Trustees of Church Property for the Diocese of Newcastle

ABN 31 876 908 346

Financial Statements

For the Year Ended 31 December 2024

Trustees of Church Property for the Diocese of Newcastle
ABN 31 876 908 346

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For the Year Ended 31 December 2024

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Trustees of Church Property for the Diocese of Newcastle

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Board Members' Report
31 December 2024

General Information

The financial affairs of the Trustees of Church Property for the Diocese of Newcastle (the Trustees), including the See Fund and the Parish and Diocesan Endowment Funds are included in this financial report.

The Trustees of Church Property for the Diocese of Newcastle is a corporate body established under the Anglican Church of Australia Trust Property Act 1917 (NSW). It is a not-for-profit entity for financial reporting purposes under Australian Accounting Standards.

The Newcastle Anglican Church Corporation (NACC) was established on 1 October 2017 as a Standing Committee of the Diocesan Council pursuant to the Diocesan Council Ordinance 1929 (amended February 2018). Each NACC Board Member was appointed to the Board of the Trustees.

On 1 October 2020 the NACC was renamed the Newcastle Anglican Corporation (NAC) pursuant to the Diocesan Council Newcastle Anglican Church Corporations Ordinance 2017 Governance Amendment Ordinance 2020. The NAC retains full delegation of the Diocesan Council as detailed above.

Information on Board Members

The names, qualifications, experience and special responsibilities of each person who has been a Board Member of the Trustees during the year and to the date of this report are:

Bishop Peter Stuart	Board member since 11 May 2017 President since 2 February 2018 Chair from 1 October 2020
Qualifications	B.Com, B.D, M.Management, Ed.D, GAICD
Experience	Dr Peter Stuart became the Bishop of Newcastle on 2 February 2018 after having served as Assistant Bishop from 2 February 2009. He has administered the Diocese on two occasions (2013 and 2017). He has considerable experience in not-for-profit governance, risk management, policy development, communication and financial administration. He has previously served on the Board of Anglicare Tasmania Inc, Glenview Nursing Home Inc (Tas), Julia Farr Services (SA), the Julia Farr Association (SA), St Peters College (SA). He has previously been a member of the Diocesan Council in the Diocese of Tasmania and Adelaide as well as member of the Long Service Leave Board of General Synod. In Newcastle, he has served as the chair of each of the Diocesan Schools, the Samaritans Foundation, the Trustees of Church Property and the Diocesan Council.
Bishop Charlie Murry	Appointed 10 May 2018 (non-voting member from 1 October 2020)
Qualifications	BMus, BTh, MAICD
Experience	Appointed Assistant Bishop of Newcastle – Coastal Episcopate on 10 May 2018. He has served on the Diocesan Council and the Clergy Emoluments Board since 2011. While the Rector of Singleton 2010 – 2018, he was for periods Area Dean and then Archdeacon for the Upper Hunter.

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Board Members' Report
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Bishop Sonia Roulston	Appointed 1 October 2020 (non-voting member)
Qualifications	B.AppSci BD MMin
Experience	Appointed Assistant Bishop of Newcastle – Inland Episcopate on 10 May 2018. She has served on the Diocesan Council and the Diocesan Ministry Council. Prior to her appointment as Assistant Bishop, she held the offices, including Archdeacon of Newcastle and Rector of Morpeth. Sonia graduated from the AICD course in 2015.
Wayne Russell	Appointed 5 October 2017 (Chair until 30 September 2020) Appointed Deputy Chair 7 October 2020 and reappointed from 01 November 2021. Term Expired 31 October 2024
Qualifications	B.Com, CA, GAICD, MIIA(Aust)
Experience	Extensive experience in providing audit and assurance services, having worked as an audit and assurance partner at PricewaterhouseCoopers for 20 years and Pitcher Partners for 10 years. He has serviced a wide variety of clients in the private and public sectors such as State and Local Government, Financial Services, Manufacturing, Engineering and Construction and For Purpose charitable service providers. Wayne is a graduate and member of the Australian Institute of Company Directors. He is also the Chairman of Newcastle Greater Mutual Group Limited, the merged entity of Newcastle based financial institutions Greater Bank and Newcastle Permanent. He is a member of the Parish of Merewether.
Mark Hedges	Appointed 5 October 2017
Qualifications	M.App.Fin, MBA, B.Bus.Stud, CPA, GAICD
Experience	Comprehensive experience and successful track record in finance roles in large manufacturing and media organisations. He has deep commercial experience and expertise in financial markets, particularly Corporate funding. He has proven judgement and understanding of risk as well as consistent high-level contribution to strategic thinking. In 2015 he concluded his role as Group Treasurer for Fairfax Media Limited. He was the Deputy Chair of Hunter United Credit Union until April 2020. Mark is a Director and Deputy Chair of Lifeline (Harbour to Hawkesbury, Sydney) and sits on the Audit and Risk committee of the Hunter New England Local Health District. Mark also serves on the Board of the Newcastle Anglican Church Redress Corporation.
Michelle Jarvie	Appointed 5 October 2017 Term Expired 31 October 2024
Qualifications	B.Com, CA, PFIIA (Aust), FGIA, CPRM, RMIA, GAICD
Experience	Working in the corporate governance areas of Risk, Governance, Policy, Internal Audit and Regulatory Compliance Michelle has extensive experience in governance across a diverse portfolio of industries and operations. She has extensive practical experience in working with and in Boards to develop and implement effective governance structures and strategic and operational plans for a variety of businesses most recently in education and research and financial services.

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Board Members' Report
31 December 2024

Helen Murray	Appointed 1 October 2020
Qualifications	B.A, LLB
Experience	Helen retired from the partnership at Sparke Helmore Lawyers on 31 March 2024 after more than 40 years in practice. During that time, she acted for State and Local government, global corporations, utilities, leading private developers and Newcastle families and individuals. She has advised in major land portfolio strategic management, transformation, and regeneration. She has previously served on the Board of a local financial institution. In that role the focus was on governance, risk management and compliance. She also served on the Board of the Newcastle Anglican Schools Corporation until 30 September 2020.
Graham Vimpani	Appointed 1 October 2020 Term Expired 11 February 2024
Qualifications	MBBS, PhD FRACP, FAFPHM
Experience	Former Area Director of Community Child Health Services for the Hunter Area Health Service and a Conjoint Professor of Community Child Health at the University of Newcastle. Graham made a significant contribution to the development of child protection services in the Hunter and more generally in NSW, finishing off his clinical and policy career as a senior clinical advisor in child protection for NSW Health and a provider of clinical services for children, many Indigenous, in out of home care. He also had significant involvement in the prevention of accidents in children and young people through Kidsafe Australia and has been an advocate for policies and programs for children in their early years. He was awarded a Centennial medal and Membership (AM) of the Order of Australia for his work in paediatrics and child health. He served on the Board of the Samaritans Foundation until 30 September 2020.
Fiona Williams	Appointed 1 October 2020
Qualifications	BBus GAICD
Experience	Experienced Senior Leader with expertise in the Strategy, Human Resources and Learning & Development areas. Currently the Associate Director People Strategy and Organisational Development at the University of Newcastle. Fiona has over 20 years' leadership experience across a range of industries including Not for Profit, Health, Education, Rail, Manufacturing, Insurance, Travel and Local Council. She served on the Board of Anglican Care until 30 September 2020.
Professor Emeritus John Marley	Appointed 1 March 2023
Qualifications	MD, MB ChB, Dr Med (Honoris causa), FRCP(Edin), FRACGP, DObstRCOG, DA, FACRRM, FP Cert
Experience	Former Pro Vice-Chancellor, Faculty of Health with the University of Newcastle and currently appointed with the University of Queensland. He has extensive clinical experience including as a GP/SMO/Emergency Department physician in rural and remote locations and currently spends time working in hospitals in remote ATSI locations in Cape York and the Kimberley. Has extensive strategic experience including a prior appointment as the Director of Strategy and Role Redesign for the Clinical Services Redesign Program at NSW Health. He was awarded a Medal of the Order of Australia (OAM) for service to medical education.

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Board Members' Report
31 December 2024

Michael Page	Appointed 1 February 2023 Resigned 19 August 2024
Qualifications	Bachelor of Civil Engineering, GAICD
Experience	Experienced Senior Leader with large ASX listed entities Lend Lease, Cimic (Leightons) and Westpac. Expertise in finance, investments, risk, construction, and development. His former role with Westpac Institutional Bank, Hastings Fund Management saw him manage investments, development and ongoing management of major property and infrastructure assets, while his role as CEO of Bonnyrigg Partnerships and Novacare saw him manage the redevelopment and ongoing operation of a large social and affordable housing development and the new Mater Hospital Newcastle. He has extensive experience as an Executive and Non-Executive Director.
Vicki Eckart	Appointed 8th November 2023
Qualifications	Registered nurse and non-practicing midwife Bachelor of Health Science Nursing Masters Health Management Certified Assessor for the: - Australian Council on Healthcare Standards - Primary and Community Care Standards - Rainbow Tick, and - Evaluation and Quality Improvement Program (International)
Experience	Vicki is an experienced healthcare professional who has worked in executive positions for more than 25 years predominantly in the not-for-profit religious sector. Most recent executive leadership roles have been in the residential, community, and retirement living sectors undertaking service realignment, establishing clinical governance systems and processes, integrating services, and improving financial performance. Other executive roles include general management and clinical service management in acute private hospitals and for corporate business improvement.
Cliff Barclay	Appointed 11 December 2024
Qualifications	BTH, Grad Dip Soc Sci (Drug Dep), GAICD
Experience	Cliff has been involved in the community services sector for 40 years. He has been CEO for three organisations for 20 years and in senior leadership for a further seven years. His expertise is in youth services, drug and alcohol and housing and homelessness services. He has run early childhood services, an Australian Disability Enterprise, a Lifeline service, drug and alcohol, mental health, youth, welfare and home based care services. He is known for his entrepreneurial approach. He established three youth residential specialist services including Australia's first funded youth foyer. He was the founder of Uniting Housing Vic TAS and across three different agencies has been responsible for the acquisition and delivery of more than 400 social and affordable housing units. He is the recipient of three state or national awards. In 2014, the Australian Institute of Management named him Not for Profit Manager of the Year for Victoria.

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Board Members' Report
31 December 2024

Bruce White	Appointed 11 December 2024
Qualifications	MBA, GAICD
Experience	Bruce is an accomplished non-executive director and senior executive with extensive experience in governance, IT transformation, and financial services. A Graduate of the Australian Institute of Company Directors, Bruce has held pivotal roles including Chief Information Officer and Board Member across various industries. Renowned for his expertise in cybersecurity, digital transformations, and regulatory compliance, he has led complex projects and operational enhancements, fostering innovation and efficiency. As a strategic leader, Bruce has consistently contributed to the success of organizations by delivering robust governance frameworks and driving industry best practices. Bruce is Chair of the Audit & Risk Committee, where he provides leadership in financial oversight, governance frameworks, and risk management, ensuring accountability and operational excellence within the Diocese.

Principal Activities

The Trustees holds the real estate, bequests, endowment fund assets, the See Fund and Tyrrell Endowment Funds on behalf of the parishes and organisations of the Diocese. The Trustees implements its responsibilities under the Church Trust Property Act 1917 (as amended), the Bishop Tyrrell Trust Act 1901 (as amended), the Church Trust Property Ordinance 2012, The Newcastle Anglican Church Corporation Ordinance 2017 and the Newcastle Anglican Governance Reform Ordinance 2017.

Parish land and buildings registered in the name of the Trustees are currently not disclosed in the financial statements of the Trustees.

Endowment Fund Distribution

The Trustees approved the payment of a gross distribution rate for the Endowment Fund of $0.0325 per unit for the 2024 financial year (2023: $0.0325). At the end of the financial year any undistributed surplus, deficit and changes in the market value of pooled assets are effectively allocated to Endowment Fund unitholders in proportion to their unitholding via movements in the closing unit price.

The Trustees will determine the distribution rate for the 2025 financial year based on the value of the funds available for distribution in that year.

Short and Long-Term Objective

The Trustees acts prudently at all times to pursue the maximum rate of return possible on Investment Funds, subject to approved and acceptable risk parameters, with the intention to support the payment of a stable return to Endowment Fund unitholders in perpetuity. Investments are actively monitored to ensure values and investments meet the risk profile and long-term objectives of the Trustees.

The Trustees ensures that all investments are authorised under the Investment Policy; are made for the sole purpose of the long-term benefit of the Diocese and are made in accordance with any legislative requirements applicable to the Trustees as amended from time to time.

Distributions are determined to support the fund objectives. The distribution rate is established by the Board to ensure the objectives of the Trustees are met after giving due consideration to the prevailing market conditions.

Operating Results and Review of Operations for the Year

Operating Results

The operating result for the reporting year from ordinary activities was a surplus of $913,383 (2023: $274,651). The total comprehensive income for the Trustees was a surplus of $3,852,030 (2023: deficit $2,690,275).

Review of Operations

The total comprehensive income includes realised losses on the sale of pooled investments held by the Endowment Fund in the ordinary course of business of $648,983 (2023: realised losses $699,992), unrealised gains arising from the revaluation of the Endowment Fund pooled investment portfolio of $3,412,630 (2023: unrealised gains $2,840,616) and unrealised gains from the revaluation of pooled property assets of $175,000 (2023: $275,000).

The Net Asset Value of investments attributable to the Endowment Fund unitholders on 31 December 2024 was $65,341,696 (2023: $61,063,281). There were 50,953,128 units on issue (2023: 50,619,256) resulting in a unit price of $1.2824 (2023: $1.2063).

Other Items

Significant Changes in State of Affairs

There have been no significant changes in the state of affairs of the Trustees during the year.

Events after the reporting date

There are no other matters or circumstances that have arisen since the end of the financial year other than those reported at Note 14 which significantly affected or may significantly affect the operations of the Trustees, the results of those operations or the state of affairs of the Trustees in future financial years.

Environmental issues

The Trustees' operations are not regulated by any significant environmental regulations under a law of the Commonwealth or of a state or territory of Australia.

Future developments

Likely developments in the operations of the Trustees and the expected results of those operations in future financial years have not been included in this report.

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Board Members' Report
31 December 2024

Meetings of Board Members

During the financial year, 11 meetings of Board Members were held. Attendances by each Board Member during the year were as follows:

	Board Meetings	
	Number eligible to attend	Number attended
Bishop Peter Stuart	11	11
Bishop Charlie Murry	11	10
Bishop Sonia Roulston	11	7
Wayne Russell (Term Expired 31/10/2024)	9	9
Mark Hedges	11	10
Michelle Jarvie (Term Expired 31/10/2024)	9	8
Helen Murray	11	10
Graham Vimpani (Term Expired 11/02/2024)	0	0
Fiona Williams	11	10
Professor Emeritus John Marley	11	9
Michael Page (Resigned 19/08/2024)	7	7
Vicki Eckart	11	10
Cliff Barclay (Appointed 11/12/2024)	1	1
Bruce White (Appointed 11/12/2024)	1	0

Auditor's Independence Declaration

The Auditor's independence declaration for the year ended 31 December 2024 has been received and can be found on page 8 of the financial report.

Signed in accordance with a resolution of the Board:

Board Member: ..... Board Member: .....

Dated 28 May 2025

Trustees of Church Property for the Diocese of Newcastle
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Auditor's Independence Declaration

I declare that, to the best of my knowledge and belief, during the year ended 31 December 2024, there have been:

(i) no contraventions of the auditor independence requirements as set out in *subdivision 60-C* of the *Australian Charities and Not-for-profits Commission Act 2012*; and

(ii) no contraventions of any applicable code of professional conduct in relation to the audit.

Cutcher & Neale Assurance Pty Limited
(An authorised audit company)

M.J. O'Connor CA
Director

Dated 16 May 2025

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Trustees of Church Property for the Diocese of Newcastle
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Independent Audit Report to the Synod of the Anglican Diocese of Newcastle

Report on the Audit of the Financial Report

Opinion

We have audited the accompanying financial report, being a special purpose financial report of Trustees of Church Property for the Diocese of Newcastle (the Trustees), which comprises the statement of financial position as at 31 December 2024, the statement of surplus or deficit and other comprehensive income, the statement of changes in funds and the statement of cash flows for the year then ended, and notes to the financial statements, including material accounting policy information, and the Board Members' declaration.

In our opinion, the accompanying financial report of the Trustees is in accordance with Division 60 of the *Australian Charities and Not-for -profits Commission Act 2012*, including:

(i) giving a true and fair view of the Trustees' financial position as at 31 December 2024 and of its financial performance for the year ended; and

(ii) complying with Australian Accounting Standards to the extent described in Note 1 and Division 60 of the *Australian Charities and Not-for-profits Commission Regulations 2022*.

Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of our report. We are independent of the Trustees in accordance with the auditor independence requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* ('the Code') that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We confirm that the independence declaration required by Division 60 of the *Australian Charities and Not-for-profits Commission Act 2012*, which has been given to the Board Members, would be in the same terms if given to the Board Members as at the time of this auditor's report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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Independent Audit Report to the Synod of the Anglican Diocese of Newcastle

Emphasis of Matter

Basis of Accounting Restriction on Use

We draw attention to Note 1 to the financial report, which describes the basis of accounting. The financial report has been prepared for the purpose of fulfilling the financial reporting responsibilities under the ordinances of the Anglican Diocese of Newcastle and the *Australian Charities and Not-for-profits Commission Act 2012*. As a result, the financial report may not be suitable for another purpose.

Our report is intended solely for the Synod of the Anglican Diocese of Newcastle and should not be used by parties other than Synod of the Anglican Diocese of Newcastle. Our opinion is not modified in respect of this matter.

Information Other than the Financial Report and Auditor's Report Thereon

The Board Members are responsible for the other information. The other information obtained at the date of this auditor's report was limited to the Board Members' Report.

Our opinion on the financial report does not cover the other information and accordingly we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed on the other information obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Board Members' Responsibility for the Financial Report

The Board Members are responsible for the preparation of the special purpose financial report that gives a true and fair view and have determined that the basis of preparation described in Note 1 of the financial statements is appropriate to meet the requirements of the *Australian Charities and Not-for-profits Commission Regulations 2022*, the *Australian Charities and Not-for-profits Commission Act 2012* and the Synod of the Anglican Diocese of Newcastle. The Board Members' responsibility also includes such internal control as the Board Members determine is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

In preparing the special purpose financial report, the Board Members are responsible for assessing Trustees' ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board Members either intend to liquidate the Trustees or to cease operations, or have no realistic alternative but to do so.

The Board Members are responsible for overseeing the Trustees' financial reporting process.

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Independent Audit Report to the Synod of the Anglican Diocese of Newcastle

Auditor's Responsibilities for the Audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with the Australian Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Trustees' internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Board Members.

- Conclude on the appropriateness of the Board Members' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on Trustees' ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Trustees to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the Board Members regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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Independent Audit Report to the Synod of the Anglican Diocese of Newcastle

We also provide the Board Members with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.



Cutcher & Neale Assurance Pty Limited
(An authorised audit company)



M.J. O'Connor CA
Director

Dated 29 May 2025

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Board Members' Declaration

The Board Members have determined that the Trustees is not a reporting entity and that this special purpose financial report should be prepared in accordance with the accounting policies described in Note 1 to the financial statements and the *Australian Charities and Not-for-profits Commission Act 2012.*

The Board declares that:

1. The financial statements and notes, as set out on pages 14 to 39, are in accordance with the accounting policies as described in Note 1 and the *Australian Charities and Not-for-profits Commission Act 2012*; and present fairly, in all material respects, the Trustees' financial position as at 31 December 2024 and its performance for the year ended on that date.

2. In the Board Members' opinion, there are reasonable grounds to believe that the Trustees will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution by the Board made pursuant to s.60.15 of the *Australian Charities and Not-for-profits Commission Regulations 2022.*

Board Member ..... Board Member .....

Dated 28 May 2025

Trustees of Church Property for the Diocese of Newcastle
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Statement of Surplus or Deficit and Other Comprehensive Income
For the Year Ended 31 December 2024

	Note	2024 $	2023 $
Revenue	3	**4,224,019**	3,576,601
External management fees		**(190,609)**	(175,960)
Diocesan management fees	13	**(723,192)**	(590,695)
Insurance costs		**(29,307)**	(50,042)
Property and maintenance costs		**(77,684)**	(254,282)
Trust distributions	4	**(1,651,732)**	(1,645,127)
Depreciation expense	4	**(3,588)**	(3,579)
Other expenses	4	**(634,524)**	(582,265)
Operating surplus		**913,383**	274,651
Other comprehensive income:			
Items that will not be reclassified subsequently to surplus or deficit			
Changes in fair value of pooled financial assets	10(a)	**2,763,647**	2,140,624
Changes in fair value of pooled property investments	10(a)	**175,000**	275,000
Total comprehensive income for the year		**3,852,030**	2,690,275
Total comprehensive income allocated to Endowment Fund unitholders			
Current year undistributed operating surplus/(deficit)	10(a)	**913,383**	274,651
Changes in fair value of pooled financial assets	10(a)	**2,763,647**	2,140,624
Changes in fair value of pooled property investments	10(a)	**175,000**	275,000
Total comprehensive income for the year		**3,852,030**	2,690,275

The accompanying notes form part of these financial statements.

Trustees of Church Property for the Diocese of Newcastle
ABN 31 876 908 346

Statement of Financial Position
As at 31 December 2024

	Note	2024 $	2023 $
ASSETS			
CURRENT ASSETS			
Cash and cash equivalents	11	**14,058,978**	16,596,180
Trade and other receivables	6	**909,521**	533,193
Financial assets	7	**10,000**	10,000
TOTAL CURRENT ASSETS		**14,978,499**	17,139,373
NON-CURRENT ASSETS			
Financial assets	7	**55,630,205**	52,165,115
Property, plant and equipment	8	**20,843,265**	20,671,853
TOTAL NON-CURRENT ASSETS		**76,473,470**	72,836,968
TOTAL ASSETS		**91,451,969**	89,976,341
LIABILITIES			
CURRENT LIABILITIES			
Trade and other payables	9	**1,157,834**	1,751,143
Trust liabilities	10	**16,403,639**	18,300,929
TOTAL CURRENT LIABILITIES		**17,561,473**	20,052,072
NON-CURRENT LIABILITIES			
Trust liabilities	10	**73,890,496**	69,924,269
TOTAL NON-CURRENT LIABILITIES		**73,890,496**	69,924,269
TOTAL LIABILITIES		**91,451,969**	89,976,341
NET ASSETS		**-**	-
FUNDS			
Accumulated surplus/(deficit)		**(15,268,508)**	(11,680,878)
Pooled investments property revaluation reserve		**6,245,415**	6,070,415
Pooled investments financial asset reserve		**9,023,093**	5,610,463
TOTAL FUNDS		**-**	-

The accompanying notes form part of these financial statements.

Trustees of Church Property for the Diocese of Newcastle
ABN 31 876 908 346

Statement of Changes in Funds
For the Year Ended 31 December 2024

2024

	Accumulated Surplus/(Deficit)	Pooled Investments Property Revaluation Reserve	Pooled Investments Financial Assets Reserve	Total Funds
	$	$	$	$
Balance at 1 January 2024	**(11,680,878)**	**6,070,415**	**5,610,463**	**-**
Operating surplus	**913,383**	**-**	**-**	**913,383**
Changes in fair value of pooled financial assets	**-**	**-**	**3,412,630**	**3,412,630**
Realised loss on disposal of financial assets	**-**	**-**	**(648,983)**	**(648,983)**
Transfer realised loss on disposal of financial assets	**(648,983)**	**-**	**648,983**	**-**
Unrealised pooled property fair value changes attributed to pooled Endowment Fund unitholders	**-**	**175,000**	**-**	**175,000**
Unrealised pooled investment fair value changes attributed to pooled Endowment Fund unitholders	**(3,852,030)**	**-**	**-**	**(3,852,030)**
Balance at 31 December 2024	**(15,268,508)**	**6,245,415**	**9,023,093**	**-**

2023

	Accumulated Surplus/(Deficit)	Pooled Investments Property Revaluation Reserve	Pooled Investments Financial Assets Reserve	Total Funds
	$	$	$	$
Balance at 1 January 2023	(8,565,262)	5,795,415	2,769,847	-
Operating surplus	274,651	-	-	274,651
Changes in fair value of pooled financial assets	-	-	2,840,616	2,840,616
Realised loss on disposal of financial assets	-	-	(699,992)	(699,992)
Transfer realised loss on disposal of financial assets	(699,992)	-	699,992	-
Unrealised pooled property fair value changes attributed to pooled Endowment Fund unitholders	-	275,000	-	275,000
Unrealised pooled investment fair value changes attributed to pooled Endowment Fund unitholders	(2,690,275)	-	-	(2,690,275)
Balance at 31 December 2023	(11,680,878)	6,070,415	5,610,463	-

a. Pooled Investments Financial Assets Reserve
Refer to note 1(k) for accounting policy.

The accompanying notes form part of these financial statements.

Trustees of Church Property for the Diocese of Newcastle
ABN 31 876 908 346

Statement of Cash Flows
For the Year Ended 31 December 2024

	Note	2024 $	2023 $
CASH FLOWS FROM OPERATING ACTIVITIES:			
Dividends received		**3,352,167**	3,023,780
Rent received		**817,453**	704,738
Sundry income		**-**	470
Interest received		**117,105**	200,323
Payments to suppliers		**(2,694,264)**	(1,896,271)
Trust distributions paid		**(1,645,127)**	(1,245,266)
Net cash provided by/(used in) operating activities	11(b)	**(52,666)**	787,774
CASH FLOWS FROM INVESTING ACTIVITIES:			
Proceeds from sale of financial assets		**11,012,436**	3,691,843
Purchase of financial assets		**(11,713,881)**	(11,362,566)
Net cash provided by/(used in) investing activities		**(701,445)**	(7,670,723)
CASH FLOWS FROM FINANCING ACTIVITIES:			
Contributions to Endowment Funds		**455,188**	1,941,814
Redemption of Endowment Funds		**(29,415)**	(1,000,000)
Contributions to Temporary Trusts		**5,884,535**	1,873,385
Redemption of Temporary Trusts		**(8,093,399)**	(2,399,959)
Net cash provided by/(used in) financing activities		**(1,783,091)**	415,240
Net increase/(decrease) in cash and cash equivalents held		**(2,537,202)**	(6,467,709)
Cash and cash equivalents at beginning of year		**16,596,180**	23,063,889
Cash and cash equivalents at end of financial year	11(a)	**14,058,978**	16,596,180

The accompanying notes form part of these financial statements.

Trustees of Church Property for the Diocese of Newcastle
ABN 31 876 908 346

Notes to the Financial Statements
For the Year Ended 31 December 2024

1 Material Accounting Policy Information

(a) Basis of Preparation

The Trustees of Church Property for the Diocese of Newcastle (the Trustees) is a corporate body established under the Anglican Church of Australia Trust Property Act 1917 (NSW). It is a not-for-profit entity for financial reporting purposes under Australian Accounting Standards.

The Church Trust Property Ordinance 2012 specifies the rules applying to the corporate body within the Diocese.

The Board has prepared the financial statements on the basis that the Trustees is a non-reporting entity because there are no users dependent on general purpose financial statements. These financial statements are therefore special purpose financial statements that have been prepared in order to meet the reporting requirements of the Synod of the Anglican Diocese of Newcastle.

The financial statements have been prepared in accordance with the material accounting policy information disclosed below, which the Board has determined are appropriate to meet the needs of the Synod of the Anglican Diocese of Newcastle. Such accounting policies are consistent with the previous period unless otherwise stated.

The financial statements have been prepared on an accruals basis and are based on historical costs unless otherwise stated in the notes.

(b) Comparative figures

Where necessary comparatives have been reclassified and repositioned for consistency with current year disclosures.

(c) Critical accounting estimates and judgements

The preparation of financial statements in conformity with accounting policies adopted requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Trustees' accounting policies.

Key estimates - Impairment

The Trustees assesses impairment at the end of the reporting year by evaluating conditions specific to the Trustees that may be indicative of impairment triggers.

Notes to the Financial Statements
For the Year Ended 31 December 2024

1 Material Accounting Policy Information

(d) Revenue

Interest income

Interest income is recognised using the effective interest rate method.

The effective interest rate method is a method of calculating the amortised cost of a financial asset and allocating the interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts through the expected life of the financial instrument or, when appropriate, a shorter period, to the net carrying amount of the financial asset. When calculating the effective interest rate, the Trustees estimates cash flows considering all contractual terms of the financial instrument (for example, repayment options) but does not consider future credit losses.

Once a financial asset or a group of similar financial assets has been written down as a result of an impairment loss, interest income is recognised using the rate of interest used to discount the future cash flows for the purpose of measuring impairment loss.

Dividend revenue

Dividend revenue is recognised when the Trustees' right to receive a dividend is established.

Rental income

Rental income received from operating leases is recognised on a straight-line basis over the term of the specific lease.

All revenue is stated net of the amount of goods and services tax.

(e) Church Trust Property

Church Trust Property comprises all or any part of any real and personal property (financial assets) which may for the time being be subject to any trust whether by dedication, consecration, trust instrument, or otherwise, for or for the use, benefit, or purposes of the Anglican Church of Australia within the Diocese of Newcastle.

For financial reporting purposes, the financial assets forming part of Church Trust Property are classified as either Endowment Funds, Restricted Trusts or Temporary Trusts. The financial assets arise from bequests, gifts, other donations and sale of real property. These terms are defined in the following accounting policies.

(i) Endowment Funds

Endowment Funds represent financial assets held in a pooled investment portfolio which was converted to a Synthesised Unit Trust Model effective from 1 January 2016. The proportion of each individual trust capital invested is represented by the number of units held in the Endowment Fund. The investment portfolio aims to provide a balance of long-term growth and a sustainable annual distribution to unitholders (Refer to notes 2 and 10). The capital is intended to be held in perpetuity in accordance with the establishing trust documentation as varied from time to time. Any redemptions of capital require the approval of Diocesan Council.

1 Material Accounting Policy Information

(e) Church Trust Property

(i) Endowment Funds

The Board recognises that the Synod or its delegate, the Diocesan Council, has authority to, and may resolve at any time to, liquidate the assets to fund liabilities of the Anglican Diocese of Newcastle.

The past and current practice of the Board is to seek the best possible long-term returns on the Endowment Funds by implementing an appropriate investment strategy (Refer to note 12).

The Board recognises the long-term nature of the Endowment Funds. Except for responding to directions from the Synod or its delegate, the Diocesan Council, to allocate trust funds for redress, the Board expects only to liquidate these trust funds in exceptional circumstances.

(ii) Restricted Trusts

Restricted Trusts are differentiated from Endowment Funds on the basis of the specific terms of the Act of Parliament or the Ordinance that establishes the purpose of the trust and also on the basis of the specific property assets that formed the original capital of the Restricted Trust. The notes to the financial statements separately identify the assets and liabilities attributed to Restricted Trusts (Refer to segment note 2 to the financial statements).

The Restricted Trust funds have been invested predominantly in specific property assets (Refer to note 8) which are subject to specific restricted trust purposes.

(iii) Temporary Trusts

Temporary Trust accounts arise most commonly from donations or the allocation of a portion of the proceeds from the sale of land and buildings and are established on behalf of parishes and other Diocesan entities for a specific operational purpose and are not intended to be held in perpetuity. Both the capital and interest are available for the specific purposes for which they were given, subscribed or raised. The Board is responsible for determining the manner of investing Temporary Trust funds. Presently, these funds are separately invested as individual short-term deposit accounts with the Anglican Savings and Development Fund - Anglican Diocese of Newcastle. Temporary Trust assets do not form part of the pooled investment portfolio of the Endowment Fund or the Restricted Trusts and both the assets and liabilities are reported separately (Refer to notes 2 and 10).

(f) Trust distributions and finance costs

(i) Endowment Funds

Investment earnings of the Endowment Funds are distributed as cash payments to the Endowment Fund unitholders throughout the year in proportion to the trust capital invested (represented by units held in the Endowment Fund). These payments are reported as trust distributions in the statement of surplus or deficit and other comprehensive income. At the end of the financial year, any undistributed surplus, deficit or changes in fair value of pooled investments attributable to Endowment Fund unitholders is allocated to the trust liabilities in proportion to the capital invested. This is reported as an adjustment to the capital value of the Endowment Fund units (Refer to note 10(b)).

1 Material Accounting Policy Information

(f) Trust distributions and finance costs

(ii) Restricted Trusts

Earnings generated by the funds held in Restricted Trusts are applied in accordance with the relevant Ordinance. These earnings are not available to Temporary Trusts or Endowment Fund unitholders and are generally fully allocated on an annual basis.

(iii) Temporary Trusts

Interest earned on Temporary Trust funds are paid by the Anglican Savings and Developments Fund - Diocese of Newcastle directly to the parish or entity responsible for fulfilling the trust purpose. It is not recognised as either income or expenditure by the Trustees. It is recognised as interest expense by the Anglican Savings and Development Fund - Diocese of Newcastle and as interest income by the parish or entity responsible for fulfilling the trust purpose.

(g) Income Tax

The Trustees is exempt from income tax under Section 50-5 of the *Income Tax Assessment Act 1997*.

(h) Goods and Services Tax (GST)

Revenue, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office. In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense. Receivables and payables in the statement of financial position are shown inclusive of any applicable GST.

(i) Cash and cash equivalents

Cash and cash equivalents include cash on hand, deposits held at call, other short-term highly liquid investments with original maturities of three months or less which are convertible to a known amount of cash and are subject to insignificant risk of change in value.

(j) Trade and other receivables

Trade receivables are recognised initially at fair value and subsequently measured at amortised cost, less provision for doubtful debts.

Collectability of trade receivables is reviewed on an ongoing basis. Debts which are known to be uncollectable are written off. A provision for doubtful debts is established on an expected credit loss – forward looking – basis for all trade receivables at amortised cost. The amount of the provision is the difference between the asset's carrying value amount and the present value of estimated future cash flows. The amount of the provision is recognised in the statement of surplus or deficit and other comprehensive income.

1 Material Accounting Policy Information

(k) Investments and other financial assets

Financial instruments are classified into two broad measurement categories: those measured as at fair value and those measured at amortised cost. The determination is made at initial recognition.

The classification depends on the contractual cash flow characteristics of the instrument.

Classification and measurement

All financial instruments (assets and liabilities) are initially recognised at fair value plus, in the case of financial assets and liabilities not classified as at fair value through surplus or deficit, transaction costs that are directly attributable to the acquisition or issue of the financial asset or financial liability.

Financial instruments are then classified into one of the following categories, which in turn determines the subsequent accounting measurement of the instrument. The categories and measurement treatments are:

(i) Debt Securities – at amortised cost

A debt security is classified as at amortised cost only if both of the following criteria are met:

- the asset is held within a business model with the objective to collect the contractual cash flows; and

- the contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal outstanding.

The nature of any derivatives embedded in the debt security are considered in determining whether the cash flows of the investment are solely payment of principal and interest on the principal outstanding and are not accounted for separately.

A gain or loss on a debt security that is subsequently measured at amortised cost and is not part of a hedging relationship is recognised in surplus or deficit when the financial asset is derecognised or impaired and through the amortisation process using the effective interest rate method.

At balance date all debt securities in the form of Term Deposits or Floating Rate Notes were measured at amortised cost.

(ii) Listed shares, hybrid securities and other equity instruments - at fair value

These types of financial assets are not held for speculative or trading purposes and are disclosed as Financial Assets - at fair value in Note 7 of the financial statements.

Listed shares, hybrid securities and other equity instruments are re-valued based on quoted market values monthly. Changes in the fair value of financial assets are recognised within other comprehensive income. Gains or losses on sale are transferred from the Pooled Investments Financial Assets Reserve to Accumulated Surplus once realised. Dividends are recognised as income on the date they are considered ex-entitlement.

1 Material Accounting Policy Information

(k) Investments and other financial assets

Impairment of financial assets

At the end of the reporting period the Trustees assesses whether there is any objective evidence that a financial asset or group of financial assets is impaired.

(i) Financial assets at amortised cost

If there is objective evidence that an impairment loss on financial assets carried at amortised cost has been incurred, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of the estimated future cash flows discounted at the financial asset's original effective interest rate.

(ii) Loans and receivables

Impairment of financial assets is recognised on an expected credit loss – forward looking – basis for all financial assets measured at amortised cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk. Management consider reasonable and supportable information that is relevant and available, including both quantitative and qualitative information and analysis based on the Trustees' historical experience and informed credit assessment, including forward looking information.

Credit losses are measured as the present value of the difference between the cash flows due to the Trustees in accordance with the contract and the cash flows expected to be received. This is applied using a probability weighted approach.

(l) Property, Plant and Equipment

Each class of property, plant and equipment is carried at either cost or fair value as indicated less, where applicable, accumulated depreciation and impairment losses.

(i) Land and Buildings

Land and buildings acquired at arm's length are valued at cost at the date of acquisition. Land and buildings acquired at no cost or for a nominal consideration are recognised at fair value as at the date of acquisition.

Land and buildings are subsequently carried at fair value on the Statement of Financial Position.

(ii) Plant and equipment

Plant and equipment is carried at cost less, where applicable, any accumulated depreciation and impairment losses.

Cost includes expenditure that is directly attributable to the asset.

(iii) Depreciation

The depreciable amount of all fixed assets, but excluding land and buildings, is depreciated on a straight-line basis over the asset's useful life to the Trustees commencing from the time the asset is held ready for use.

Trustees of Church Property for the Diocese of Newcastle
ABN 31 876 908 346

Notes to the Financial Statements
For the Year Ended 31 December 2024

1 Material Accounting Policy Information

(l) Property, Plant and Equipment

The depreciation rates used for each class of depreciable assets are:

Class of Fixed Asset	Depreciation rate
Plant and Equipment	5%-33% PC

The assets' residual values, depreciation methods and useful lives are reviewed, and adjusted if necessary, at the end of each reporting period.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains and losses are included in the statement of surplus or deficit and other comprehensive income.

(m) Impairment of non-financial assets

At the end of each reporting period, the Trustees assesses whether there is any indication that an asset may be impaired. The assessment will include the consideration of external and internal sources of information. If such an indication exists, an impairment test is carried out on the asset by comparing the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use to the asset's carrying value.

Assets that have an allocated impairment loss are reviewed for reversal indicators at the end of each reporting period. After recognition of an impairment loss, the amortisation charge for the asset is adjusted in future periods to allocate the asset's revised carrying amount on a systematic basis over its remaining useful life.

Impairment losses are recognised as an expense immediately.

(n) Trade and other payables

Trade and other payables represent the liability outstanding at the end of the reporting period for goods and services received by the Trustees during the reporting period which remain unpaid. The balance is recognised as a current liability with the amounts normally paid within 30 days of recognition of the liability. Liabilities are measured at amortised cost.

1 Material Accounting Policy Information

(o) Leases

The Trustees as lessor

The Trustees leases property to related and unrelated third parties.

Upon entering into each contract as lessor, the Trustees assesses if the lease is a finance or operating lease.

The contract is classified as a finance lease when the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases not within this definition are classified as operating leases.

The Trustees receives rental income from related parties where the lease contract is not considered enforceable as the lessee and lessor each has the right to terminate the lease without permission from the other party with no more than an insignificant penalty.

Rental income received from operating leases is recognised on a straight-line basis over the term of the specific lease.

Initial direct costs incurred in entering into an operating lease are included in the carrying amount of the leased asset and recognised as an expense on a straight-line basis over the lease term.

When a contract is determined to include lease and non-lease components, the Trustees applies AASB 16: *Leases* to allocate the consideration under the contract to each component.

(p) Trust Liabilities

(i) Endowment Fund Trust Liabilities

Endowment Fund trust liabilities represent the capital and accumulated movements in the value of the pooled investments attributable to the Endowment Fund unitholders net of cash distributions paid. The proportion of each individual trust liability is represented by the number of units held in the Endowment Fund.

The Endowment Funds are intended to be held in perpetuity. The past and current practice of the Board is to seek the best possible long-term returns on the Endowment Funds by investing in a level of non-cash assets which provide for a mixture of growth and income.

The Endowment Fund liabilities are generally classified as non-current liabilities.

(ii) Restricted Trust Liabilities

Restricted Trust liabilities are measured at an amount equal to the fair value of the specific assets (Restricted Assets) attributed to the individual trust. These funds are designated as restricted in use and do not form part of the pooled investment portfolio of the Endowment Fund.

The Restricted Trust liabilities are classified as non-current liabilities.

Trustees of Church Property for the Diocese of Newcastle
ABN 31 876 908 346

Notes to the Financial Statements
For the Year Ended 31 December 2024

1 Material Accounting Policy Information

(p) Trust Liabilities

(iii) Temporary Trust Liabilities

Temporary Trust accounts are established for a specific purpose and both the capital and interest are available for the purpose for which they were given, subscribed or raised. Temporary Trust assets are invested as individual short-term deposit accounts with the Anglican Savings and Development Fund - Anglican Diocese of Newcastle and are measured at amortised cost. These funds are designated as restricted in use and do not form part of the pooled investment portfolio of the Endowment Fund. Temporary Trust assets are held separately to the Endowment Fund and Restricted Trust assets and accordingly the Temporary Trust liabilities are separately reported as current liabilities.

(q) Reserves

(i) Pooled investments property revaluation reserve

Pooled property investments in land and buildings are recorded at fair value. Accumulated increments in value are reported as a separate reserve within total funds. When a revalued property asset is disposed of, the fair value increments are transferred to accumulated surplus.

(ii) Pooled investments financial assets reserve

Pooled investments in financial assets, such as listed shares, hybrid securities and other equity instruments are recorded at fair value in accordance with the accounting policy detailed in note 1(k) above. The changes in fair value of financial assets are reported as a separate reserve within total funds. When financial assets are disposed of, the realised gain or loss is transferred to accumulated surplus.

Trustees of Church Property for the Diocese of Newcastle
ABN 31 876 908 346

Notes to the Financial Statements
For the Year Ended 31 December 2024

2 Operating Segments

The Board has identified distinct operating segments to differentiate between the underlying trust purpose as outlined in notes above. The segment reporting is consistent with the internal reports that are viewed and used by management and the Board for its assessment of financial performance and asset valuations throughout the year.

Segment financial performance

	Restricted Asset Investments Endowment of the See	Restricted Asset Investments EREACST (*)	Restricted Asset Investments NACRC (**)	Endowment Fund Investments	Total
	2024	2024	2024	2024	2024
	$	$	$	$	$
Revenue	58,596	497,727	87,858	3,579,838	4,224,019
External management fees	-	-	-	(190,609)	(190,609)
Diocesan management fees	-	-	-	(723,192)	(723,192)
Insurance costs		-	-	(29,307)	(29,307)
Property and maintenance costs	-	(43,067)	-	(34,617)	(77,684)
Trust distributions	-	-	-	(1,651,732)	(1,651,732)
Depreciation expense	(3,388)	-	-	(200)	(3,588)
Distribution to General Fund	(55,208)	(56,215)	-	-	(111,423)
Distribution to NACRC	-	-	(87,858)	-	(87,858)
Sundry expenses	-	-	-	(36,798)	(36,798)
Distribution - Cathedral support	-	(160,474)	-	-	(160,474)
Distribution to General Fund - Tyrrell 1855	-	(237,971)	-	-	(237,971)
Operating surplus/(deficit) for the year	**-**	-	-	**913,383**	913,383
Changes in fair value of pooled financial assets attributed to Endowment Fund unitholders	-	-	-	2,763,647	2,763,647
Changes in fair value of pooled property investments attributed to Endowment Fund unitholders	-	-	-	175,000	175,000
Surplus/(deficit) for the year	**-**	**-**	**-**	**3,852,030**	**3,852,030**

(*): Episcopal Residence, Education, Assistance and Cathedral Support Trust

(**): Newcastle Anglican Church Redress Corporation

Trustees of Church Property for the Diocese of Newcastle
ABN 31 876 908 346

Notes to the Financial Statements
For the Year Ended 31 December 2024

2 Operating Segments

Segment financial position

	Restricted Asset Investments Endowment of the See	Restricted Asset Investments EREACST (*)	Restricted Asset Investments NACRC (**)	Temporary Trusts	Endowment Fund Investments	Total
	2024	2024	2024	2024	2024	2024
	$	$	$	$	$	$
Cash and cash equivalents	650,724	-	-	11,159,583	2,248,671	14,058,978
Trade and other receivables	-	-	-	-	909,521	909,521
Other financial assets	-	-	-	-	10,000	10,000
TOTAL CURRENT ASSETS	650,724	-	-	11,159,583	3,168,192	14,978,499
NON-CURRENT ASSETS						
Financial assets	1,757,749	-	-	-	53,872,456	55,630,205
Property, plant and equipment	4,492,132	6,000,000	2,650,000	-	7,701,133	20,843,265
TOTAL NON-CURRENT ASSETS	6,249,881	6,000,000	2,650,000	-	61,573,589	76,473,470
TOTAL ASSETS	6,900,605	6,000,000	2,650,000	11,159,583	64,741,781	91,451,969
LIABILITIES						
CURRENT LIABILITIES						
Trade and other payables	-	-	-	-	(1,157,834)	(1,157,834)
Trust liabilities	-	-	-	(11,159,583)	(5,244,056)	(16,403,639)
TOTAL CURRENT LIABILITIES	-	-	-	(11,159,583)	(6,401,890)	(17,561,473)
NON CURRENT LIABILITIES						
Trust liabilities	(6,900,605)	(6,000,000)	(2,650,000)	-	(58,339,891)	(73,890,496)
TOTAL NON-CURRENT LIABILITIES	(6,900,605)	(6,000,000)	(2,650,000)	-	(58,339,891)	(73,890,496)
TOTAL LIABILITIES	(6,900,605)	(6,000,000)	(2,650,000)	(11,159,583)	(64,741,781)	(91,451,969)
NET ASSETS	-	-	-	-	-	-

(*): Episcopal Residence, Education, Assistance and Cathedral Support Trust

(**): Newcastle Anglican Church Redress Corporation

Trustees of Church Property for the Diocese of Newcastle
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Notes to the Financial Statements
For the Year Ended 31 December 2024

3 Revenue

	2024 $	2023 $
Income		
- Interest received	**117,105**	200,323
- Dividends received	**3,329,829**	2,711,438
- Rent received	**777,085**	664,370
- Sundry income	**-**	470
Total Income	**4,224,019**	3,576,601

4 Surplus/(deficit) for the year includes the following specific expenses

Trust distributions - distributions paid to Endowment Fund unitholders		
- Diocesan Trusts	**349,930**	349,280
- Parish Trusts	**515,274**	515,305
- Tyrrell Trusts	**784,878**	778,242
- Sundry Trusts	**1,650**	2,300
Total trust distributions	**1,651,732**	1,645,127
Depreciation expense		
- Depreciation - plant and equipment	**3,588**	3,579
Other expenses		
- Distribution - Cathedral support	**160,474**	128,135
- Distribution to General Fund	**349,394**	338,130
- Distribution to NACRC (Former Georgetown Parish)	**87,858**	84,315
- Sundry expenses	**36,798**	31,685
Total other expenses	**634,524**	582,265

5 Auditor's Remuneration

Assurance services		
- Audit fees	**24,640**	22,550

6 Trade and Other Receivables

	2024 $	2023 $
CURRENT		
Sundry receivables	**363,089**	384,409
Prepayments	**61,658**	6,865
GST receivable	**80,119**	17,094
Inter-entity receivables - other Diocesan entities	**404,655**	124,825
	909,521	533,193

7 Financial Assets

CURRENT		
Financial assets at cost (a), (b)	**10,000**	10,000
NON-CURRENT		
Financial assets - at fair value (c)	**55,630,205**	52,165,115

(a) Assets pledged as security

The value of assets pledged as security include the following:

Financial assets - at cost	**10,000**	10,000

The Trustees have provided a cash deposit as security for Manning Valley Anglican College for an electricity easement.

(b) Financial assets - at cost

Term deposits are recorded at amortised cost. Interest income is recognised in the statement of surplus or deficit and other comprehensive income.

(c) Financial assets - at fair value

The Endowment Fund invests in a portfolio of marketable investment products. These types of assets are revalued based on quoted market values monthly. Realised and unrealised gains or losses on listed shares, hybrid securities and other listed equity instruments are recognised within other comprehensive income. Dividends are recognised as income on the date they are considered ex-entitlement. Investments are not held for speculative or trading purposes. Financial assets allocated to the investment portfolio have been disclosed as non-current assets.

Trustees of Church Property for the Diocese of Newcastle
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Notes to the Financial Statements
For the Year Ended 31 December 2024

8 Property, Plant and Equipment

	2024	2023
	$	$
Land at fair value - restricted investments (i)	**6,000,000**	6,000,000
Land and Buildings at fair value - restricted residential investments (ii)	**7,125,000**	7,125,000
Land and buildings at fair value - pooled investments (iii)	**7,700,000**	7,525,000
	20,825,000	20,650,000
Total land and buildings	**20,825,000**	20,650,000
Plant and equipment		
At cost	**50,942**	50,942
Accumulated depreciation	**(32,677)**	(29,089)
Total plant and equipment	**18,265**	21,853
Total property, plant and equipment	**20,843,265**	20,671,853

(i) Land - restricted, represents land held at fair value that is restricted in use. The land assets include land classified as Tyrrell 1855 Endowment (which represents land granted by the Crown to Bishop Tyrrell in 1855 for an episcopal residence and education purpose).

(ii) Land and buildings - restricted residential investments, represents assets held at fair value that are restricted in use. These land and building assets include the Bishops' residences and property of the Former Parish of Georgetown for the purpose of redress. The land and buildings are held on trust under the Newcastle Episcopal Residence Leasing Act 1990 and the Newcastle Episcopal Residence Leasing Act variation of Trust Ordinance 2017 and the Finalisation of the Former Parish of Georgetown and Variation of Trust Ordinance 2021. An independent valuation of restricted residential property was obtained from TEW Property consultants at 31 December 2022. The valuations resulted in a revaluation increment of $1,383,132 being recognised in the restricted trust liability - restricted asset investment.

(iii) Land and buildings - an independent valuation of pooled property assets was obtained from TEW Property Consultants at 31 December 2024. The valuations resulted in a revaluation increment of $175,000 being recognised in the Pooled Investments Property Revaluation Reserve.

(iv) Parish land and buildings - the financial statements exclude Parish land and buildings registered in the name of Trustees of Church Property for The Diocese of Newcastle. The buildings have been valued at $551,704,624 for Insurance purposes. The Board have not estimated the value of Parish land.

(v) Plant and equipment contains restricted assets purchased for the Bishop's residence.

8 Property, Plant and Equipment

(vi) Leased land and building - property is leased to unrelated third parties with rentals payable monthly. These leases are classified as operating leases as they do not transfer substantially all the risks and rewards incidental to ownership of the assets.

Leased property is disclosed within property, plant and equipment as restricted investments - Newcastle Grammar School land ($6,000,000), Bishops' residences ($4,475,000), Former Georgetown Parish ($2,650,000) and pooled investments - various residential properties ($7,700,000).

The table below represents a maturity analysis of the undiscounted lease payments to be received after reporting date.

	Current (<1 year)	1-2 years	2-3 years	3-4 years	4-5 years	5+ years	Total
Undiscounted annual lease payments	464,870	403,680	403,680	403,680	403,680	4,848,584	**6,928,174**

(a) Movements in carrying amounts of property, plant and equipment

Movement in the carrying amounts for each class of property, plant and equipment between the beginning and the end of the current financial year:

	Land	Land and Buildings	Plant and Equipment	Total
	$	$	$	$
2024				
Balance at the beginning of year	**6,000,000**	**14,650,000**	**21,853**	**20,671,853**
Depreciation expense	**-**	**-**	**(3,588)**	**(3,588)**
Changes in fair value of pooled property investments	**-**	**175,000**	**-**	**175,000**
Balance at the end of the year	**6,000,000**	**14,825,000**	**18,265**	**20,843,265**

	Land	Land and Buildings	Plant and Equipment	Total
	$	$	$	$
2023				
Balance at the beginning of year	6,000,000	14,375,000	25,432	20,400,432
Depreciation expense	-	-	(3,579)	(3,579)
Changes in fair value of pooled property investments	-	275,000	-	275,000
Balance at the end of the year	6,000,000	14,650,000	21,853	20,671,853

9 Trade and Other Payables

		2024	2023
		$	$
CURRENT			
Unsecured liabilities			
Trade payables		**1,155,638**	1,746,569
GST payable		**2,196**	4,574
		1,157,834	1,751,143

10 Trust Liabilities

CURRENT			
Temporary Trust liabilities - restricted cash investment		**11,159,583**	13,368,449
Endowment Fund trust liabilities - pooled investment	10(a)	**5,244,056**	4,932,480
		16,403,639	18,300,929
NON-CURRENT			
Restricted Trust liabilities - restricted asset investment		**13,792,856**	13,792,856
Restricted Trust liabilities - pooled investment		**1,757,749**	1,757,749
Endowment Fund trust liabilities - pooled investment	10(a)	**58,339,891**	54,373,664
		73,890,496	69,924,269

(a) Endowment Fund trust liabilities - pooled investments

Opening balance	**59,306,144**	55,674,055
Endowment Fund purchases	**455,188**	1,941,814
Endowment Fund redemptions	**(29,415)**	(1,000,000)
Current year undistributed operating surplus/(deficit)	**913,383**	274,651
Changes in fair value of pooled financial assets	**2,763,647**	2,140,624
Changes in fair value of pooled property investments	**175,000**	275,000
Total	**63,583,947**	59,306,144

(b) Endowment Fund Liabilities - pooled investments (current liability)

The Newcastle Anglican Church Redress Corporation Guarantee Ordinance 2018 has been established to irrevocably and unconditionally guarantee the Newcastle Anglican Church Redress Corporation the punctual payment of monies due and necessary to meet all expenses associated with the operations of the Redress Corporation to comply with the Entity's obligations as set out in the Newcastle Anglican Church Redress Corporation Ordinance 2018. On this basis the specific Endowment Funds (excluding property) currently allocated to support redress have been classified as a current liability.

Trustees of Church Property for the Diocese of Newcastle
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Notes to the Financial Statements
For the Year Ended 31 December 2024

11 Cash Flow Information

(a) Reconciliation of cash

	2024	2023
	$	$
At-call account balances	**2,899,395**	3,227,731
Temporary Trusts	**11,159,583**	13,368,449
	14,058,978	16,596,180

(b) Reconciliation of result for the year to cashflows from operating activities

Reconciliation of operating surplus/(deficit) to net cash provided by operating activities:

Operating surplus	**913,383**	274,651
Non-cash flows in operating surplus/(deficit):		
- depreciation	**3,588**	3,579
Changes in assets and liabilities:		
- (increase)/decrease in trade and other receivables	**(376,328)**	115,615
- increase/(decrease) in trade and other payables	**(593,309)**	393,929
Cashflows (used in)/provided by operations	**(52,666)**	787,774

12 Financial Risk Management

In accordance with the Newcastle Anglican Church Corporation Ordinance 2017, the NACC was incorporated on 1 October 2017. On 1 October 2020 the NACC was renamed the Newcastle Anglican Corporation (NAC) pursuant to the Diocesan Council Newcastle Anglican Church Corporations Ordinance 2017 Governance Amendment Ordinance 2020.

The role of the NAC is to oversee the temporal, financial, business and administrative affairs of the Diocese. The NAC Board is accountable to the Diocesan Council and the Diocesan Synod. The Diocesan Council has delegated to the NAC Board the primary responsibility for these aspects of Diocesan life. It has also delegated to the NAC Board the primary responsibility for advising the Bishop and the Diocesan Council about these affairs as well as the strategic, financial and risk matters of the Body Corporates of the Diocese.

The Board of the NAC is also the Board of the Trust Corporation (the Trustees of Church Property for the Diocese of Newcastle), the Diocese's Religious Charitable Development Fund (the Anglican Savings and Development Fund), the Samaritans Foundation, Anglican Care and the Newcastle Anglican Schools Corporation.

The NAC Board has formed the Audit and Risk Committee and the Finance, Budget and Investment Committee whose responsibilities include risk management and financial oversight. The Committees discharge their responsibilities through risk assessment procedures, policy setting, monitoring of controls and monitoring of financial performance. The Committees report to the NAC Board about their activities and recommendations.

12 Financial Risk Management

The main risks the Trustees is exposed to, through its financial instruments, are liquidity risk and market risk consisting of interest rate risk and price volatility risk. The Trustees engages an independent professional investment advisor to manage a portfolio of financial instruments including cash deposits, debentures, shares and other equity and interest rate instruments, accounts receivable and payable, and trust liabilities.

The totals for each category of financial instruments are as follows:

	2024	2023
	$	$
Financial Assets		
Cash and cash equivalents	**14,058,978**	16,596,180
Trade and other receivables	**909,521**	533,193
Financial assets - current	**10,000**	10,000
Financial assets - at fair value	**55,630,205**	52,165,115
Total financial assets	**70,608,704**	69,304,488
Financial Liabilities		
Trade and other payables	**1,157,834**	1,751,143
Trust liabilities	**90,294,135**	88,225,198
Total financial liabilities	**91,451,969**	89,976,341

Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices.

(i) Interest rate risk

The Trustees is exposed to interest rate fluctuations on its cash at bank and cash on deposit. The Finance, Budget and Investment Committee monitors interest rates for cash at bank and on deposit through financial reports prepared by management and external investment advisors.

(ii) Price volatility risk

The Trustees, in consultation with their investment advisors, invest Endowment Funds in a range of financial products. The Trustees is exposed to fair value movements in the market price of those investments.

The NAC Board, with advice from the Finance, Budget and Investment Committee is responsible for setting the investment policy for the Trustees. Risk is managed through diversification of investment classes and industries.

12 Financial Risk Management

Market risk

In fulfilling its investment responsibilities the NAC Board is also guided by the purpose, mission and investment beliefs of the Diocese, the perspectives of beneficiaries and the community, their fiduciary responsibilities and compliance with relevant legislation. An Ethical and Environmental, Social and Governance Investment Policy has been implemented for the Diocese which describes the standards and principles which will guide the investment decisions of the NAC Board and the Finance, Budget and Investment Committee and any professional Investment Advisors engaged by the Diocese.

(iii) Net fair values

Carrying amounts of financial assets and liabilities recorded in the financial statements represent their net fair values, as determined in accordance with the accounting policies disclosed in Note 1 to the financial statements.

Liquidity risk

Liquidity risk arises from the possibility that the Trustees might encounter difficulty in settling its debts or otherwise meeting its obligations related to financial liabilities. The NAC Board, with advice from the Finance, Budget and Investment Committee, manages this risk through the following budgeting and financial planning activities;

- development of annual operating budgets;
- monitoring financial performance and working capital requirements;
- development of long-range financial goals along with funding strategies to achieve them;
- development of multi-year operating budgets that integrate strategic plan objectives and initiatives; and,
- comparing the maturity profile of financial liabilities with the realisation profile of financial assets.

Credit risk

Credit risk is limited to the investment portfolio, trade and other receivables. The credit risk associated with the investment portfolio is managed through diversification within investment classes and industries. The credit risk associated with trade and other receivables is managed through a collection policy based on the amount, ageing and circumstances related to the outstanding amounts.

The Trustees do not have any material credit risk exposure to any single receivable or group of receivables under financial instruments entered into.

13 Related Parties

The Trustees' related parties are as follows:

(a) Key Management Personnel of the Group

In relation to AASB 124 – Related Party Disclosures, the Board has determined that key management personnel are the Bishop, the Assistant Bishops, those holding executive positions in the Diocesan Office and Board Members. These positions have been identified as having authority and responsibility for planning, directing and controlling activities of the Diocese and directly or indirectly impacting the activities of Newcastle Anglican Corporation, the Samaritans Foundation, Anglican Care, the Newcastle Anglican Schools Corporation, the Trustees of Church Property for the Diocese of Newcastle and/or the Anglican Savings and Development Fund.

The Bishop of Newcastle is provided with clergy housing which is vested in and managed directly by the Board as part of the See Fund. During the year this property has been externally leased.

All clergy and lay staff of the Diocese, including those providing executive roles to the Board, are remunerated by the Diocese through the Diocesan General Fund and Budget Account, Samaritans Foundation or Anglican Care. The Trustees pay an administration fee to the Diocese through the Diocesan General Fund and Budget Account in accordance with a policy determined by the Board.

(b) Other Related Parties

Other related parties include entities established under the Anglican Church of Australia (Bodies Corporate) Act 1938, close family members of key management personnel and entities that are controlled or significantly influenced by those key management personnel or their close family members.

Transactions and Outstanding Balances with Related Parties

Transactions between related parties are on normal commercial terms and conditions no more favourable than those available to other parties unless otherwise stated.

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Notes to the Financial Statements
For the Year Ended 31 December 2024

13 Related Parties

Transactions and Outstanding Balances with Related Parties

The following transactions occurred with related parties during the year:

	2024 $	2023 $
Anglican Savings and Development Fund - Anglican Diocese of Newcastle		
Assets:		
Cash deposits	**1,134,032**	1,483,056
Temporary Trust deposits	**11,159,582**	13,368,449
Revenue:		
Interest income	**9,221**	16,211
The Anglican Diocese of Newcastle General Fund and Budget Account		
Liabilities:		
Temporary Trusts	**(519)**	(136,825)
Endowment Funds	**(28,521,697)**	(26,413,751)
Expenditure:		
Trust distributions paid	**(718,273)**	(711,636)
Diocesan management fees	**(723,192)**	(590,695)
Distribution from Endowment of the See	**(111,423)**	(88,130)
Insurance administration fee	**(1,492)**	(2,606)
Distribution - Tyrrell 1855	**(237,971)**	(250,000)
Distribution - Cathedral support	**(160,474)**	(128,135)

13 Related Parties

Transactions and Outstanding Balances with Related Parties

	2024 $	2023 $
Newcastle Anglican Church Redress Corporation		
Liabilities:		
Temporary Trusts	**(392,216)**	(2,009,384)
Endowment Funds	**(5,244,056)**	(4,932,480)
Restricted Investment - Trust Fund	**(2,650,000)**	(2,650,000)
Expenditure:		
Trust distributions paid	**(132,890)**	(132,890)
Grant - Former Parish of Georgetown	**(82,454)**	(84,315)
Parishes		
Liabilities:		
Temporary Trusts	**(10,761,675)**	(11,217,119)
Endowment Funds	**(18,208,385)**	(20,627,907)
Expenditure:		
Trust distributions paid	**(800,569)**	(800,601)
Samaritans Foundation		
Liabilities:		
Temporary Trusts	**(5,172)**	(5,121)
Endowment Funds	**(7,332,007)**	(7,332,006)
Revenue:		
Rent received	**87,858**	84,315

14 Events occurring after the reporting period

As at 31 March 2025 the market value of the Trustees' net assets, which are held in the pooled investment portfolio of the Endowment Fund, decreased by $561,843 or 0.86%. This decrease has been recorded in the Trustees - Other Comprehensive Income in the period ended 31 March 2025 and will have a negative impact on the unit price of the Endowment Fund of approximately $0.0110.

Except for the above, no other matters or circumstances have arisen since the end of the financial year which significantly affected or could significantly affect the operations of the Trustees results of those operations or the state of affairs of the Trustees in future financial years.