
Steps Toward Building

The following guidelines are offered to assist self-governing churches in the Eastern Ontario District in the process of undertaking a building project, expansion project or land purchase.

These guidelines are based upon the provisions of the PAOC General Constitution, Eastern Ontario District Constitution, and upon the Local Church Constitution, and are intended to provide assurance that the proposed project will fulfill all the requirements and carry all the safeguards such an undertaking deserves.

1. GENERAL UNDERSTANDINGS

Affiliated Assemblies may, with District approval, acquire property, the title being held in trust by the Pentecostal Assemblies of Canada or by trustees duly appointed by the local assembly.

2. TITLING

All real estate owned by self-governing churches shall be held in the name of the Eastern Ontario District of The Pentecostal Assemblies of Canada, in trust for the local church according to the terms of The Declaration of Trust, or by the trustees of the local church as a local assembly of The Pentecostal Assemblies of Canada and, in the case of an incorporated church, may be held by the church in its corporate name as a local assembly of The Pentecostal Assemblies of Canada.

The Declaration of Trust. Property held in the name of The Pentecostal Assemblies of Canada or in the name of any District of The Pentecostal Assemblies of Canada, shall be governed by the terms of *The Declaration of Trust* of The Pentecostal Assemblies of Canada, whether or not the local assembly is in possession of a copy of The Declaration of Trust issued with reference to the specific property held in trust by The Pentecostal Assemblies of Canada for the local assembly .

3. APPROVALS

- A. Any church, prior to the making of application for loan from any source or incurring indebtedness on a purchase plan or otherwise when repayment is not to be made in full within 12 months of the date of the intended loan or where the intended indebtedness, together with all other indebtedness of the said church, in the aggregate will exceed ten per cent of the total amount of the previous year's gross revenues, then the church shall consult with and obtain the approval of the District Executive before proceeding with the requirements of subsection (B) hereof.

District approval process generally involves three stages:

- Approval of the project/purchase in principle
(This stage involves an initial review by the Section Committee of the overall concept and general purpose of the project)
- Approval of the specifics of the development plan
- Approval of long-term financing

- B. The church shall then obtain the approval of its congregation to the proposed action by resolution, passed at a duly called special or regular congregational meeting.

The acquiring of real property shall be decided by a two-thirds majority of the voting members present at a duly called congregational business meeting. (Where property is placed in trust with The Pentecostal Assemblies of Canada, either District or National, a 75 per cent majority of those voting at a duly called congregational meeting shall be required.)

Approval to proceed with a building or expansion project requires a two-thirds majority of the voting members present at a duly called congregational business meeting.

5. FINANCING

It is the policy of the Eastern Ontario District that affiliated churches must be able to finance their project without requiring the District to guarantee the long-term financing.

If the property title of the church is held in trust by The Pentecostal Assemblies of Canada, according to the terms of the Declaration of Trust, the church may be eligible to negotiate a Pension Fund or P.S.S.G. mortgage with the International Office.

4. CRITICAL PATH

The following diagram illustrates a typical critical path associated with a building program, showing the usual steps and approvals involved.

Each stage represents a necessary approval from Congregation (C) and/or the District (D).

