



G1.7 Property Sale Proceeds Policy

Purpose

Purpose Statement:

To provide direction for the allocation and management of proceeds from property sales within the church, ensuring that a portion of these funds support Church Renewal and Covenant Ministry initiatives. This policy details the procedures and responsibilities for property sales, including the roles of the Responsible Body and the Finance Investment and Property Board in overseeing, approving, and allocating net proceeds from such sales.

Scope

This policy applies to all sales of property held in the name of the Property Trust noting the requirements on clause 5.1.

Policy

Effective Date

This policy shall come into effect as determined by the 38th Synod, starting from 20 May 2025.

Proceeds of Property Sales Directions

1. Roles and Responsibilities relating to this Policy

1.1. The Responsible Body:

- 1.1.1. The Responsible Body is defined as the entity responsible for the management and administration of the property to be sold.
- 1.1.2. The Responsible Body shall make an application to the Finance Investment and Property Board, with the approval of all relevant entities for the sale of property.

1.2. The Finance Investment and Property Board:

- 1.2.1. The Finance Investment and Property Board shall assess and determine all proposals involving the sale of property.
- 1.2.2. The Board shall provide written advice to the Responsible Body and any other relevant entity.

2. The Church Renewal Fund

2.1 The Church Renewal Fund aims to financially support initiatives that focus on making disciples of Jesus Christ and reconciling people to God. It prioritises projects that mirror the diversity of the church's communities, encouraging innovation and flexibility to meet evolving societal needs. The Fund highlights the importance of leadership development, sustainability, responsible stewardship, and transparent financial management to contribute to the church's future vitality.

- 2.1.1. A minimum of 10% of the net proceeds of property sales will be allocated as a capital contribution to the Church Renewal Fund.



- 2.1.2. The Responsible Body can discern a contribution over 10%.
- 2.1.3. 25% of General Bequests made to the Synod or to The Property Trust for general purposes will be allocated as a capital contribution to the Church Renewal Fund.
- 2.1.4. A Responsible Body has no further call or claim to these monies once received by the Fund.

2.2. Guiding Principles

The Guiding Principles for the Church Renewal Fund are established to guide initiative development and decision making about the allocation of money to selected projects.

2.2.1. Mission and Christ-Centeredness

All initiatives supported by the Church Renewal Fund must be firmly bathed in prayer, rooted in the mission of making disciples of Jesus Christ and reconciling all people to God.

This includes but is not limited to church revitalisation projects, church planting, new missional initiatives, growth and missional development, fresh ways of being Christian community and growing and forming new disciples.

2.2.2. Mission Impact

Church Renewal projects will prioritise funding for initiatives that focus on connecting with people who do not currently belong to any Church, growing new disciples of Jesus and serving groups of people outside of the Church.

2.2.3. Inclusivity and Diversity

Church Renewal Projects should reflect the diversity of the communities served by the Uniting Church in Queensland. This includes geographic diversity (regional, remote, suburban etc.), diversity of expressions of mission and church, demographic diversity.

2.2.4. Innovation and Adaptability

Church Renewal Projects will prioritise creative and adaptable approaches to mission and ministry in response to changing societal needs and contexts as we seek to share in God's mission.

2.2.5. Leadership and Mentorship

Church Renewal Projects demonstrate a commitment to leadership development and mentorship to ensure sustainable, long-term missional impact and leadership.

2.2.6. Sustainability and Stewardship

Church Renewal projects should demonstrate a commitment to sustainability. This means that there is an objective to create longer terms self-funding and resourcing for projects and initiatives.

2.2.7. Transparency and Accountability

All members of the church have a right to understand where, who to and why funds have been allocated as part of our responsible stewardship.

Annual reporting about the distribution of money and the impact of the missional activities is required to ensure the best use of resources.



2.3. Management of the Fund:

- 2.3.1 Decisions must align with UCA Regulations and Federal and State Laws.
- 2.3.2 The FIPB is accountable for the strategic investment of the Fund.
- 2.3.3 The Fund is a capital fund, meaning all deposits will be held in perpetuity and only interest earned can be used for the purposes of the fund, unless otherwise approved by the Synod in Session.
- 2.3.4 The FIPB determines the appropriate total amount of monies to be drawn from the Fund annually, subject to 2.3.3.

2.4. Distribution of Funding:

- 2.4.1 Distributions may be utilised for both capital and operational expenses.
- 2.4.2 Any Uniting Church Council, Faith Community or entity within the Queensland Synod may submit proposals for funding.
- 2.4.3 MC3 evaluates all proposals based on their alignment with the guiding principles.
- 2.4.4 An annual grant funding process will be run to allow proposals to be considered fairly.
- 2.4.5 Remnant funds after the grant rounds can be applied for on an ad hoc basis.
- 2.4.6 Proposals submitted by a congregation must be supported by the relevant Presbytery.
- 2.4.7 Successful applicants will be notified and provided with necessary funding subject to periodic progress reviews.
- 2.4.8 A register of approved funding will be maintained and reported to the whole church at least once a year, plus every Synod in Session.
- 2.4.9 MC3 may allocate funding for all, part, or none of an application at their discretion.

2.5. Relational Oversight

- 2.5.1 The Synod Ministry and Mission team will offer on-ground support for projects.
- 2.5.2 Recipients of funding must provide regular progress updates and financial reports.
- 2.5.3 MC3 will conduct periodic evaluations of funded projects.
- 2.5.4 Adjustments or reallocation of funds may be made based on project evaluations.
- 2.5.5 If a distribution from the Fund is used to purchase a residential property which is sold within 7 years, the sale proceeds must be returned to the Church Renewal Fund.

3. Covenant Ministry Fund

3.1 The Covenant Ministry Fund is committed to promoting initiatives that spread the Gospel and strengthen the covenantal bond between First and Second Peoples. It focuses on self-determination, celebrating the cultural richness of First Peoples in ministry and spirituality, and prioritises the growth of First Peoples' leadership. The Fund supports creative and flexible ministry approaches, ensuring long-term sustainability and responsible resource management.

- 3.1.1. A minimum of 5% of the net proceeds of property sales will be allocated as a capital contribution to the Covenant Ministry Fund.



- 3.1.2. The Responsible Body can discern a contribution over 5%.
- 3.1.3. 25% of General Bequests made to the Synod or to The Property Trust for general purposes will be allocated as a capital contribution to the Covenant Ministry Fund.

3.2 Guiding Principles:

The Guiding Principles for Covenant Ministry Fund are established to guide initiative development and decision making about the allocation of money to selected projects.

3.2.1 Vision and Gospel-Centeredness

All initiatives supported by the Covenant Ministry Fund must be firmly rooted in the church vision of growing disciples of Jesus Christ and advancing the Gospel message. Each initiative should also clearly demonstrate a commitment to Walking Together in Covenantal relationship as First and Second Peoples.

3.2.2 Mission Impact

Covenant Ministry projects will prioritise funding for initiatives that focus on connecting with people who do not currently belong to any Church, growing new disciples of Jesus and serving groups of people outside of the Church.

3.2.3 Self-determination

Projects supported by the Covenant Ministry Fund should reflect the richness of expression of First Peoples' culture in ministry and spirituality and set as a priority an alignment to furthering the development of First Peoples leadership across the Church.

3.2.4 Innovation and Adaptability

Whilst First Peoples will always be informed by cultural protocols and the knowledge of Eldership both past and present, the fund does encourage creative and adaptable approaches to ministry, embracing innovation to effectively respond to changing societal needs and contexts of First Peoples across the synod.

3.2.5 Sustainability and Stewardship

Projects funded by the Covenant Ministry Fund should demonstrate a commitment to long-term sustainability; in that they should aim to responsibly care for creation, invest in youth and young adults, respect resources, adhere to good governance principles and contribute to a shared story and life of the church.

3.2.6 Transparency and accountability

Annual reporting to Synod Standing Committee and to the Synod in Session meeting about the distribution of money and the impact of the missional activities is required to ensure the best use of resources.

3.2.7 Leadership and Mentorship

Projects funded by the Covenant Ministry Fund should demonstrate a commitment to supporting UAICC RCQ leadership aspirations, as well as culturally informed mentorship ensuring sustainable, long-term missional impact.



3.3 Management of the Fund

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- 3.3.2 The FIPB is accountable for the strategic investment of the Fund.
- 3.3.3 The Fund is a capital fund, meaning all deposits will be held in perpetuity and only interest earned can be used for the purposes of the fund, unless otherwise approved by the Synod in Session
- 3.3.4 The FIPB determines the appropriate total pool of annual monies to be drawn from the Fund annually.

3.4 Distribution of Funding

- 3.4.1 Distributions may be utilised for both capital and operational expenses.
- 3.4.2 Any Uniting Church Council, Faith Community or entity within the Queensland Synod may submit proposals for funding.
- 3.4.3 UAICC RCQ evaluates all proposals based on their alignment with the guiding principles and potential for impact.
- 3.4.4 An annual grant funding process will be run to allow proposals to be considered fairly.
- 3.4.5 Successful applicants will be notified and provided with necessary funding subject to periodic progress reviews.
- 3.4.6 A register of approved funding will be maintained and reported to the whole church at least once a year.
- 3.4.7 UAICC RCQ may allocate funding for all, part, or none of an application at their discretion.

3.5 Relational Oversight

- 3.5.1 The Synod Covenant Ministry Team will offer on-ground support for projects.
- 3.5.2 Recipients of funding must provide regular progress updates and financial reports.
- 3.5.3 UAICC RCQ will conduct periodic evaluations of funded projects.
- 3.5.4 Adjustments or reallocation of funds may be made based on project evaluations.
- 3.5.5 If a distribution from the Fund is used to purchase a residential property which is sold within 7 years, the sale proceeds must be returned to the Covenant Ministry Fund.

4. Mission Development Fund (MDF)

- 4.1 The remaining portion of the net proceeds of a property sale will be allocated to the MDF of the Responsible Body.
- 4.2 The Mission Development Fund is managed as per the MDF policy.

5. Special Circumstances

- 5.1 The Responsible Body may apply to the Finance Investment and Property Board for an exception or exemption to the allocation of funds under special circumstances, which may include:
 - 5.1.1 The property is part of a special trust; or



- 5.1.1. The property has special legal requirements; or
- 5.1.2. The property has PBI status; or
- 5.1.2 The sale is to facilitate a direct purchase of a similar property, like selling a manse to fund a new manse within a reasonable period.
- 5.2 The Finance Investment and Property Board is the final decision maker in matters of exceptions and exemptions.

Related documents

Mission Development Fund (MDF Policy)

Definitions

Term	Meaning
MC3	The Mission Collaboration and Coordination Committee's (MC3) purpose is to fund, resource and enable the missional presence of the Church throughout the Synod by facilitating cross entity and collaborative mission. Members include Presbytery representatives, Synod office leaders, and mission delegates from UnitingCare Qld.
UAICC RCQ	Muth arrak, as the Uniting Aboriginal and Islander Christian Congress - Regional Committee Queensland (UAICC,RCQ) holds responsibility for leading the delivery of their main purpose which is to support "First Peoples to be autonomous and live freely in decision making as they minister with First Peoples and engage all peoples in theological, culturally safe and holistic ways." Muth arrak, as the UAICC, RCQ will provide strategic covenantal and ministerial leadership across the life of UAICC Queensland congregations and work in relationship with the National UAICC, Presbyteries, Congregations and Institutions of the Church, to deliver action of the Qld Synod Strategy and live out the hope articulated within Uniting Church in Australia Covenanting Statement and Preamble, and the United Nations Declaration of the Rights of Indigenous Peoples.
Net proceeds	As per Regulation 4.8 - The proceeds of any sale of real estate shall, subject to any special trusts upon which it is held, be applied so far as the proceeds will extend in the following order: <ul style="list-style-type: none">(a) in the discharge of any encumbrances and liabilities whether personal or otherwise lawfully created or contracted or such of them or such part thereof respectively as it may be found necessary or expedient so to discharge;(b) in the fulfillment of the conditions (if any) imposed by the Synod when consenting to such sale;(c) towards any one or more of the objects hereinafter mentioned:<ul style="list-style-type: none">(i) promoting the mission of the Church;(ii) assisting or increasing the funds of any body of the Church;(iii) erecting a new Church building, Church hall, residence or other building on any site vested in the Church;



Term	Meaning
	(iv) carrying out improvements and enlargements to any such existing buildings; (v) purchasing land as a site for a Church building, Church hall, residence or other building to be under the control of the Church Council concerned or any other body of the Church; (vi) contributing to the funds, objects or charities under the control or direction of the Presbytery, Synod or the Assembly; (vii) such other purposes as the Synod may approve.
Responsible Body	The same definition as Regulation 4.1 – a body that is responsible for the management and administration of property, and which itself carries out those responsibilities or appoints another body to undertake them either in whole or in part
Property Trust	The Uniting Church in Australia Property Trust (Q.) a legal entity constituted by The Uniting Church in Australia Act (Qld) 1977
Finance Investment and Property (FIP) Board	The Synod Property Board as set out in Regulation 4.2

Revisions

Document number	G1.7				
Version	Approval date	Approved by	Effective date	Policy owner	Policy contact
1.0	04.09.2025	Synod Standing Committee (Res SSC_250904_24)	04.09.2025	Synod Property Officer	General Manager - Property
Next scheduled review	04.09.2028				