



NATIONAL PROPERTY POLICY FOR THE UNITING CHURCH IN AUSTRALIA

联合教会全国物业政策

ASSEMBLY STANDING COMMITTEE - Resolution 10.73.02

全国大会常委会决议号：10.73.02

This document is to replace the previous Policy document: “*Property Policy in a Multicultural Church*” in light of changes to the Regulations made by the 12th Assembly. Those changes embed our values as a multicultural church (1985) for all God’s people (2006) into our ‘law’. It provides a way in which, with respect to one aspect of our life, we can live as a multicultural church. It includes a significant background and introduction because it is critical that the context of these changes and the values of the UCA are clearly understood in relation to our Property Regulations.

这一文件是根据第 12 届全国大会对先前的“多元文化教会物业政策”修改而制定的修订稿。这些修订是根据我们是一个多元文化教会（1985）和所有神的子民的教会（2006）中声明的价值观所设立的律法。它为我们提供了一个互相尊重彼此生命，共同生活于多元教会的准则。该文件包括了一部分重要解释整份文件的背景介绍，该部份关于联合教会价值观的内容对清楚地解释物业政策局具有关键的作用。

Background and Introduction to Assist in Understanding the Roles of Various Councils of the UCA In Relation to Property

背景和介绍 - 帮助了解教会各方在物业政策中的角色

1. This property policy gives expression to our conviction that in the Uniting Church in Australia all our church property belongs to God and we are stewards of it.

联合教会的物业政策反映了联合教会所有的产业都是神的产业，我们都臣服于他。

In the Uniting Church property is understood as a resource for the ministry and mission of the whole people of God. This conviction is at the heart of our participation in God’s mission as the one body of Christ, and embedded within our structures through the establishment of Synod and not local congregation Property Trusts (*UCA Constitution Division 5*). This means that the ways in which we receive and share the resources God has given us will reflect the Gospel values of justice, equality, hospitality, and partnership.

如同我们在主内是同一的身体，联合教会的财产是教会事工和为所有神的子民布道的资源。这种深信是我们参与神的使命的核心，也是根植于我们建立区域大会的架构（不同于当地会众物业信托- UCA 宪章第五部分）。这表明通过我们接受和分享神给与我们的资源的方式，反映公义，平等，友善，合作等体现福音的价值观。

The implementation and use of this National Property Policy will require careful consideration by the congregations, faith communities, agencies, presbyteries, and synods concerned, and a great deal of patience and charity on the part of everyone.

对这一教会物业政策的执行和使用要求教会堂会，区会，信仰团体，地区大会等的仔细考量，和对当中每一分子相当大的耐心和宽容。

This policy takes the Uniting Church further on its determination to live out its life and faith in a Covenantal relationship with first peoples’ through the UAICC, and as a culturally and linguistically diverse Christian

community in multicultural and multifaith Australia. Such additional steps are extremely challenging, because they require us to practise our claims that all property resources do not belong just to those who have exercised care and stewardship of them over time. They will also confront our practice of 'selling' property (for example a worship complex and/or manse), to ourselves (i.e. another UCA congregation), which has generated a sense and culture of local 'ownership' that actually contradicts our claim of faith.

这份政策表示了联合教会在与澳洲原著民的契约关系，以及作为一个在多元文化，多元信仰的国家里的多文化，多语言的基督团体这些基础上活出生命和信仰的更进一步的决心。这些进步是非常挑战性的，因为他们要求我们去实践我们的声明—所有物业资源不仅仅属于长年累月拥有和照顾他们的人。这一实践，缓解了我们“买卖“物业的惯例，其实这些惯例是与我们所声明的信仰相矛盾的。

The challenges also represent exciting opportunities for our growth into new and more appropriate forms and expressions of ministry in 21st century Australia. Such changes include emerging forms of church life and cross-cultural insights and learning as we open ourselves to receive from one another the Holy Spirit's transforming gift of hospitality. The Uniting Church embraces such emerging change as gifts of God through the Holy Spirit as we journey in faith towards God's promised end for all creation. (Basis of Union).

这些挑战也代表了带领我们成长进入崭新和更适应 21 世纪在澳州事工的令人激动的机会。他们所带来的变化包括了教会生活中的突现形式，跨文化的智慧和的学习，令我们打开我们自己接受圣灵的灵命？？

联合教会包容这些变化 – 当我们在信仰的旅程当中走向神所应许的基督再临之日。（见文—联合的基础）

2. Alongside the Property Regulations (*Section 4. Property*), this National Property Policy clarifies the basis upon which property is acquired, held by the Uniting Church, and transferred internally within it. (*UCA Constitution Division 5: 52*)

跟随物业条例第四部分，该文件阐述了物业如何被教会征用，维护，和内部转让的基础。

As the UCA faces the challenges of worship, witness and service in 21st century Australia and beyond it is essential that we have a unified national policy framework on the most effective missional use of our property resources.

当联合教会面临在二十一世纪和将来在澳州崇拜，见证，和服侍的挑战，我们很需要一个全国统一的政策框架，以帮助我们充分利用我们的物业进行事工。

Growth and diversity have taken and are taking the UCA in directions and opportunities that could not be foreseen when the UCA was formed and its property regulations and policies formulated. They now require clarification, flexibility, and greater attention to equity and justice, partnership and hospitality in the use and joint use, sharing, availability and transfer of management of property rights within the UCA as one resource for the mission and ministries of the whole Church. This growth and diversity includes [but is not limited to] ministries and services:

联合教会内部发展亦趋多元化，发展方向和机遇与教会初期建立时已大不相同，物业规章政策也很不一样。现在正有澄清，加大建立公平和公义的，更加灵活 反映使用物业，享用物业，在教会内部转让物权时应该体现伙伴合作精神的物业管理条例和政策。这些多元性的发展（不仅限于事工和服侍方面）包括：

- To and with first peoples' through the UAICC 联合原著民和岛民基督徒委员大会
- Cross-cultural and Multi-cultural 跨文化和多元文化
- To two or more UCA congregations or fellowship groups sharing property resources
联合教会内部两个或以上的堂会或团体分享物业资源
- Congregations, faith communities and Agencies sharing and/or transferring property resources

堂会，信仰团体和机构共享或转让物业资源

3. This policy is to work alongside the Regulations in enabling the UCA to more effectively use its property resources and to give emerging mission agents of the whole UC the opportunity to receive just and appropriate consideration as the whole UCA engaged in the mission of God as parts of the One Body of Christ.

这份政策和联合教会的宪章规定一起工作，使得教会更有效的使用其物业资源。本着整个教会共同为神的使命工作的精神，为成长中的机构提供公平和合理的考虑。

4. In matters of property, final responsibility rests with the synod working in consultation with congregations and presbyteries. The regulations specify the manner in which a synod's Property Board may make a final decision.

(Note: property belongs to the Uniting Church in Australia. The legally registered body to hold property is the particular Synod Property Trust. It is the transfer of rights and responsibility for the control and use of the property and not the transfer of ownership that is referred to in this Policy document.)

在物业管理的事务上，区域大会与堂会，区会协商承担最终的责任。这些规章具体指明了区域大会物业管委会在处理决议时的方式。

(这些转让是转让使用控制物业的责任和权利，但不是转让所有权。)

5. The duties and responsibilities of a **congregation** are detailed in Regulation 3.1.13.

堂会的义务和责任在规定 3.1.13 有具体列明。

5.1 Mission strategy: Each congregation should have a conscious mission strategy. This is especially important for all parties when transfer of responsibility for management of property and joint use of that resource is considered.

事工的战略：每个堂会应该有清楚的事工策略。这有助于管理物业的各方在转让时对该如何使用资源作出相应的考量。

5.2 Existing congregations: In many situations an existing congregation may have a historical relationship to a particular property often through many generations. Therefore to transfer the responsibility for management and administration of property and the benefit of use or income from a property to another UCA congregation may involve considerable pain, including loss, anger and a sense of failure, and grief.

已存在的堂会：大部分条件下已存在的堂会有可能与特别的某个物业有长久的联系。所以如果要转让管理权时可能会带来很多痛苦，也许还包含损失，愤怒，和挫败感，和悲伤的情绪。

However, that prior relationship alone is not sufficient reason for the continuation of the congregation or the denial of that resource to another UCA congregation. Congregations exist to worship God and bear faithful witness to the Gospel of Jesus Christ in the local community. If a congregation and/or presbytery determine that it is no longer able to fulfil these purposes, then it may be appropriate for that congregation and for the benefit of use or, or income from the property to be made available for the use of a new congregation and/or for other emerging ministries in the wider UCA.

然而，先前的关系已成为不足继续堂会的原因，或者成为阻止另一个堂会使用物业的托词。堂会存在的意义是在敬拜神，和在当地团体中为基督做见证。如果一个堂会或一个区会决定它再不能够满足这些的目的，它可能就该让联合教会里的新堂会或其他的新兴事工团体充分使用该资源。

5.3 Emerging congregations and faith communities: The emerging new congregation similarly needs to develop a conscious mission strategy, though it may have no property and only limited resources. It is expected that requests for property and resource needs will go to presbyteries, which may approve such a transfer as a consequence of that strategy.

相应的是，虽然没有物业也没有相应的资源，新兴的堂会和事工团体也需要发展清楚的事工策略。他们可以向区会，提出使用物业的要求，区会会考量并批准这些的请求。

Synods and presbyteries have responsibilities to assist and encourage congregations as they develop a mission strategy that effectively relates to their immediate community and the wider Australian society.

地区性大会和区会有责任帮助和鼓励堂会发展影响对其直接的社团和澳洲社会具有影响的战略。

6. The **presbytery** (Regulations 3.4.1 and following)

区会 — （规定 3.4.1 及以下）

6.1 Has authority and responsibility to exercise oversight of congregations and may “disband and cease to recognise a congregation for reasons which it considers are in the best interests of the mission, witness and service of the Church within the bounds of the presbytery” [3.1.6 (b)]. Such a decision only occurs following prayerful consideration and adequate consultation.

有权利和责任监督堂会，或本着对教会事工，见证和服侍最好利益在本区停止认可堂会。（3.1.6(b)）。这样的决定，只能在大量的考量和相关的大量咨询之后才能做出。

6.2 Will encourage each congregation and faith community involved to see these issues in terms of conscious, specific mission strategy of a pilgrim church always reviewing its worship witness and service in obedience to Christ and through the guidance and power of the Holy Spirit (Basis of Union) and as a culturally diverse church in Covenant with indigenous peoples through the UAICC. See: “*The Uniting Church is a Multicultural Church*” [1985], “*A Church for all God’s People*” [2006], *the Covenant invitation* [1988] and *the entering into the Covenant* [1994].

鼓励每个堂会和信仰团体根据其清晰特殊的事工策略经常地检查，确保尊崇基督的带领，和圣灵的权柄，使教会成为多元文化的教会（1995），牧养援助所有神的子民的教会（2006），邀请的圣所并经如圣所（1994）。

7. **The synod (Basis of Union Paragraph 15[d], UCA Constitution Division 5, Regulations 4.2.1 and following)**

区域性大会（联合教会宪章联合的基础第 15 段 15(d)，规定 4.2.1 及以下）

7.1 Has authority and responsibility: 有权利和责任

- To provide support, resources and encouragement. 提供支持，资源和鼓励
- To create new presbyteries that are more appropriate mission agents in changing and challenging times 在变幻和挑战中发展新的区会和更合适的事工单位
- To disband presbyteries that can now longer carry out their responsibilities effectively
当某个区会责任执行不完全时决定取消它的职能

- 7.2 As the synod assists in resourcing the development of new forms and expressions of ‘church’ and ‘agency’ that more effectively reflect our Covenantal relationship with the UAICC, our nature as a multicultural community and our worship, witness and service cross-culturally, so it will be important to create resources to meet cases of particular need involving transfer of rights and usage of property between existing congregations, agencies and new expressions of community [congregations, faith communities] and service [agencies].
- 当区域大会帮助发展新形态时，做为多元文化社区，我们敬拜，见证，还有崇拜都应该多文化性的。所以重要的是要创建相应的资源去满足各方物业转让权利和使用时的特别需要。

To this end the Synod shall in consultation with presbyteries, have authority to make decisions relating to property management and the benefit of its use that are consistent with Assembly property Policy as enacted from time to time (*Regulations 4.2.1 – 4.2.3 and 4.13.5*).

If the Uniting Church is to be truly a fellowship of pilgrim people responding to God’s call to worship, witness and service, our only right to ownership of property that is God’s gift in trust is where it is a creative facility for that purpose. Property, and indeed all our resources, must always be a means to an end – the purpose to which we are called: “... a Pilgrim people on the way to God’s promised end” [Basis of Union] – never an end in itself.

如果联合教会真是一个有信徒组成的回应神呼召去敬拜，见证，和服侍的团体，我们的唯一物权就是神赐给我们智慧发现和创造做这些用途的地方。物权，即我们所有的资源，只能都为围绕这个目的。

National Property Policy for the Uniting Church in Australia

澳大利亚联合教会物业政策

被联合教会常务委员会采用- 见会议纪要10.73.02

National Property Policy for the UCA: Adopted by ASC, November 2010- Minutes 10.73.02

This policy has been developed in response to the decision of the 12th Assembly which determined (in part):
这项政策是回应第十二届全国大会的决定:

09.09.03 to authorise the Standing Committee, on advice from the Assembly Legal Reference Committee, to make Regulations relating to property sharing arrangements between two or more Uniting Church congregations or faith communities ...
and

授权常务委员会，在联合大会法律事务委员会的建议下，制定适用于两个或多个两个教会堂会或信仰团体分享教会物业的政策。

(vi) *09.09.04 to request Assembly Multicultural and Cross-cultural Ministry to resource the Assembly Standing Committee in the development and adoption of a "National Property Policy" by bringing a draft Policy document to the ASC in November 2010, which is based on any changes to the Regulations ...*

要求全国大会多元文化和跨文化事工部为全国大会常务委员会提供发展和采用“全国物业政策”的资源，包括起草一份相应的文件提交给2010年11月的常务委员会会议。

The Regulations that were approved in response to this decision are: 以下这些条例回应了以上决定:

4.13.1 Where two or more Congregations or faith communities share, or will share, the use of a Church property that is under the management and administration of a Church Council of (one of) the Congregation(s), they will enter into a culturally sensitive memorandum of understanding (not a tenancy agreement) that shall

- (a) specify usage rights of each Congregation or faith community;
- (b) provide for an appropriate sharing of costs; and
- (c) specify the manner in which the responsibilities listed in Regulation 4.4.1 and other relevant Regulations of the Church will be jointly undertaken in respect of the shared property.

当两个或多个堂会或信仰团体需要分用，或将要分用教会的物业时，在教会委员会（其中一个）的管理下，他们可以达成一个文化敏感的谅解备忘录（而不是一个租用合约）：

4.13.2 The memorandum of understanding will be negotiated in consultations between the participating Congregation(s) (through their Church Council(s)) and faith community/ies and their Presbytery or Presbyteries, taking into account the ministry and mission needs of each participating Congregation and faith community and any relevant policies of the Assembly and the Synod.

考虑到参与的事工和事工的需要，还有全国大会，区域大会等相关的政策和条例，备忘录可以由参与方的堂会及团体和他们所在的区会来协商草写。

4.13.3 Where there is shared use as mentioned in 4.13.1 or where another Congregation or faith community requests that it be permitted to share the use of a Church property that is under the management and administration of a Church Council

在以上4.13.1条中提到的或当其他堂会或信仰团体要求的使用教会委员会管理的教会物业。

(a) if there is disagreement or a failure to resolve issues between the participating Congregation(s) and faith community/ies after the consultations referred to in 4.13.2, the Presbytery may decide the matters in issue and will promptly notify them of its decision: and

如果当中有意见不和或者参与各方如4.13.2.条中通过协商对问题的解决达成共识，区会有可能就情况做出决定并会迅速将决定通知各方。

(b) if one or more of the Church Council(s) or faith communities that has participated in the consultations, shall be dissatisfied with the decision of a Presbytery made under paragraph (a), it may appeal to the Synod Standing Committee against the decision.

假如一个或多过一个的参与团体对区会的决议不满的话，他们可以向地区大会的常务委员会提出不同的呼求意见。

The Synod Standing Committee may appoint a body or panel to consider the appeal and the decision of the appeal body or panel shall if it thinks fit replace the decision of the Presbytery and be a final decision
区域大会的常务委员会可以指定一个小组来重新考量相应的呼求意见和决定。该小组可以考虑并作出取代区
会做出的决定，这一决定则是对事件的最后决定。

4.13.4 The Presbytery 区会

(a) may dispense with the requirement that the responsibilities mentioned in 4.13.1 (c) be jointly undertaken if it considers that it is appropriate to do so and the dispensation may be granted for a specified time and subject to conditions; and

在适合的情况下，可以分配担当在4.13.1条中所要求的责任

(b) shall have authority to implement any changes to use, management or administration of a Church property, that it considers are necessary or desirable to implement a memorandum of understanding made pursuant to 4.13.1 or a decision made pursuant to 4.13.3.

保持执行本政策以便正确使用，管理和经营教会物业，并保证考虑执行过程中的必要性和执行备忘录4.13.3。过程中的权威。

4.13.5 A Synod may determine policies and processes to assist Presbyteries, Church Councils and faith communities in the implementation of this Regulation. Where there is more than one Presbytery, they shall determine the manner in which the responsibilities of the Presbytery under this Regulation will be exercised by one or both of them.

区域大会可以帮助区会，教会委员会，信仰团体等在执行本章规定的过程中执行政策。

The policy that follows is provided to give guidance in the way to make the Regulations work in concrete situations. Policies cannot cover all circumstances but assist in keeping faith with the intention of the Regulations in the most common situations. Where the Policy does not seem to anticipate a particular situation then the Regulations are to be relied upon but the Policy can still point to the values and principles that should be applied.

为政策的执行提供了具体的指引。这些政策不可能包括各种情况，但在大多数的情况下可以帮助继续保持信仰的目的。当政策不可以达到预期特殊的情况下，这些政策依然能够体现教会物业政策的价值观和原则。

Terence Corkin
Assembly General Secretary
联合教会总干事

This property policy gives expression to our conviction that in the Uniting Church in Australia all our church property belongs to God and we are stewards of it.

这一教会物业政策再次表达了交汇中的一切都属于神以及我们的敬畏。

In the Uniting Church property is understood as a resource for the ministry and mission of the whole people of God. This conviction is at the heart of our participation in God's mission as the one body of Christ, and embedded within our structures through the establishment of Synod and not local congregation Property Trusts (*UCA Constitution Division 5*). This means that the ways in which we receive and share the resources God has given us will reflect the Gospel values of justice, equality, hospitality and partnership.

Alongside the Property Regulations (*Section 4. Property*), this National Property Policy clarifies the basis upon which property is acquired, held by the Uniting Church and transferred internally within it. (*UCA Constitution Division 5: 52*)

在教会中物业是为所有人发展事工的资源。这一信仰深植在神的使命中，也体现在我们建立区域大会和非当地堂会物业信托条例（见联合教会章程5）。这表明了我们接受，分用神的资源的方式，也反映了福音的公义，平等，友好，合作的价值观。

全国物业政策，连同物业管理规定，阐述了教会内部获取和转让物业的基础。

Section 1. Shared use, responsibility for management [including maintenance], administration and benefit of use from property (Regulations 4.13.1 – 4.13.5)

第一部分： 共同享用，承担管理维护，和发挥最大效用的责任

1.1 Uniting Church congregations and groups should have priority use of Uniting Church property before such facilities are offered to any outside body.

与教会外部团体相比，联合教会的堂会和信仰小组持有使用物业的优先权。

1.1.1 Any UCA congregation considering making property available to a non-UCA congregation is required, through their presbytery/presbyteries to first check if any UCA congregations or faith communities are listed on the appropriate synod register are seeking accommodation in their area.

当教会堂会考虑教会以外的团体使用教会的物业时，他们应该第一时间通过教区查询是否有其他的堂会和信仰团体通过区域大会已提出了使用本地区物业的要求。

1.1.2 Whilst taking account of ministry and mission needs, priority shall normally be given to UCA congregations or faith communities listed on the register.

根据事工和使命的需要，在正常情况下应该给与已经提出要求的联合教会的堂会和信仰团体优先权。

1.2 Where a UCA congregation is sharing property with a non-UCA congregation, Faith Community or Fellowship Group: 当某个堂会与非联合教会的堂会，信仰团体共用物业时：

1.2.1 Presbytery shall ensure that the tenancy agreement/memorandum of understanding includes provision for and undertake a regular review of the arrangements.

区会要保证提供和定期审查双方的租用协议和合作谅解备忘录

1.2.2 The review will take account of the needs of any UCA congregations and/or Faith Communities for a centre for their ministry and worship and priority will be given to UCA congregations or Faith Communities listed on the Register referred to in 3.4 below and using the framework set out in 1.3 and 1.4 below.

根据以下条例 3.4 和在框架中提出的 1.3。和 1.4 条，在审查过程中重要考虑任何联合教会或信仰团体作为事工和敬拜中心的优先权。

1.3 Where two or more Uniting Church in Australia congregations function from one property base, an appropriate form of written agreement will apply to that relationship. It will accord rights of usage, an appropriate sharing of costs and take into account the ministry and cultural needs. The working out of this agreement should recognise their equality and sharing in mission as sisters and brothers in the service of Christ, through this Church, and reflect the intention and spirit of this policy, and be in the language of partnership/covenant and not that of tenant/landlord.

当两个获两个以上的联合教会团体在同一物业里运作的时候，一份相关的书面协议将适用这一合作的关系。该协议将包括使用权，适宜的分用成本，并考虑事工合文化的需求。在执行协议的过程中，需认可各方的平等，在教会里如同兄弟姐妹般服侍主，并反映物业政策所要体现的目的和精神。协议的内容应该以伙伴/盟约的语言而不是租户/房东的关系草拟。

It is vital that such an agreement: 协议中重要的是：

- Is negotiated carefully in the language[s] of all parties and with due respect to the culture and first language of each group involved;

各方通过语言仔细商讨，尊重各方的文化，和其中各个团体中的母语

- Is drawn up carefully in the language[s] of all parties to the partnership/covenant – preferably paragraph by paragraph on the same document and *not* as separate documents;

在伙伴 / 盟约的协议中，仔细运用语言，最好是在同一份文件中因段落（翻译等），而不是使用另一份独立的文件。

- Accurately reflects joint responsibility for management [including ongoing maintenance through sharing of costs and income, both money and 'in kind'] and shared benefit of the use of, and/or income from the property;

准确地反映联合的管理责任（包括通过分担不断发展的维护费用和收入，所有一切与经费有关的项目）并分担使用的益处。

- Fosters the mission and growth of the Church as a whole
促进事工/使命，和发展教会

1.4 The principles for drawing up such document[s] are: 草拟这类文件的 principles 是：

1.4.1 Uniting Church congregations and faith communities have a clear priority of use of the property (both church and hall accommodation) before this accommodation is offered to any outside body.

联合教会堂会和信仰团体拥有比其他教会外部的团体有清晰的使用物业优先权（包括教会和连带的住宿产业）

1.4.2 The diverse needs of each congregation or faith community will be given equal attention in decisions relating to the use of property.

决策过程中每个堂会和信仰团体的不同需求应该被关注。

1.4.3 Each congregation or faith community that uses the property shares in the cost of its maintenance in a just, equitable and responsible. This might be in proportion to the time usage by the respective Uniting Church in Australia congregations, or it may have some relation to the capacity to pay and/or size of the respective groups or nature of usage. A mutually agreed basis of sharing the costs of repairs, maintenance [for example this may be 'in kind'], and service charges is to be negotiated.

每个堂会或信仰团体根据使用物业的比例公平地，平等地，负责任地，分担费用。这可以根据使用的时间来计算，或者根据支付的能力/或者，根据相应团体的规模，或者使用的特性来考虑。各方根据原则商讨分担修理，维护，和接受服务。

1.4.4 Where two or more congregations or faith communities share property (and have separate Church Councils) there will be regular joint meetings of the Councils (or fair representation of each congregation) which include provision for translation/interpretation as appropriate when property decisions are to be taken.

当两个或多个堂会或信仰团体（可以有独立的教会委员会），应该举行定期的联合委员会会议（或均等的代表每个堂会）。当决定明确时，提供适宜的书面和口头的翻译文件。

1.4.5 Where two or more congregations or faith communities share a property, a Property Sub-Committee is formed. This joint committee will be made up of representatives of each congregation. The membership would normally be determined so as to provide equality of voice and opportunity and not automatically based on the numbers in each congregation/faith community, or in some other proportion as agreed by the Presbytery/Presbyteries. Meetings will include appropriate and adequate provision for translation/interpretation

当两个或以上的堂会或信仰团体共用一处物业时，一个物业委员会要成立。各方的堂会代表成立一个联合的委员会。委员会成员通常由堂会的代表组成，他们能够提供平等的声音和机会，他们不一定按每个堂会或信仰团体的人数比例组成。会议进行时应该提供适应的充分的文字/口头译稿。

1.4.6 That the partnership agreement/covenant will include provisions for regular review that will include all parties to the agreement including the presbytery and be have available to the parties translation/interpretation into the language[s] involved.

协议中的各方还有区会需定期审查伙伴/盟约关系。同样的，需要提供文字的和口头的对相关文字翻译稿。

Section 2. Transfer of responsibility for management of property between Congregations

第二部分：堂会间转让物业的责任

- 2.1 Uniting Church congregational property is primarily for use by Uniting Church groups to serve the Church's participation in God's mission through worship, witness and service.

联合教会堂会的物业主要是为教会堂会使用做敬拜，见证，和服侍等的地方。

- 2.2 Where, by arrangement, a congregation of the Uniting Church desires to obtain sole benefit of, or the income from, use of a property from an existing congregation, the presbytery will assist these congregations to develop their future mission strategy and consequently, property [and other resource] needs, and will make recommendations to the Synod for recognition of the new *Responsible body* (*Regulations 4.1.1 Definitions*). It is important that all responsible bodies within a particular Synod are included in consultations early in this process.

在准备联合教会的某一个堂会希望获取另一个既定堂会的收益和物业管理权时，区会可以帮助这些堂会发展他们未来的事工战略，相应的物业和其他资源上的需要，并向区域大会提出适合的建议。在某个区域大会里所有付责任的各方，都应该在整个过程中尽早地进行咨询。

In some cases, there will be no financial transaction involved; however, where it is agreed that the existing congregation requires some compensation for the transfer of the benefit of the use of property in order to enable it to carry out its mission strategy as agreed, the amount of compensation and the manner of its provision will be worked out between the synod, the presbytery and the congregations, with an agreed recommendation to the Synod Property Board/Trust for final property approval.

在有些情况下可能不发生金钱上的转让，但是，也可能原有的堂会要求在转让过程中做出一些补偿以帮助他们未来事工的需要。所以，在补偿的数目，和给与的态度上，区域大会，区会和堂会需要根据区域大会物业董事会 / 信托各方达成协定。

The Synod will then make responsibility for management and the benefit of use of the property available to the new congregation on the basis of an appropriate and approved financial arrangement. For example, that arrangement could include a basis or formula whereby the new congregation will contribute annually an agreed proportion of its income to an appropriate synod mission fund as an expression of gratitude and to defray the transfer cost. It is vital that the language of "sale" and "purchase" not be used to characterise this change as they contradict our claim – in gospel and in our Constitution – that all properties already belong to the whole UCA.

区域大会将在合理和被批准的情况下，负责管理新堂会支付给原来堂会的一些补偿。比如，相关的安排可以是基于一个公式，新堂会每年按一定的相约收入比例贡献给区域大会的某项基金，作为转让费的补偿。但是如“销售”和“购买”等字样不应该出现在整个转让的过程中，因为他们与我们的福音，我们的宪章中提到的“所有的物业属于教会的成员”背道而驰。

- 2.3 When by arrangement responsibility for management and benefit of use of a property is transferred between Uniting Church congregations to further the mission of both congregations, that may occur as a generous gift from one congregation to the other or it may involve an appropriate consideration which will need to be negotiated between the parties in consultation with presbytery and synod.

当两个或两个以上的堂会转让责任完成过程中，有可能一个堂会慷慨地转让其物业给另一个堂会，其间的考虑也需要双方向区会和区域大会咨询并通过商讨解决。

Whilst financial transactions may be necessary, these should be based upon mission needs, rather than simply on market considerations. Noting the expectation of avoiding all use of "sale" and "purchase" language in paragraph 2.2 above.

当如果需要财政上的转让，所有给与应该基于事工的需要，而不是简单地基于市场需求。与 12.2 中提到的一样应避免“销售和购买”等字样出现。

- 2.4 It is important to assess each such transfer in terms of the mission possibilities and the impact of any decisions on the congregation to follow through with its mission calling and strategy. The following factors are most important:

关键的是要评定每项的转让中是否能满足事工的发展，以及相关的决定对堂会的影响。

- The results of an investigation projecting future needs for resources for witness and mission in that area – including changes in demographics i.e. ethnicity mix;

调查项目的结果预计为将来做见证和使命的资源。包括人口，如少数民族等的改变

- The mission benefits to both congregations and to the wider UCA of such a transfer occurring; 转让中各方的事工发展的益处，还有对整个教会在转让中的益处
- The present resources of both parties to the dealing.
双方处理时的现有资源

- 2.5 There will need to be adequate assistance given to the “releasing” congregations to celebrate the transfer of ministry and mission responsibility, to grieve over the loss, and to understand and accept fully that the mission of the Church is best served by these changes. An appropriate service of symbolic handing over and celebration of new beginnings conducted by the presbytery is an important part of such a process.

转让责任中，释放堂会的还需要有足够的帮助。对感到悲痛的一方，教会要去了解和被接受。合宜的转让仪式应体现象征性的移交仪式，区会也应该组织庆祝另一个堂会的开始。

Section 3. Purchase or Sale of Property (*Regulations 4.6.1 – 4.6.4*) 购买或销售物业

3.1 The purchase or sale of property must be in accordance with the Regulations of the Uniting Church and the procedures as directed through the Synod Property Board and such property Policies as the Assembly shall approve from time to time.

购买或销售物业必须根据联合教会区域大会物业理事会的规定和程序按具体事件处理。

- 3.2 All purchases and sales of property by the Uniting Church must legally be made in the name and identity of the Property Trust of the Synod.

所有的买卖应该依据法律以区域大会物业基金会的名义和名称交易

- 3.3 Where a congregation receives a request to lease or sell a property to a church group that is not a part of the Uniting Church in Australia, the congregation must seek permission of the presbytery and Synod in the usual manner. The Synod will make every endeavour to ensure that the property is not needed by any other UCA congregation, faith community or fellowship group or Agency before taking a final decision. This should also include talking to Synod Multi/Cross-cultural Committees [in synods where one exists] or any related ethnic community leadership [National Conference Chairpersons where such groups exist] etc.

当堂会收到出租或销售给不属于联合教会的团体的要求时，堂会要征得区会和区域大会的批准。区域大会也要尽可能保证联合教会的其他团体不需要使用该物业才下最后的决定。他们还应该与区域的多元文化委员会或其他的民族社区领袖商讨（如全国委员会的主席）。

- 3.4 In order to most effectively fulfil the intention of 3.3, each synod will keep a register of all Uniting Church congregations or faith communities which are seeking a centre for their life and worship.

为了有效的满足 3.3，每个区域大会应该保持联合教会堂会和信仰团体的注册名录，保持成为他们信仰生活和敬拜的中心。

Section 4. Conflict Resolution (*Regulation 4.13.3*) 处理冲突（见条例 4.13.3）

Where more than one congregation, faith community, fellowship group or UCA agency have or request access to a property over which another congregation has responsibility for management and benefit of use and there is a dispute or conflict then Regulation 4.13.3 applies.

当教会中一个和多个堂会，信仰团体中要求转让物业时发生冲突，管理和处理方式使用条例 4.13.3。

Section 5. Conclusion 结论

As affirmed at the beginning, all church property belongs to God and we, the whole people of God are stewards of it. This means justice, equality and partnership in the way the Uniting Church receives and shares the resources God has given to the whole church. It is at the heart of our participation in God's mission as the one body of Christ.

如本文开始时申明的，所有的物业是属于神和我们这个全人的教会。这表明公义，平等，和合作的方式。

The implementation and use of this National Property Policy will require careful consideration by the congregations, faith communities, presbyteries and synods concerned, and a great deal of prayer, patience and charity on the part of everyone.

执行使用“全国物业政策“的时候，要求仔细的考量堂会，区会，区域大会等各方的利益，本着大量的祷告，耐心，和善心对待其中的每一分子。

Implementation of a policy such as this is extremely challenging. However those same challenges bring within them exciting opportunities for our growth into new and more appropriate forms and expressions of ministry in 21st century Australia. The Uniting Church embraces such emerging change as gifts of God through the Holy Spirit as we journey in faith towards God's promised end for all creation [*Basis of Union – various paragraphs*].

执行该类政策是非常具有挑战性的。但是同样的挑战会，也带来带来令人激动更多更合适自 21 世纪澳洲社会的新发展机会。联合教会采纳兴起的转变。

Note: Synod and Assembly staff involved in multicultural and cross-cultural ministry are able to assist the UCA by sharing examples of processes and outcomes with you.

注释：区域大会和全国大会的多元文化跨文化事工的员工能够提供协助，分享物业条例相关过程和结果的例子。

Adopted November 2010 (ASC minute 10.73.02)

2010 年 11 月采用（ASC 会议纪要）