



# MONEY FOR MISSION PROGRAM

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## POTENTIAL SUPPORT AND RESOURCING AVAILABLE FROM PROPERTY SERVICES

### Background

The UCA is embarking upon the Money for Mission Program, which it is hoped, will provide a lasting legacy and resourcing capability for the whole of Church in Victoria and Tasmania.

As we commence the discernment and decision process, it is likely that a range of questions will arise and that resourcing will be required from Property Services and indeed other areas of Mission Resourcing support services available within Synod Ministry and Operations.

This document is intended as a guidance sheet as to the areas of support and information that you may need to investigate during the course of your discernment and consideration of properties that may be surplus to mission. If you have any queries, please feel free to talk to Property Services at any time.

### Possible Support needs – Property Information and advice in the early discernment stages - MFMF Part A Form

- ▶ Title details
- ▶ Confirmation of present Responsible Body
- ▶ Insurance premiums
- ▶ Sourcing of costs for legal advice/service
- ▶ Rates charges -Council and Water
- ▶ Repair costs – non-structural
- ▶ Land tax charges (if any)
- ▶ Simple/Initial value assessment – initial and ballpark to determine shape and scale of opportunities
- ▶ Sourcing of property appraisals where requested at the appropriate stage
- ▶ Subdivision - required or a value add potential?
- ▶ Cost and Timeframe inputs – e.g. planning applications to enhance value, works required to assist contraction/ amalgamation or suitability/useability of remaining missional property assemblage
- ▶ Discussion and advice on timing of sale – sell now or later type questions
- ▶ Consolidation/amalgamation options and costs that may free up property and reduce future burden related to property management
- ▶ Given potential future Missional requirements a property analysis to determine long term maintenance estimates to assist decision on whether it is best to keep / adapt / or transition a property.
- ▶ Administrative support or assistance around exploring scenarios for property, based on identified missional strategy (discerned with the presbytery)
- ▶ OHS compliance issues/future costs relating to current properties
- ▶ Lease issues – review of documentation around tenancies to provide Vacant Possession
- ▶ Vacant Possession Issues
  - MoUs - management of relationships and advice to parties
  - Amendment or advice to MoU participants of likely sale of properties
  - Limitations on new arrangements being put in place for potential sale properties
- ▶ Assessment and guidance in relation to a conservative approach to expenditure on properties that are to be or may be sold.



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## MFMF Investment information to assist in understanding your alternative pathways and approaches

- ▶ Information upon the likely income form and quantum arising from an investment in the MFMF Program
  - Residential Properties
  - Non-Residential Properties
  - Information on further investments that may be made – IOMF, residual PSP monies, other surplus to mission property sales

## Additional in depth support is available also – more aligned to MFMF - Part B Form

1. Program Management
  - a. Approvals flow and governance
  - b. Consultant appointment as required
  - c. Divestment management
2. Town Planning assessment and advice – ranging from initial assessment through to more detailed (external specialist recommendation as required)
3. Specific assessment, guidance and advice on value impacting or future cost influencers
  - a. OHS assessments
  - b. Heritage assessments
  - c. Building condition assessments, including ESM exposures/obligations
4. Detailed Development value assessments extending to feasibility as required, to help determine the optimum approach to delivering balanced value outcomes for the church cognisant of time, cost and risk factors.
5. Strategy around sale process(es), methods and timing

## Further Resources

### 1. MFMF – Pamphlet, and MF – Information Booklet

The pamphlet is a short form “flyer” on the Money for Mission Program and its approach. The MFMF Program Booklet provides a far more detailed and extensive explanation of the Money for Mission Program, including a frequently asked questions section.

### 2. U Ethical Fact Sheet on MFMF Program Investment

### 3. Form MFMF – A – Nomination Form

This form allows a Responsible Body to nominate in a non-binding manner a site that is considered as a potential sale for investment of sales proceeds in the MFMF

### 4. Form MFMF – B – Approval Form

After the MFMF-A Nomination is made a collaborative process ensues which is coordinated by Property Services, to fully assess and detail the parameters around the sale of the site nominated. If there is agreement to proceed from the Responsible Body this form becomes the Approval Request form, and records the relevant terms and details of the proposed sale.



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## 5. Residential Property Sales Calculator

## 6. Non-Residential Property Sales Calculator

These calculators allow Responsible Bodies to understand the likely returns available from investment in the MFMF, and the apportionment of Responsible Body Units and Wider Church Units that would occur at the time if investment of net sale proceeds.

The calculators can be accessed by contact with:

- ▶ your **PMA**, or
- ▶ **Peter Thomas** or **Steve Abonyi** in Property Services.

## Contacts

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