



Uniting Church in Australia
PRESBYTERY OF TASMANIA

PRESBYTERY PROPERTY MAINTENANCE FUND

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PRESBYTERY PROPERTY MAINTENANCE FUND

Purpose

The purpose of this policy is to control the use of the Presbytery Property Maintenance Fund to ensure sound governance of expenditure incurred on behalf of the Presbytery of Tasmania and the wider Uniting Church.

The purpose of the Presbytery Property Maintenance Fund is to assist the relevant responsible body (Church Council of congregations, or Presbytery committees) in maintaining property within Tasmania where they otherwise have difficulty doing so.

Source of Funds

The initial source of funds is the Latrobe Property Sale Proceeds (PSP), totalling approximately \$167,747 (as at December 2019) and subject to the standard Synod policy on sharing with the wider church.

Additional funds may come from further Property Sale Proceeds upon approval through standard Presbytery and Synod property policies, or from net earnings from property where Presbytery is the responsible body and where the previous congregation has not specified a preferred use for the funds.

Investment and redemption of Funds

The funds will be held in a UEthical account. The funds will be invested in an account type of "Enhanced Income" (or similar-named account) in order to provide stability and accessibility to the funds as needed, in preference to longer-term growth. This allocation will be subject to annual review.

Uses of funds

The purpose of the fund is to assist congregations and Presbytery with property maintenance.

In the case where funds available are less than the recognised need, there would need to be rationing of funds based on such criteria as the urgency of repairs (either in terms of impact on the building or OH&S) and/or the mission implications of the repairs.

Given that the Presbytery and Synod already have heritage funds to support heritage buildings, funds for heritage buildings should be sought in the first instance from a heritage fund.

Eligible property would include worship centres, church halls and manses, playgrounds and cemeteries.

Congregation contribution

Where possible the responsible body should fund at least part of the repairs. This should not preclude the fund providing all of the required funds where there is a genuine need.

Where a building is being prepared for sale, it will be a condition of funding that the grant amount will be returned to the fund after the sale, subject to any sharing through the standard Synod policy on property sales.

Approvals

Amounts of up to \$1,000 (ex GST) can be approved by a Presbytery Minister or Synod Liaison Minister in conjunction with the Chairperson of the Presbytery's Resource and Development Committee (R&DC), and reported to R&DC at the next meeting.

All other amounts will be approved by R&DC at its monthly meeting or by "flying minute" if urgent.

Standard approval processes will still require approval from PART for amounts over \$50,000 (see <https://victas.uca.org.au/resources/property/asset-management/>). Following Synod policy on other PSPs, this fund is for property maintenance not operational or ministry costs.

An annual report to Presbytery Standing Committee will list all maintenance grants made.

Payment Arrangements

After approval, applicants will need to provide two quotes to the Tasmanian Office. The Synod Liaison Minister has authority to approve the proposed work and subsequent disbursement of grant funds, in line with the grant decision of the R&DC. The Synod Liaison Minister has authority to dispense with the requirement for two quotes for minor works up to \$1,000 (ex GST).

Strategic/Missional Review

The purpose of the fund is to assist shouldering the burden of property maintenance. However, this intent should ideally not support unsustainable situations and should encourage both R&DC and the applicant to consider future direction in terms of both property management and mission.

For this reason all applications will need to have a comment from a Presbytery Minister and the Synod Property and Development Manager for Tasmania.

Fund capital

Grants made from the fund will not be restricted to the annual interest earnings of the fund as these will be relatively small compared to the likely need.

Summary of Criteria for Grants

- Eligible recipients – the responsible body for Uniting Church property in Tasmania: Presbytery, church councils.
- Eligible property - worship centres, church halls and manses, playgrounds and cemeteries
- Recipient contribution – not required but desirable
- Need - to assist the relevant responsible body (Church Council of the congregation, or Presbytery committees) in maintaining property within Tasmania where they otherwise have difficulty doing so.
- Strategic/Missional Criteria – Sustainable and relevant in terms of mission and asset management. (Request supported by comment from a Presbytery Minister and the Synod Property and Development Manager for Tasmania.)

Policy Review

The Presbytery Standing Committee will review the use of the Property Maintenance Fund annually, and this policy every two years.