

Wardens' report for the 2025 AGM of Bondi Anglican Church

In 2024 the wardens continued to focus on a number of pressing and detailed property and income issues.

Bondi Anglican Church (BAC) is blessed with multiple sites and buildings. There are many users of these buildings. Much of our income comes from these users. The wardens acknowledge and thank Kirby Atwood for the extensive work she did in 2024 in managing the many commercial relationships we have with users of the buildings and welcome **Caitlin Joukhadar** to the role of Church Administrator.

The year commenced with the opportunity to reconsider the staffing mix and staff accommodation arrangements. This led to the appointment of Victoria Rich and Laila Rich to work in Children's and Youth Ministry and for the Ramsgate Ave property to be offered to the Graham family as accommodation.

As flagged in last year's report, the Ramsgate Ave property received extensive repair work including replacement of carpets, sanding of floors, electrical work, new curtains and blinds, painting and cleaning. An appeal for funds to do this work raised some funds, but most had to be found from general income.

When the Graham family moved into Ramsgate Ave in October, the rental cost for their previous home was saved.

For a time in late 2024 we refrained from some property maintenance due to the amount of cash available.

It should be noted that we have budgeted nearly three quarters (or \$628K) of the BAC income to be derived from the property assets. Two of our properties also provide accommodation for ministry staff which we would otherwise have to fund as rent.

We are grateful to have this income as it pays for a great proportion of our staff and other costs. We are also grateful to enjoy the benefits of a diocese ordinance which allows BAC to avoid the usual payments of a proportion of this income to the diocese.

We need to look after these assets and are currently focussing on renovations required to keep the buildings fit for purpose. The wardens will be working on this in 2025. Examples are:

- Ongoing repairs of Ramsgate Ave
- Ongoing repairs of Wairoa Ave
- Heating at the Ocean St Rectory
- Replacement of part of St Mary's Church wooden shingle roof with slate.
- Completion of the drainage at St Mary's

We have been successful in maintaining the commercial users of the properties. E.g.:

- Use of the Ocean St Church building by Hillsong (ongoing)
- Use of the Ocean St Hall (two users)
- Additional users of the Beach site church hall on Wairoa Avenue

Offertories

Approximately 20% (or \$168K) of the BAC income is budgeted to come from offertories. This represents an anticipated 14% decrease from 2024. This is due to an exceptional gift to the

building fund which we do not expect to be repeated. It does reflect a 4% growth in congregation giving from 2024 levels. We ask for your practical support of these targets.

Property Master Plan

During 2024 the wardens have been relying on the newly formed Sydney Anglican Property to provide guidance on our options. Their focus seems to be on the potential for grants for low cost/sustainable housing from the Federal Government. Although we have raised our sites for consideration, it seems other parishes are easier fits and are receiving first focus from SAP.

We would like to thank Kirby Atwood for her contribution and involvement in our church family over many years. We wish her and her family well in their new endeavours.

We thank you for your ongoing support in prayer, action and giving.

Siobhan and Malcolm would also like to acknowledge the hard work and dedication of Emma Mulquiney who, after 5 years has decided to take a break from being a warden. Thank you for your dedication to this ministry. We pray that this new season will bring you joy and renewal.

Emma Mulquiney

Siobhan Jordan

Malcolm Leithhead