

The Plan for the USMAA Centre

“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**

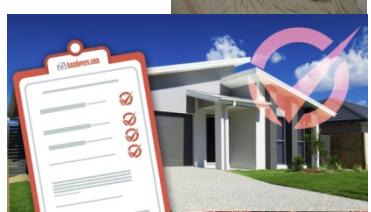
- Engage suitable company to install and finish plasterboards and cornices

**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