A copy of the sale ordinance on display at the back of St John’s follows:

**St. John’s Anglican Parish**

**Presentation of Sale and Trust Ordinances**

**Overall presentation to be conducted during all services listed below commencing 27/11/2016, and displayed for 2 consecutive Sundays.**

* **St. John’s, Camden** (by Neryl Stanley)
* **St. Paul’s, Mt. Hunter** (by Charles Noonan)
* **St. Barnabas, Werombi – 4/12/2016** (by Ross Newport)

**Presented by: Tony Galea, Neryl Stanley (Parish Council member), and Ross Newport (Warden)**

1. **Introduction / General Overview – Presented by TG (3 Minutes)**
2. **Core of the Presentation - TG hands over to NS (10 Minutes)**

Good morning everyone. I’ve been asked to speak to you on behalf of Tony, the Wardens and Parish Council to bring you up to date on an important issue that has come before us.

Our aim is to keep you, the church family, fully informed as this process progresses.

**Key Points for discussion…….**

* 1. As you may be aware, the present position of the proposed new Worship Centre is that the project is on hold, pending suitable finances and resources becoming available.
	2. However, approximately twelve (12) months ago our church was approached by a prospective buyer to purchase the Rectory, the adjoining vacant paddock and our investment property at No. 43 Alpha Road Camden.

This was not something we expected to occur, but a very reasonable financial offer was made, so we approached the Anglican Diocese to better understand their review and approval process, because all our property assets are owned by the Diocese.

 We soon found out that this would be a slow and protracted process. Our potential purchaser was disappointed about the slow response, and ultimately the offer was not able to be considered because of Diocesan requirements.

* 1. This process also challenged us to consider what we do with property assets that are sometimes poorly utilised, relatively expensive and time consuming to maintain in good order. Some of our property is covered by Heritage orders; and the grassed slope is very expensive to build on. We even spoke to Anglicare for them to consider its usefulness, but they responded that the land was too expensive to develop and not extensive enough for their purposes.
	2. In consultation with our Bishop in Wollongong and his Diocesan staff, we sought to better understand the administrative process and requirements for the sale of any property owned by the Diocese. We were advised that the best way to expedite proceedings in the future was for us to work with the Diocese now to develop Sale and Trust Ordinances in advance of any other further offers.
	3. Subsequently the Wollongong regional staff have helped us prepare the appropriate documents necessary for us to consider any further offers.

It is these Sale and Trust Ordinance documents, that need to be lodged with the Diocese,that we are here to display to the congregation and explain today.

* 1. Please note, the Sale Ordinance prescribes that all funds raised from a sale of any existing properties must go towards the construction of a Worship Centre at St. John’s. The Diocese will create the relevant Trust Fund, and then allocate available funds for the Trust to manage the construction of the new facilities. That is, the funds would not be able to be used for any other purpose.
	2. The need for a new larger and more contemporary Worship Centre remains if we are to continue to grow God’s Kingdom in Camden. Having the continued use of our existing church building, the new Worship Centre will increase our capacity from 120 to 400 persons. Appropriate facilities including under-cover access, a Crying Room, disabled access, lifts, offices and toilet facilities would be incorporated.
	3. The only reason the Wardens and PC would ultimately support any sale proposal in the future, is if the significant funds needed to achieve the construction of the new Worship Centre (including the costs of installing all furnishings, and surplus funds to cover the overall increased running costs for a minimum of two (2) years), can be accumulated or realised from the sale.
	4. It is envisaged therefore that the funds required must be around $6million.
	5. If this level of funds is not achieved from any sale, and/or from other accumulated donations, any proposed sale would not proceed.
	6. However, if this process does proceed the building plans would be opened up for the congregation to review again and provide their input.
	7. The Sale Ordinance and Trust Ordinance have been prepared with the assistance of our Bishop of Wollongong and his nominated staff. The Ordinances and supporting documents, site maps and photograph, are now displayed at the rear of our church, and will be placed on exhibition for two (2) consecutive Sundays. A copy can be made available for anyone who wants one.
	8. As detailed in the exhibited Ordinances, if you wish to make an objection to the proposal, you can do so by writing to the Standing Committee of the Anglican Church Diocese of Sydney at any time before the expiration of three (3) weeks from the date the Notice is first displayed. That is, 3 weeks from today, the 27th of November 2016, with the deadline being 18 December 2016.

Let me conclude with a few comments:-

* Please note that the development of these Ordinances is an administrative process prescribed by the Diocese. The Diocese has to review and finally approve these Ordinances before any further steps can be taken.
* Should they approve them, then the Parish Council and Wardens can take steps to decide whether and how best to proceed. The process of our Parish Council making the final decision will be discussed further with the family of St. John’s should the Diocese grant approval to these Ordinances.
* Let me assure you that the Parish Council and our Wardens do not take this responsibility lightly, and like some of you, have some reservations and concerns. However, we do believe that we have a responsibility to both the Diocese and our own Parish to provide good governance and be good custodians of the Diocesan assets; and at the same time a responsibility to consider all options put before us to help our Rector and his ministerial team grow the Kingdom of God in Camden.
* Most importantly, we believe and trust that God has a plan for St. John’s.

 In a song we regularly sing in worship services some of the words say,

“ He is God in control, I know not all His plans, but I know I’m in His hands.”

 Think about these words; we sing them, but do we believe them? God is in control; we don’t know His plans, but we need to trust Him to guide us.

So we are asking you to step out in faith with us, step by step to see where God leads us.

Consistent prayer has occurred, and continued prayer is required by the whole church family in continuing this process. It might be a ‘Yes’ to proceed if God opens the door for somebody to offer us the significant sum of money we need to develop a new Worship Centre. If it does not happen, then we know that God is saying ‘No’ to the new building at this time, but, whatever the outcome, we know that God’s plans are good and perfect.

1. **Close –**

If you have any questions, please see one of the Wardens – Ross Newport, Ian Harley, Steve Lardner; or our Rector, Tony Galea, after the service or over the next week or so.

Ross Newport (one of our Wardens) is going to come and pray for us as we ask God for his wisdom and direction in these endeavours.

1. **Prayer – Ross Newport to close in prayer**