

Money for Mission Program

Uniting Church in Australia
SYNOB OF VICTORIA AND TASMANIA

MORE MONEY FOR MISSION

God calls us to be wise and generous stewards of the resources with which we have been blessed.

The UCA Vic Tas now provides a new opportunity for congregations to more fully live into this calling by transitioning real estate assets into shares in an ethical fund.

More money and time for Mission

Time for Change

- Rethinking the use of property

- **Faithful use of property over decades**
- **Landscape has shifted**
- **Opportunity to reassess whether existing property is being used to maximise mission**



The MfM Program and Fund

- Providing income, preserving capital
- Taking burden off local church for property management
- Transparent and understandable



How does Program work ?

- **Responsible Body recognises that property is an underutilised resource**
 - **In discernment with Presbytery determines to sell and invest in MFM Fund**
 - **Responsible Body receives regular, flexible and simpler income**
 - **Opportunity for long term investment capital growth through investment unit holdings**
- **Further income used for wider missional purposes**



How do we get a higher return ?

➤ **Managed by U Ethical**

➤ **Residential Rental Property**

- **Underwritten net rental return**
- **Premium “top-up ” of 0.5% (Metro) and 0.75%(Regional)**
- **Total return cap of 2.25% (Metro) and 2.5% (Regional)**

➤ **Non-Residential Property**

- **Provides a premium to investors over the return that would come from a property sale and investment of the shared sale proceeds in an IOMF**
- **Provides flexibility of use for income distributions**



The MFM Fund

– where does the money go?

A shared approach...

- **distributions to Responsible Body**
 - **Greater \$ than alternative PSP options or current net rental income**
 - **Give more flexibility of use in their local context**

- **distributions to wider Church mission resourcing**
 - **Presbytery staffing and needs**
 - **Assembly grant**
 - **Congresses**
 - **wider Church missional grants**
 - **Synod missional funding**

A story....

St Thomas.....



In summary.....

- **It's opt in!**
- **It's a great time and opportunity to reconsider the effective stewardship of the resources you have for mission**



How do we participate?

- **Pamphlet & booklet with details available on website**
- **Discuss with your Church Council and Presbytery**
- **Synod Contacts:**

Money for Mission Committee – Jenny Byrnes

Property Services – Peter Thomas