camden and for no other purpose or purposes.</p>
<p>The land in folio identifier 1/1024949 known as the corner of Menangle Road and Broughton Street Camden and the site of St John's church.</p>	<p>By clause 3 of the Camden Variation of Trusts Ordinance 2001, the land is held upon trust for the purposes of the parish of Camden.</p>
<p>The land in folio identifiers 146/751295, 147/751295 and 148/751295 known as Werombi Road, Werombi and the site of St Barnabas' church.</p>	<p>In relation to lot 146 - By Crown Grant Volume 297 Folio 220, the land is held on trust for the appropriation thereof as a site for a dwelling house, garden and other appurtenancies for a clergyman duly appointed to officiate in the Church of the United Church of England and Ireland elected at Werombi in conformity with the provisions of the Act 7 of William IV.</p> <p>In relation to lot 147 - By Crown Grant Volume 297 Folio 221, the land is held upon trust for the erection thereon of a Church of the United Church of England and Ireland in conformity with the Act 7 of William IV.</p> <p>In relation to lot 148 - By Crown Grant Volume 297 Folio 222, the land is held upon trust for the erection thereon of a school house and no other purpose.</p>
<p>The land in folio identifier 1/1142651 known as Werombi Road, Werombi and the site of a cemetery.</p>	<p>By Crown Grant the land is held upon trust for the interment of the Dead, according to the use of the United Church of England and Ireland, as by law established in conformity with the Act 8 William IV No. 5.</p>

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Column 1	Column 2
The land in folio identifiers 1/816287 and 550/737448 known as 22 Menangle Road, Camden and the site of the Rectory.	By Declaration of Trust dated 4 January 1906 the Property Trust declared that it held the land upon trust to allow the same to be used an occupied at all times as a rectory or residence for the rector or incumbent for the time being of St Johns Church of England Camden.
The land in folio identifiers 2/816287 and 56/239467 known as 22 Menangle Road, Camden and the site of a vacant block of land.	By Declaration of Trust dated 18 September 1911 the Property Trust declared that it held the land upon trust for the appropriation thereof as a glebe annexed to the Church of St John's at Camden subject to the regulations (so far as the same may be applicable) contained in the Sydney Church Ordinance or any other ordinance to be passed by the Synod of the Diocese altering or modifying such ordinance.
The land in folio identifier 12/239467 known as 29 Forrest Crescent Camden and the site of a residence.	By clause 4(1)(a) of the Camden Ordinance 2000 the land is held upon trust for the parish of Camden as a residence for the minister or an assistant to the minister or person employed by the churchwardens of any church in the parish.
The land in folio identifier 20/6261 known as 43 Alpha Road Camden and the site of a residence.	The land is held upon trust for the parish of Camden although there are no written trusts.
ACPT Client Fund 465	The funds are 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.

Chair of Committees

Camden Trust Ordinance 2016

I Certify that this Ordinance was passed by the Standing Committee of the Synod of the
Diocese of Sydney on 2016.

Secretary

I Assent to this Ordinance.

Archbishop of Sydney

/ /2016

Camden Land Sale Ordinance 2016

No. _____, 2016

Long Title

An Ordinance to permit the sale of certain land at Camden.

Preamble

A. Anglican Church Property Trust Diocese of Sydney (the "Property Trust") is the registered proprietor of the land comprised in folio identifiers 550/737448 and 1/816287 known as 22 Menangle Road Camden and the site of the rectory, and the land comprised in folio identifiers 2/816287 and 56/239467 known as 22 Menangle Road Camden and the site of a vacant plot of land, and the land comprised in folio identifier 20/6261 known as 43 Alpha Road Camden and the site of a residence (the "Land").

B. The Land is church trust property and forms part of the ACPT – Camden Trust which, under the Camden Trust Ordinance 2016, is held on trust for the purposes of the parish of Camden.

C. By reason of circumstances which have arisen after the creation of the trusts on which the Land is held, it is expedient that the Land be sold.

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

1. Name

This Ordinance is the Camden Land Sale Ordinance 2016.

2. Declarations

By reason of circumstances which have arisen after the creation of the trusts on which the Land is held, it is expedient that the Land be sold.

3. Power of sale

The Property Trust is authorised to sell the Land subject to such terms and conditions as it may think fit within 3 years after the date of assent to this Ordinance and thereafter only with the consent of the Standing Committee given by resolution.

4. Allocations from the ACPT – Camden Trust

(1) Subject to clause 4(2), the Property Trust is directed to make the following payments from the capital of the ACPT – Camden Trust –

(a) first, the costs and expenses of and incidental to this Ordinance and the sale of the Land,

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(b) second, in and towards the construction of a Worship Centre on the site of St Johns Church at the Corner of Menangle Road and Broughton Street Camden, and

(c) the balance is to be applied in accordance with clause 6 of the Camden Trust Ordinance 2016.

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(2) No payment is to be made under clause 4(1) until the Land has been sold and the proceeds of sale paid to the Property Trust.

5. Capitalisation of income

Notwithstanding clause 7 of the Camden Trust Ordinance 2016, all income arising from the investment of that part of the ACPT – Camden Trust which comprises the proceeds of sale is to be capitalised.

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

Chair of Committees

I Certify that this Ordinance was passed by the Standing Committee of the Synod of the Diocese of Sydney on 2016.

Secretary

I Assent to this Ordinance.

Archbishop of Sydney

/ /2016

