



United Sri Lankan Muslim Association of Australia



Share



Tweet



Forward

The Plan for the USMAA Centre

Aak dear USMAA members,

Below is the long awaited plan for the USMAA Centre that we promised under 2.0. This may not be the most comprehensive plan, but it has been run past a builder and he thinks it is comprehensive enough from an end user (USMAA) perspective.

Like a well written TV series USMAA 2.0 has plots and sub-plots, but it always has the main story line at the end, which is achieving our dream to unite the umma under a place of our own. As you may know to run a community centre it requires fair bit of money. Our member subscriptions of <\$7K pa is not adequate. This is where the plots and the subplots of the story come in to play. Along with providing a service to the community we will also generate a certain amount of revenue through our Trades page, Matrimonial page and the Obituaries page. If one adds all this up it still might not be enough, but this is a good and positive thing we are doing for the sake of Allah, so we have to lunge in to it with the belief that our god will not abandon us. Who knows if we get this right and show progress all our members might pay their subscriptions, which may get us by. We will IA also invest in solar panels and harvested rain water tanks to bring down the overheads. We could rent out the hall and open up our commercial kitchen for catering purposes.

I would like to reiterate that all of the above ideas are from our members, meaning you have a stake in its success, so let us all embrace the idea put together by the umma for the umma, and get involved in bringing this most overdue dream in to realty (ameen). The credit will go to all the members as opposed to a particular Management Committee or a person. This plan is not for a single MC, but for multiple MC's to chip away one year at a time.

As a first step we will need to speak to the local councils and garner the support of local politicians to explore the possibility of leasing a plot of land. Updates can be found in the following USMAA website link going forward <https://usmaa.org.au/community-centre/>

Jzk,..Falih S

“Since the beginning of USMAA, all our Founder Members, Inaugural Members and the subsequent members have been romanticising about a possible place of our own. A centre to call home or second-home at least. We have seen many plans come in to the fore and disappear and with each time it is more or less a new plan. Unfortunately, none of the plans have been retained. This web page is dedicated to ‘A Plan’, might not be ‘The Plan’, but non-the-less a way forward.

The Plan is not on how one Management Committee (MC) within a single year raises funds, builds and finalises our dream, but rather how each MC contributes year by year, block by block and makes the dream a reality. Below are the high-level steps USMAA could follow in making the USMAA Centre a reality, In shaa Allah...” MCs of 2019/21

Step 1 - Land Acquisition

- Outright purchase – Out of scope
- Donation by member – Rare
- Long term lease of Council land – More realistic



Step 2 - Fundraiser for building costs – Budget of Aud \$500K - \$800K

- USMAA to raise funds through member donations - Primary
- USMAA to seek grants from Local and Federal government – Secondary
- USMAA to seek grants from overseas donor/s – Tertiary
- Other – Quaternary



Step 3 – Engagement of an Architect

- Qualified USMAA member to offer free services – Primary
- Engage a reliable, qualified and local (to the council) architect – Secondary
- Note: Site surveyor will be employed by the Architect
- Note: Architect to design the building at a 90 or zero-degree angle to the Kaaba/West



Step 4 – Engagement of a Building Engineer

- Employ a qualified, reputable engineer at market rates – Sole option



Step 5 - Engagement of a Site Surveyor

- Engage a private Site Surveyor at the recommendation of the Architect
- Note: Above point is vital unless there is an USMAA member who is a Site Surveyor



Step 6 – Engagement of a Builder

- Qualified Builder from the ranks of USMAA - Primary
- Assist an aspiring USMAA member to obtain the builder's licence and to project manage the construction – Secondary
- Employ a Builder from the wider community at a reasonable rate – Tertiary



Step 7 – Appoint a Site Manager

- Appoint an USMAA member as a Site Manager with two assistants
- If applicable make this team an “USMAA Centre Construction Subcommittee”



Step 8 – Lodge Plans for approval

- Site Manager to engage private Building Surveyor for Plan approval

Step 9 – Engagement of an Electrician for site power from the street (If Builder allows)

- Employ a qualified, reputable electrician at market rates
- Note : Precondition of hiring – need to provide Certificate of Compliance at the end of the works
- Note : At this stage USMAA to hire a portable toilet and a shipping container for the site



Step 10 – Engagement of Plumber for site plumbing and underground works (If Builder allows)

- Engage reputable USMAA member/ qualified Plumber - Primary
- Engage reputable Plumber at market rates - Secondary
- Note : At this stage the Plumber will also connect to the sewer and provide the Certificate of Compliance at the end of the works



Step 11 – Engagement of a Concreter (If Builder allows)

- Site preparation as per the Architect's plans as part of concreter package or independently sourced by USMAA
- Employ a reputable concreter at market rates - Primary
- Organise for pre-concreting site inspection by Building Surveyor
- Note : Allow for 100mm PVC pipes to go under the concrete to connect down pipes to rain water tanks



Step 12 - Engage a steel beam supplier and installer (If Builder allows)

- Employ a reputable Steel Framer for all the steel works – Sole option



Step 13 – Engage a Framing Carpenter (If builder allows)

- Employ a qualified (USMAA member) for framing carpentry works - Primary
- Employ a qualified and reputable Framing Carpenter from the wider community - Secondary



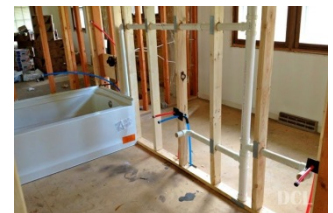
Step 14 – Engagement of a Cladding Plumber (If builder allows)

- Employ a reputable (USMAA member) plumber to install colorbond wall cladding and corrugated roof
- This would include the gutters and routing gutters to water tank locations
- Note : The roof insulation to be done at the same time
- Note : Precondition of hiring – need to provide Certificate of Compliance at the end of works



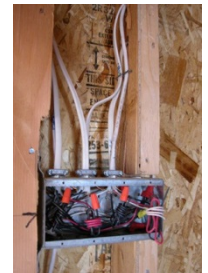
Step 15 – Engage rough-in Plumber (If Builder allows)

- Employ reputable (USMAA member) Plumber to do all the rough-ins
- Rough-in air-con copper tubing to the roof for external unit installation
- Rough-in copper tubing for gas heaters
- Note : Precondition of hiring – need to provide Certificate of Compliance at the end of works
- Note : Fire sprinklers to be installed



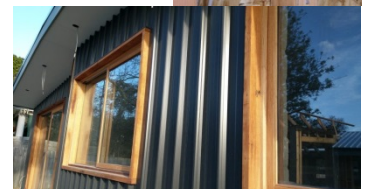
Step 16 – Engage rough-in Electrician (If Builder allows)

- Employ reputable (USMAA member) Electrician to do all the rough-ins
- Audio/visual wiring to be roughed-in
- Note : Precondition of hiring – need to provide Certificate of Compliance at the end of works



Step 17 – Engage Glazier for all windows (If Builder allows)

- Employ reputable (USMAA member) Glazier to install windows
- Note : Precondition of hiring – need to provide Certificate of Compliance at the end of works



Step 18 – Insulation (If Builder allows)

- Purchase insulation material as per the Architect’s specifications
- USMAA members to install insulation
- Note: Personal protective clothing and masks to be worn
- Builder to provide insulation certificate when USMAA provides a Statutory Declaration to builder



Step 19 – Engage contractor to plasterboard the walls and ceilings

- Engage suitable company to install and finish plasterboards and cornices



Step 20 – Finishing Plumber/Electrician/Toilet/Kitchen installers engaged

- Employ reputable (USMAA member) for the trades or reputable trades people from the wider community
- Note: Precondition of hiring – need to provide Certificate of Compliance at the end of works



Step 21 – Painting of building

- USMAA members to hold out a Working Bee to paint the walls and the ceilings



Step 22 – File for Certificate of Occupancy through the Builder



Step 23 – Concrete apron around the building

- Contractor hired to supply and install a concrete apron around the building



End Project Steps



Copyright © 2020 United Sri Lankan Muslim Association of Australia, All rights reserved.

You are receiving this email as a current or former member of the United Sri Lankan Muslim Association of Australia.

Our mailing address is:

info@usmaa.org.au

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#).