



# Parish Office Bearers

FINANCE PRESENTATION

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Anglican  
Church  
Diocese of Perth



- Parish Annual Reports
- Land Tax
- Property Rates
- Finance Team and Contacts

Anglican  
Church  
Diocese of Perth



# Parish Annual Reports

# Parish Annual Reports



Accounts as at 30 April in each year to be prepared and presented to the annual meeting in May or June:

- a) An audited, reviewed or examined statement of income and expenditure for the financial year;
- b) A statement of assets and liabilities, or at least a statement of uncollected revenue and outstanding liabilities, at the end of the financial year; and
- c) A budget of anticipated income and expenditure for the ensuing financial year.

# Annual Returns



- Annual returns are to be received at Diocesan Office by 31 July, including:
  - The Annual Financial Return in the prescribed form
  - Audited, reviewed or examined statements, including:
    - Income Statement for 12 months ending 30 April
    - Balance Sheet as at 30 April or statement of cash balances and unpaid invoices
    - Auditor / Independent Examiner / Reviewer Report
  - Budget of anticipated income and expenditure
- Annual Return Form (in Excel and hardcopy) and accompanying instructions are on the Diocesan website: [Annual and Financial Returns 2022-23](#)
- Please complete and send in the Annual Return using the Excel template.

# Audits, Reviews & Examinations



Every parish whose “gross income” i.e., income before deduction of expenses:

- a) exceeds \$1,000,000 must appoint an Auditor;
  - b) exceeds \$250,000 but does not exceed \$1,000,000, must appoint either an Auditor or a Reviewer, at the direction of parish council; and
  - c) is less than \$250,000, must appoint an Independent Examiner.
- *“Independent Examiner” is a person having appropriate experience*
  - *“Reviewer” is an accountant qualified to perform an independent review*
  - *“Auditor” is a qualified auditor*

# Eligible Persons



- The Auditor, Reviewer or Examiner cannot be:
  - Anyone holding any paid position of the parish or lay person being under contract to perform any work for the parish
  - A member of the Parish Council; or
  - Anyone who has been found guilty of a criminal offence (anyone on the ASIC Banned or Disqualified Register)

# Appointment of Independent Examiner



- Independent Examiners require the approval of the Diocesan Secretary prior to appointment
- This approval can be applied for on the approved form: [Financial Returns - Selection of and Independent Examiner](#)
- The Examiner does not need to be an auditor or a qualified accountant, but have the requisite ability and practical experience to carry out a competent examination of the accounts of the parish, for example someone who has been involved with the management of a business or enterprise



# Independent Examinations



- Assistance is provided on the Diocesan website to help the Examiner with their examination: [Guidelines for Independent Examiners](#)
- An Examiner is always welcome to contact me in the Diocesan Office for assistance



# Land Tax



# Land Tax



- Land Tax arises from the Land Tax Assessment Act 2002 (LTAA)
  - Under Section 7, Land Tax, for an assessment year, is payable by the person who is or was the owner of the land at midnight on 30 June in the previous financial year.
  - Land tax is calculated on the aggregated taxable value of all land held in the same ownership (excluding exempt land) at midnight on 30 June.
- For the Diocese, each parish is a separate “owner” for Land Tax purposes

# Land Tax Exemptions for Religious Bodies



- An exemption is available under Section 32 of the LTAA for land owned by religious bodies
  - Land is exempt for an assessment year if —
    - a) at midnight on 30 June in the previous financial year it is owned by, vested in or held in trust for a religious body; and
    - b) it is in good faith reserved or used as a site for religious purposes, including a site for a church or a chapel, for public worship, for educational purposes or for the residence of a minister of the religious body.
- “Reserved” means land that is not used but simply set aside for future use.

# Land Tax Exemptions for Religious Bodies



- Clarification from the Office of State Revenue: Use of the land that is relevant
- That means an exemption is not available for parish:
  - Land upon which a rectory is located, if the property is rented as residential accommodation for example whilst not being used by the parish priest
  - Land which is used for other purposes, such as for commercial premises, that is not used for religious purposes
- The exemption is determined as at 30 June of the prior year and applies for the whole of the subsequent year.

# Calculation of Land Tax



- Land Tax is calculated based on the “Unimproved Value” of the land
- The unimproved value of land is its market value under normal sales conditions, assuming no structural improvements have been made.
- Annually, the WA Valuer-General determines the unimproved values for all land in the State as of 1 August

# Land Tax Rates



Aggregated taxable value of land	Rate of land tax
\$0 - \$300,000	Nil
\$300,001 - \$420,000	Flat rate of \$300
\$420,000 - \$1,000,000	\$300 + 0.25 cent for each \$1 in excess of \$420,000
\$1,000,000 - \$1,800,000	\$1,750 + 0.90 cent for each \$1 in excess of \$1,000,000
\$1,800,000 - \$5,000,000	\$8,950 + 1.80 cents for each \$1 in excess of \$1,800,000
\$5,000,000 - \$11,000,000	\$66,550 + 2.00 cents for each \$1 in excess of \$5,000,000
\$11,000,000 +	\$186,550 + 2.67 cents for each \$1 in excess of \$11,000,000

Plus: Metropolitan region improvement tax (MRIT) at a rate of 0.14 cent for every dollar of the aggregated taxable value of the land in excess of \$300,000.

# Land Tax Administration



- The Perth Diocesan Trustees as legal representative of the Diocese and registered land owner are responsible for the administration of Land Tax
- Land Tax assessments are sent to the Diocesan Office by the WA Office of State Revenue and are checked for correctness
- The Land Tax is invoiced by Diocesan Office to the Parish, who can choose the pay the land tax by one of the instalment payment options available
- When land changes use, either becoming exempt or non-exempt, at the time of the change contact the Finance Team in Diocesan Office ([accounts@perth.Anglican.org](mailto:accounts@perth.Anglican.org))
- The Finance Team will lodge an application for exemption with the Office of State Revenue as required





# Property Rates

# Property Rates



- Property Rates are raised by cities and shires on properties annually under the Local Government Act 1995 (LGA)
- All land in the local government district is rateable land, except as specifically exempted in the LGA
- Section 6.26 of the LGA provides exemptions including:
  - (d) land used or held exclusively by a religious body as a place of public worship or in relation to that worship, a place of residence of a minister of religion, a convent, nunnery or monastery, or occupied exclusively by a religious brotherhood or sisterhood
  - (g) land used exclusively for charitable purposes

# Calculation of Property Rates



- Rates are calculated based on the “Gross Rental Value” of the land
- The Gross Rental Value, or GRV, represents the gross annual rental that a property might reasonably be expected to earn annually if it were rented, including rates, taxes, insurance and other outgoings. For non-residential properties, GST is also included
- All properties within a local government area are assessed at the same date  
Assessments are conducted by the WA Valuer General every 3 years for the metropolitan area and 3 to 6 years for regional areas, depending on the local government. The Gross Rental Value (GRV) remains in force for the respective 3 to 6 year period, until the next GRV is calculated
- Cities and Shires set rates per \$ GRV for different types of properties e.g. residential, commercial etc.

# Rates Administration

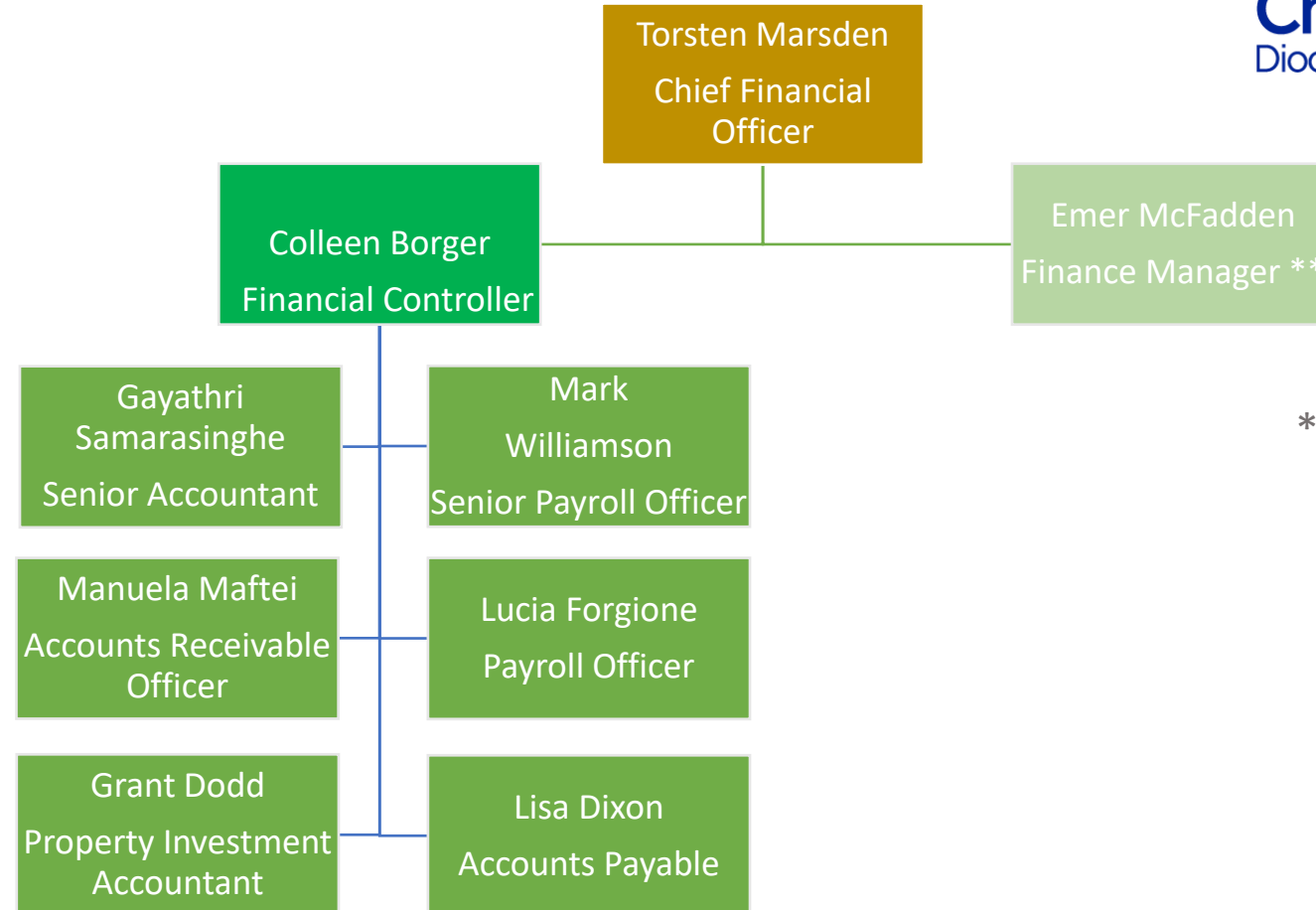


- The Parish as occupier of the property will usually receive rates notices
- The Perth Diocesan Trustees as legal representative of the Diocese and registered land owner are able to apply for an exemption on behalf of the parish
- If a property use changes, either becoming exempt or non-exempt, at the time of the change contact the Property Team in Diocesan Office ([property@perth.anglican.org](mailto:property@perth.anglican.org))
- The Property Team will lodge an application for exemption with the local City or Shire as required



# Diocesan Finance Team

# Diocesan Finance Team



\*\* On leave of absence

# Diocesan Office Contacts

Anglican  
Church  
Diocese of Perth



**Phone:** (08) 9425 7200

**Accounts:** [accounts@perth.anglican.org](mailto:accounts@perth.anglican.org)

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**ACF:** [info@anglicanpcf.com.au](mailto:info@anglicanpcf.com.au)

# Questions

