

CROUDACE BAY LAND SALE ORDINANCE 2019

AN ORDINANCE to authorise the sale of certain lands at **Croudace Bay** in the Parish of **Kahibah** in the County of **Northumberland** and to provide for the disposition of the proceeds of that sale.

BE IT THEREFORE Ordained by the Diocesan Council of the Diocese of Newcastle as follows: -

PART 1 – PRELIMINARY

Title

1. This Ordinance may be cited as the ***Croudace Bay Land Sale Ordinance 2019***.

Background

2. The Trustees of Church Property for the Diocese of Newcastle is the registered proprietor of the land contained in folio identifier Lot 1 DP260172 at Croudace Bay.
3. The Land is Church Trust Property.
4. 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 and that the proceeds be applied in the manner set out in this Ordinance.
5. The Synod has conferred on the Diocesan Council the authority to exercise the powers contained in the *Anglican Church of Australia Trust Property Act 1917*.

PART 2 – DEFINITIONS

6. In this Ordinance, unless the contrary intention appears:

GST	means Goods and Services Tax as defined in <i>A New Tax System (Goods and Services Tax) Act 1999 (Cth)</i> .
Land	means the land contained in Folio Identifier 1/DP260172
Diocesan Mission and Ministry Trust	The trust established in accordance with the Diocesan Mission and Ministry Trust Ordinance 2018.

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PART 3 – SALE OF LAND

Declaration of Opinion

7. 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 and that the proceeds be applied in the manner set out in this Part 3.

Authority to Sell

8. The Trustees are authorised to sell the Land or any part or parts thereof by public auction or by private contract, and for such sum or sums and upon such terms and conditions as may be determined by the Board of the Newcastle Anglican Church Corporation but freed from the said trusts which trusts shall by force of this ordinance cease and determine.
9. The Trustees are authorised to sub-divide the land.

Sale process

10. The Trustees are hereby authorised to execute and do all necessary deeds, conveyances, transfers, assurances and other instruments acts and things for giving full and complete effect to the provisions of this ordinance according to its true intent and meaning.

Disposition of proceeds

11. The proceeds of sale, after payment of the costs of and incidental to this Ordinance and the sale of the Land, are to be paid to the Trustees and allocated as follows:
- a. firstly, to the costs of and incidental to this Ordinance and the sale of the Land;
 - b. secondly, in payment of GST payable in connection with the sale of the Land; and
 - c. the remainder of the net proceeds shall be disbursed by resolution of the Diocesan Council.
12. This Ordinance shall come into effect on a date determined by the Bishop.

I HEREBY CERTIFY the Ordinance as printed is in accordance with the Ordinance as reported.

PASSED BY DIOCESAN COUNCIL on the **28th** day of **March 2019**.



Mrs Linda Wilson
Secretary, Diocesan Council

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THE ASSENT of Peter Derrick James Stuart, Bishop of the Diocese was given to the above Ordinance on the 28th day of **March 2019** in the Tenth year of our Consecration.

tdh

Alan Newson

PRESIDENT

PART 4- ORDINANCE ADMINISTRATION

Effective from	28 March 2019
Approved by	Diocesan Council acting as Synod
Policy Owner	Diocesan Council
Policy Administrator	Chief Operating Officer
Application	Members of Diocesan Boards, Diocesan Councils and Committees
Last review date	28 March 2019
Next review date	Not Applicable
Version	1
File reference	Y 011
Published externally	Yes

Table of Amending Instruments

Date	Instrument and Date of Commencement

Related Documents

Administration of Parishes Ordinance 2010
Diocesan Management Ordinance 2003
Newcastle Anglican Church Corporation Ordinance 2017
Synod (Delegation of Powers) Ordinance 2009
The Church Trust Property Ordinance 1929
Anglican Church of Australia Trust Property Act 1917
A New Tax System (Goods and Services Tax) Act 1999 (Cth)

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