

# Springwood Land Sale Ordinance 2001

No 3, 2001

## Long Title

An Ordinance to authorise the sale of certain land and to vary the trusts on which the proceeds would, but for this ordinance, be held.

## Preamble

A. Anglican Church Property Trust Diocese of Sydney (the "Property Trust") is the registered proprietor of the land comprised in folio identifier 10/28933 and known as 343 Great Western Highway, Springwood (the "Land").

B. The Land is church trust property and is held on the trusts specified in the Schedule hereto.

C. By reason of circumstances which have arisen after the creation of the trusts on which the Land is held it is inexpedient to carry out and observe those trusts and it is expedient that the Land be sold and that the proceeds of sale be applied in the manner set out in this Ordinance.

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

## Name of Ordinance

1. This Ordinance is the Springwood Land Sale Ordinance 2001.

## Declarations

2. By reason of circumstances which have arisen after the creation of the trusts on which the Land is held it is inexpedient to carry out and observe those trusts and it is expedient that the Land be sold and that the proceeds of sale be applied in the manner set out in this Ordinance.

## Authority to Sell

3. The Property Trust is authorised to sell the Land by public auction or private treaty any time during the 3 years following the date on which assent is given to this Ordinance (and thereafter only if approved by resolution of the Standing Committee) for such price and on and subject to such terms and conditions as, to the Property Trust seem appropriate.

## Application of Proceeds of Sale

4. The proceeds from the sale of the Land (and any income therefrom) after the payment of the costs of and incidental to this Ordinance and sale of the Land, are to be paid to the Property Trust and applied in or towards -

- (a) first, the payment of any goods and services tax (as defined in the *A New Tax System (Goods and Services Tax) Act 1999*) in connection with the sale of the Land; and
- (b) second, the purchase of land and a building in the Parish of Springwood (the "Parish") to be used for the sole benefit of the Parish as a multi-purpose ministry centre and church offices; and
- (c) third, the renovation and fitting out of any such building.

## Investment Sale

5. Pending the application of the proceeds from the sale of the Land, the proceeds (or the balance remaining from time to time) are to be invested and the income capitalised.

## Schedule

Upon trust for:

- (i) the residence for a minister, assistant to the minister or a person employed by the churchwardens of Christchurch Springwood;
- (ii) the general purposes of the Parish;
- (iii) the purpose of leasing to a tenant at any time when the Land is not required for the purposes set out in (i).

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

N M CAMERON  
Chairman of Committees

I Certify that this Ordinance was passed by the Standing Committee of the Synod of the Diocese of Sydney on 19 February 2001.

M A PAYNE  
Secretary

I Assent to this Ordinance.

R H GOODHEW  
Archbishop of Sydney  
21/2/2001