

“Yakking on - Chautari 2010”

Preliminary Feasibility Study Report on the Construction
and
Operation of a Nepali Community Centre in Sydney



Presented by: Goba Katuwal CPA

February 2007

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and
Operation of a Nepali Community Centre in Sydney



Coordination Team



Coordination Team

- Mr Pradip Dhakal (Coordinator)
- Mr. Kiran Chalise
- Mr. Shamsheer Singh Thapa
- Mr Deepak Khadka
- Mr. Goba Katuwal

Table of Contents

| | | |
|----------|---|----|
| 1 | EXECUTIVE SUMMARY | 5 |
| 2 | INTRODUCTION..... | 6 |
| 3 | PROJECT OBJECTIVES..... | 6 |
| 4 | COMMUNITY CONSULTATION AND ITS FINDINGS | 6 |
| 4.1 | Role of NRNA | 6 |
| 4.2 | Location (Australia-wide) | 6 |
| 4.3 | Urban / Rural Centre..... | 7 |
| 4.4 | Location (Sydney Region) | 7 |
| 4.5 | Functions of the Centre / Facilities | 7 |
| 4.6 | Business Structure..... | 8 |
| 4.7 | Formation of a Working Committee | 9 |
| 5 | INDICATIVE COSTS | 11 |
| 5.1 | Initial Capital Costs | 11 |
| 5.2 | Ongoing Recurrent Costs..... | 11 |
| 6 | FUNDING STRATEGY | 12 |
| 6.1 | Initial funding | 12 |
| 6.2 | Ongoing funding | 12 |
| 7 | OPPORTUNITIES AND CHALLENGES | 13 |
| 8 | NEXT STEPS | 13 |
| 8.1 | Work done so far | 13 |
| 8.2 | Fund raising | 14 |
| | | |
| ANNEXURE | | |
| 1.0 | A discussion paper on establishment of a Nepalese community centre in Australia | |
| 2.0 | Survey letter to Council | |
| 3.0 | Survey letter to Real Estate Agents | |
| 4.0 | Workshop agendas | |
| 5.0 | Workshop's Photos | |

1 EXECUTIVE SUMMARY

With the aim of establishing and running a Community Centre (the Centre), Non Resident Nepalese Association (NRNA) formed a Coordination Team (the Team) at its executive committee meeting of August 2006. This is the preliminary report on the subject, which is prepared after community consultations and research by the Team.

This report presents the following findings:

- NRNA should drive the project, with cooperation and full participation of community organisations and other stakeholders.
- Being the first Centre of this nature, it will be located in the Sydney region of Australia. It is recognised that other centres may be necessary in other capital cities. This need should also be considered as the next priority subject.
- The Centre should be located in the western transport corridor of Sydney. Potential locations should be between Strathfield and Penrith.
- The Centre should be an urban facility, which will be easily accessible for people to visit frequently. It should represent and promote Nepalese physical / cultural heritage in the international context.
- The Centre should be able cater for parties, weddings, performances and gatherings. There should also be ancillary spaces (ie library/museum, café, shop etc), which could be rented out so that the Centre can remain financially sustainable after its erection.
- It is expected that the potential site will have a site area over 1000m², which will enable construction of a building to accommodate between 250 to 500 people (subject to Council approvals).
- It is estimated that the initial capital costs for the purchase of site and building construction will be approximately \$2,000,000 (two million dollars). It is also estimated that the ongoing costs will be approximately \$5,000 (five thousand dollars) for the first five years (and progressively more thereafter). It is expected that the initial funding will come mainly from donations whilst the ongoing funding will mainly come from renting out of the facilities.
- The business structure of the Centre would be cooperative. A Working Committee (the Committee) involving relevant community organisations should be formed and the Committee be given specific roles and responsibilities.
- There are and will be many challenges with regards to the successful completion and operation of the Centre. These need to be carefully assessed and considered.

It is recommended that the fund raising campaign should begin as the next step. It is also recommended that all of the contents of this report and issues raised should be re-visited and re-assessed when the fund raising campaign is sufficiently completed.

2 INTRODUCTION

During NRN Australia Executive Committee meeting, a Coordination Team (the Team) was formed to carry out the feasibility study of a Nepali Community Centre (the Centre) in Sydney. This report presents Preliminary Feasibility Study Report on the construction and operation of the Centre in Sydney based on the discussion paper published for the community consultation.

This Preliminary Feasibility Report outlines the management of the community centre, the business structure, the possible location, basic facilities to be provided and the future challenges to be faced in establishing the Centre in Sydney based on the out come of the community consultation meeting and the submission of the discussion papers.

3 PROJECT OBJECTIVES

- To build a Centre that represents the Nepali cultural heritage, which would be an icon of all residing Nepali Australian Community.
- To operate and manage the Centre, such that it will remain sustainable in future.

4 COMMUNITY CONSULTATION AND ITS FINDINGS

With the view of involving community in this major decision making process, the Team published a Discussion Paper (Annexure 1) and circulated to the wider community for consultation.

There were very few submissions received in response to the Discussion Paper. The Team then decided to hold a community groups' meeting involving major community associations.

The community groups' meeting was held on 18 November 2006.

Based on the submissions on the Discussion Paper, the community groups' meeting and further research, the Team presents the following findings:

4.1 Role of NRNA

It is presented that NRNA should be the main driver behind the project. It is also presented that active participation of the community will be essential throughout the life of the project and the life of the Centre itself.

4.2 Location (Australia-wide)

As the first initiative of this nature, it is presented that the Community Hall will be based in the Sydney Region of Australia. It is recognized that in future, other centers may be required in other capital cities in Australia.

4.3 Urban / Rural Centre

Two basic types of models were put forward and discussed.

- Urban - An urban meeting place, where people can frequently drop in. Within the business or commercial zones of suburbs that are accessible by public transport. Adjacent or adjoining a public reserve or park which will enable gathering of community. Up to one-hour drive or 50 Km radius from Sydney CBD. The potential site to be within Hornsby (to the North), Penrith (to the West) and Campbelltown (to the South).
- Rural - Nepalese village or resort-like destination, where people will plan to go as desired. Ideal for large gatherings. Up to 3 hours drive or 150km radius from Sydney CBD. The potential site to be within Newcastle (to the North), Katoomba (to the West) and Wollongong (to the South).

Two basic types of models were put forward and discussed. There was mixed support for both models.

However, Urban model appeared to meet the current demand of the most of the people involved. It is therefore presented that the Centre should be an urban facility.

4.4 Location (Sydney Region)

It is presented the potential location of the Centre be in the western transport corridor of Sydney - between Strathfield to Penrith.

4.5 Functions of the Centre / Facilities

Based on the consultation workshop, the following facilities will be offered:

- Parties
- Weddings
- Receptions
- Engagements
- Luncheons
- Family Gatherings
- Meetings
- Fund Raisers
- Recreation Groups
- Library facilities
- Teaching Nepali language class
- Training and performances of Nepali dances and culture

4.6 Business Structure

The following is extracted from the Annex 2 Discussion Papers.

Comparative Table on Business Structures

| BUSINESS ITEMS | ASSOCIATION | COMPANY | COOPERATIVE |
|----------------------------|---|---|---|
| Trade | Associations must be non profits organizations | No restriction on trading other than as contained in constitution | No restriction on trading other than as contained in the rules |
| Interstate Recognition | Limited recognition outside NSW- must register with ASIC if it operates interstate | Full recognition throughout Australia on incorporation | Need to apply for foreign registrations as a co-operative in other states |
| Management | Model rules provide for a minimum of 7 committee members including President, VP, Treasurer, Secretary and 3 ordinary members | | Number of directors can vary. The Registry recommends a minimum of 3 directors 1 secretary |
| Members | Minimum 5. No upper limit | | Minimum 5. No upper limit |
| Active membership | Nil | Nil | Members must undertake a minimum level of activity within the co-operative to retain membership as specified in the rules |
| Voting | One member one vote applies | One vote usually attached to each share | One member one vote |
| Profits | No distribution to members, any surplus remains in the association | | Non- trading co-operative unable to distribute profits Trading co-operative may distribute surplus. Distribution is limited by the Act and Regulations |
| Registers to be kept | Members, committee members | | Members, directors and shares, loans, debentures, deposits and securities given and taken, subordinated debt, cooperative capital units, fixed assets, notifiable interests and memberships cancelled |
| Annual financial reporting | Submit statement to AGM and lodge with the department | | Send audited accounts and required reports to members prior to AGM; Submit to AGM and lodge with the Registry |
| Audit | No | | Audit in accordance with regulations, which require audit by registered company auditor. Smaller non profit co-operatives may apply for an exemption |
| Insurance | Nil | Nil | Nil |

The workshop recommended cooperative type of the business due to the above benefits.

4.7 Formation of a Working Committee

It was decided to form a Nepali Community Centre "Working Committee", consisting of the following mix of the members: -

- One each permanent representative from all Nepali Community Associations.
- Other members to be nominated by the Working Committee meeting from the wider Nepali community residing in Australia based on their expertise in the project management skills, role model for community influenced and the available to work for social work.

Nepali Community Associations:

- Gorkha Nepalese Community (GNC)
- Nepali Australian Democratic Forum (NADF)
- NRN Australia
- Help Nepal (Australia Chapter)
- Nepali Australian Association
- Tamu Samaj
- Baglung Committee
- Jheepucha Australia
- Nepalese Community of Western Sydney (NCOWS)
- Nepali Australian Link
- Himalayan Radio
- SBS Nepali Programs
- NEHURIPD
- Thakali Samaj
- Khukuri Club
- Nepalese Australian Welfare Society (NAWS)
- Other from inter state

Functions of the Working Committee

(Please note that the functions mentioned below are 'generic functions' relevant to community projects. Some of the functions may not be applicable in this case)

As per the recommendation of the workshop, the task force would like to propose the following in terms of the management of the Community Hall Centre in Sydney. The workshop recommended forming a permanent Nepali Community Centre "Working Committee". As per the decision of the community consultation meeting held on 18 November 2006, the following are the proposed pre project responsibilities of the "Working Committee".

- To nominate the Coordinator, Co Coordinator, Treasurer and the Secretary of the Working Committee.
- To review the report presented by the existing Team.

- To nominate other members outside from the Representative Nepali Community Associations.
- To register the Business with the related authority.
- To nominate the Registered Office of the Business and a Project Office.
- To nominate the Project Management Team.
- To search the Land.
- To liaise with local Councils, Local Government Bodies and the Federal Government
- To launch the funding programs.
- To oversee the overall management of the project.

Stewardship

The first role of the Project Working Committee of a mutual entity is to be custodians, on behalf of the community members who nominated them, to ensure that Community Project operations, capabilities and financial value continue to be developed and are available to create value for present and future community members. Secondly, the relevant Act establishes that the Project Working Committee is ultimately responsible for all matters relating to the running of Community Project. In general, the Committee has the final responsibility for the successful operations of Community Project. It is responsible for and has authority to determine all matters relating to the policies, practices, management and operations of Community Project.

Specific Committee Responsibilities

The Committee is specifically responsible for Community Project:

Strategy and Policy

- Contribute to the development of, review and approve strategic plans for Community Project
- Approve and foster the corporate culture and values and, in particular, Community Projects' code of conduct
- Establish that appropriate policies on key issues, including exposure to risk, are in place
- Monitor Community Project's performance and, as necessary, trigger any actions required to change performance outcomes
- Approve major decisions and, where appropriate, make recommendations to community members via the annual general meeting
- Determine whether Community Project has adequate reporting systems and internal controls
- Establish appropriate communication structures with stakeholders.

Budgeting and Planning

- Approve the annual budget and strategic plan
- Approve other major performance goals
- Review performance against goals and, where necessary, review corrective action plans.

Regulatory Compliance

- Review and, where appropriate, approve the determination of major changes in auditing and accounting principles
- Select and determine remuneration of auditors through the Audit Sub Committee and Finance Sub Committee, oversee both the internal and external audit process
- Review the reports of the Audit Sub Committee and Finance Sub Committee
- Require that appropriate regulatory compliance systems are in place and monitor this compliance through the Audit Sub Committee and Finance Sub Committee
- Determine that the accounts are in accordance with standards and are true and fair
- Through the Board Risk Committee monitor and manage the risks within the Community Project

Key Personnel

- Select and, if necessary, terminate the employment of the Chief Executive Officer
- Evaluate the performance and fix the remuneration of the Chief Executive Officer
- Review succession planning for the Chief Executive Officer's position.

Reporting to Members

- Approve the issuance of the Community Project's annual report to members
- Recommend the remuneration of directors to the membership
- Approve significant reports and announcements to members
- Plan the annual general meeting of members.

5 INDICATIVE COSTS

The estimates of costs are provided as a guide only. Costs will vary depending mainly upon the availability of the site, its size and location.

5.1 Initial Capital Costs

| | |
|--|------------------------|
| Site purchase | \$1,000,000 |
| Construction Costs - @2000 per square metres | \$700,000 |
| Consultancy Costs – 20% of above | \$140,000 |
| Contingencies – 5% of all above | \$100,000 |
| Indicative Estimated Capital Costs | \$1,940,000 (say \$2M) |

5.2 Ongoing Recurrent Costs

The annual recurring cost is the expense required to meet with the maintenance of building, equipment, furniture etc. that cannot be calculated more accurately at this stage. However an approximately estimated requirement of annual recurring cost for first five years would be as under,

| | |
|--------------------------------|------------------------------|
| First year after construction | Nil (contractor's liability) |
| Second year after construction | \$5,000 |
| Second year after construction | \$5,000 |
| Third year after construction | \$5,000 |
| Fourth year after construction | \$5,000 |
| Fifth year after construction | \$5,000 |

6 FUNDING STRATEGY

6.1 Initial funding

The possible proposed initial funding sources would be as follows:

- Community donations: - Community people who would donate over \$1000 would have their name printed on the Golden Plate Sheet on the Community Hall's wall. Those who donate over \$501 to \$999 would have their name printed on the Silver Plate Sheet on the Community Hall's wall. Those who donate over \$251 to \$499 would have their name printed on the bronze Plate Sheet on the Community Hall's wall. Those who donate over \$101 to \$250 would have their name printed on the Community Hall's wall.
- Federal /Local Government and Council Grant
- Raffles
- Shows
- Membership Fees from the cooperative member

A Hypothetical Example

Suppose the Project costs is \$2,000,000

| No of Holders | Per Holder | To be collected | Remarks |
|---------------|-------------|-----------------|---------|
| 1000 | \$2000.00 | 2,000,000 | |
| 500 | \$4000.00 | 2,000,000 | |
| 200 | \$10,000.00 | 2,000,000 | |
| 100 | \$20,000.00 | 2,000,000 | |

Note: This is a hypothetical example for illustrative purposes only to show how many our community members would require funding for 2 M costs.

6.2 Ongoing funding

The possible proposed ongoing funding sources would be as follows:

- Hall hires/rentals
- Donations
- Raffles
- Membership fees
- Retailing of Nepali Handcrafts

7 OPPORTUNITIES AND CHALLENGES

There are following major challenges, which shall be addressed in the proposed Community Hall Centre Project:

- Availability of suitable land within the specified areas and the accessible from the public transportation.
- Financial: due to the huge costs associated with the project and funding of the projects costs.
- Management of the project
- Subsistence of the projects after the establishment
- Seeking the community grant from the Government, we would need a good profile registered Non-profit organizations and a strong team who would be willing to write the submissions as per the grant guidelines.
- The other challenges identified is to unite all Nepali Communities residing in Australia
- Charity Status
- Choosing a convenient location would be another big challenge with the View of our financial viability and the community consensus.
- The identification of areas and features that, are particularly important to the community. To acquire the land from the Government and its approval would be another big issue.

The community hall project as stated earlier shall be a members' contribution /charity/donation thus bears very high moral values, which cannot be measured by any Empirical Formula. The community hall, if regularly maintained, shall last for a long time and the people shall reap the benefits of the community hall for years to come? It will be a Nepalese icon not only for the present generation, but the generations to come.

Based on the workshop finding, there can be no second opinion to the fact that requirement of a community centre.

8 NEXT STEPS

8.1 Work done so far

- 13 August 2006 - NRN Australia Executive Committee formed a Task Force
- 3 TASK Force Meetings held at Sydney City
- Discussion Papers published on September 2006
- Annexure 1 was published on October 2006
- Annexure 2 was published on October 2006
- Community Discussion workshop was conducted on 18 November 2006
- Letters sent regarding community hall project to the following councils
Ashfield Council
Auburn Council
Burwood Council
Rockdale Council
Hurstville Council
Parramatta City Council

Blacktown City Council
 Penrith Council
 Marrickville Council

- Sent survey letter regarding community hall costs especially land and construction costs to the following areas' Real Estate Agents
 Granville – 3 Agents
 Ashfield – 3 Agents
 Auburn- 3 Agents
 Marryland- 3 Agents
 Strathfield – 3 Agents
 Parramatta – 3 Agents

8.2 Fund raising

The working committee will decide the possible fund raising activities. The following table is only a hypothetical example for illustrative purposes only. After considering the size of the project in voluntary basis, the task fore recommended the five-year project term. Based on the projected fund raising table, the following steps are proposed to commence the project.

- Starts fund raising –2007
- Buys land –2008
- Start design and construction –2009
- Finishes construction -2010

Projection of donation, fund raising and membership table

| Donation | No. | | Year 1 | Year 2 | Year3 | Year 4 | Year 5 | Total |
|--------------------|-------------|-----|----------------|----------------|----------------|----------------|----------------|------------------|
| 1001 | 50 | | 50050 | 50050 | 50050 | 50050 | 50050 | 250250 |
| 501 | 250 | | 125250 | 125250 | 125250 | 125250 | 125250 | 626250 |
| 251 | 200 | | 50200 | 50200 | 50200 | 50200 | 50200 | 251000 |
| 101 | 300 | | 30300 | 30300 | 30300 | 30300 | 30300 | 151500 |
| 1-100 | 500 | | 25000 | 25000 | 25000 | 25000 | 25000 | 125000 |
| Sub Total | 1300 | | 255800 | 255800 | 280800 | 280800 | 280800 | 1354000 |
| | | | | | | | | |
| | | | | | | | | |
| Raffle | | | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 100,000 |
| Council Grant | | | | | | | | 75,000 |
| NSW Government | | | | | | | | 225,000 |
| Membership | 500 | 500 | 250000 | | | | | 250000 |
| Sub Total | | | 270,000 | 20,000 | 20,000 | 20,000 | 20,000 | 650,000 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| Grand Total | | | 525,800 | 275,800 | 300,800 | 300,800 | 300,800 | 2,004,000 |

ANNEXURE – 1

“Yakking on - Chautari 2010”

A DISCUSSION PAPER ON ESTABLISHMENT OF A NEPALESE COMMUNITY CENTRE IN AUSTRALIA

Goba Katuwal

1 PURPOSE OF THIS DISCUSSION PAPER

An 'iconic' Community Hall Project campaign should be our main goal (for something that is “bold and beautiful” enough to unite Australia-wide Nepalese community into a single venue).

The aim of the paper is to collect the feedback and comments on the issues raised on this discussion paper.

2 BACKGROUND

During NRN Australia Executive Committee meeting, a task force was formed to carry out the feasibility study of Community Hall Project in Sydney. This paper presents the basic framework for inviting comments from the community. We believe that this will enhance the feasibility study of the Community Hall Project. We also believe that the Community involvement in the definition and decision-making process will be utmost important. Such involvements are 'good practice' in anything and everything that involves community & public sentiments, funds and ownership.

The NRN Executive Meeting decided to form a task force under the Coordinator Mr Pradip Dhakal. Other members of the task force are as follows:

- Mr. Kiran Challice
- Mr. Shamsheer Singh Thapa
- Mr Deepak Khadka

- Mr. Goba Katuwal

The task force requested me to prepare a discussion paper, which would assist them further, to do a thorough feasibility study on the Community Hall Project in Sydney.

My paper presents the main challenges and issues that we need to be addressed.

The task force will prepare detailed report, which will be presented to the gathering to be organised by the committee. NRN Australia initiated the project for the wider community participation.

The gathering will discuss on the feasibility study and view their comments. The gathering is to establish a "Community Hall Construction Committee" to include representations from all Registered Nepali Associations in Australia. One Coordinator, Co-coordinator, Treasurer are to be selected for the above committee from the selected executive members.

3 PROJECT OBJECTIVE

To build a Community Hall that represents the Nepali architecture and design which would be an icon of all residing Nepali Australian Community. The project's aim is "The Dream Nepali Ethnic House" in Sydney

4 WORK DONE SO FAR

We have not commenced any work yet but we have had a lot of discussions regarding the necessity of our own community Hall, as an icon of Nepali Community residing in Australia. The Hall would be one symbolic landmark for all proud Nepali Community residing in Australia. It would be a piece of history for our next generation.

Beyond this initial report and gathering of background information the project's success will depend on the input and brain storming from all community reference groups.

5 ISSUES FOR CONSIDERATION

The following likely challenges and issues that may be encountered which might impact on the feasibility study and the completion of the Community Project Hall in Sydney would be as follows:

- Budget
- Location
- Uniting all Nepali Community residing in Australia under a common umbrella
- Management and the construction of the project
- Self-Funding Model
- Charity Status

Budget

The possible proposed budget sources would be as follows:

- Community donations: - Community people who would donate over \$1000 would have their name printed on the Golden Plate Sheet on the Community Hall's wall.

Those who donates over \$501 to \$999 his/her name will be printed on the Silver Plate Sheet on the Community Hall's wall.

Those who donates over \$251 to \$499 her/his name will be printed on the bronze Plate Sheet on the Community Hall's wall.

Those who donates over \$101 to \$250 her/his name will be printed on the Community Hall's wall.

- Federal and Local Government Grant: The main challenges identified are the legal status of the association. To seek the community grant from the Government, we would need a good profile registered Non-profit organizations and a strong team who would be willing to write the submissions as per the grant guidelines.
- The Trust accounts: To open the trust account at any branch of the Australian Bank, we would need a registered association. We would need to decide whether we need a new Association? Or may be we would nominate one of the existing organization for coordinating purposes. If you wish to nominate one of the existing community association, please identify which community association would take the leading role in coordinating the project.

Location:

To choose a convenient location would be another big challenge from the viewpoint of our financial viability and the community consensus. The identification of areas and features that, are particularly sensitive and/or are important to the community. To acquire the land from the Government and its approval would be another big issue.

Uniting all Nepali Community residing in Australia:

The other challenges identified is to unite all Nepali Communities residing in Australia. Therefore, I propose all Registered Nepali Associations to be the members of the Construction Committee and also to nominate from other active members based on his/her contribution.

Self-Funding Model

Once constructed, the facility is to be such that it can be managed and operated by itself, which means that it has the features of 'revenue generating activity'.

Charity Status

It would be other big challenge to apply for the charity status from the Australian Taxation Office. We would need a Registered Association, which offers the activities that would meet one of the categories of the charity status application.

6 WHAT'S NEXT?

This paper is the first in a series of discussion papers that will form the focus for community submissions, workshops and consultations with stockholders groups.

7 GET INVOLVED! HAVE YOUR SAY!

- How would you like the architecture and design of the community hall?
- The place/location you would like the project to be built.
- Besides the main Hall, what other features and facilities you would you like see being added to the project?
- How would you like to view the budget and all the legal issues?
- How would you like the management of the proposed Community Hall?
- How would you like to use the Community Hall?
- Which existing community association should coordinate and take the leading role in overseeing the project and its success?

- To successfully run and maintain the Community Hall, what sort of income generating activities should we pursue?
- What parameters would you like to set up for an ongoing evaluation process?

8 SUBMISSION FORM

Name: Date:

Organisation:

Address:

Telephone No: Fax No:

Email Address:

Your response to the following questions will assist us further:

| Question | Description | | |
|----------|---|--|--|
| 1 | How would you like the architecture and design of the community hall? Answer | | |
| 2 | The place/location you would like the project to be built. Print at least 3 locations. Answer 1. 2. 3. | | |
| 3 | Besides the main Hall, what other features and facilities you would you like see being added to the project? Answer | | |
| 4 | How would you like to view the budget and all the legal issues? Answer | | |

| | | | |
|-----------|--|-----|----|
| 5 | How would you like the management of the proposed Community Hall? Answer | | |
| 6 | How would you like to use the community hall? Answer | | |
| 7 | Which existing community association should coordinate and take the leading role in overseeing the project and its success? <i>Answer</i> | | |
| 8 | To successfully run and maintain the Community Hall, what sort of income generating activities should we pursue? <i>Answer</i> | | |
| 9 | What parameters would you like to set up for an ongoing evaluation process? <i>Answer</i> | | |
| 10 | Do you have any other comments on the contents of this discussion paper or do you like to make any suggestions? | Yes | No |
| | Comment (attach another sheet if necessary) | | |

Remember closing date for comment is **22 October 2006**.

Comments should be forwarded to:
Goba Katuwal
Project Directorate
NRN Australia Community Centre Project
PO BOX 589 NSW 2131 or Fax to (02) 96373134 or
E-mail to: gobakatuwal@hotmail.com

9 MORE INFORMATION

Visit our website [www: nrn.org.au](http://www.nrn.org.au)

ANNEXURE – 2

14 September 2006

General Manager
Rockdale City Council
PO BOX 21
Rockdale NSW 2216

Re: Community Hall Project

Dear Sir/Madam

It is with pleasure to inform you that Australian Nepali community is planing to build a Community Hall with the collaboration of all Nepali Community Organisations in Australia and the Australian Nepali business community.

Nepalese community is one of the newest emerging communities in Australia. The focus of the Community Hall Project is to develop an active community network and different structures for Nepalese community to be widely accepted and to integrate as active members of the wider Australian and NSW multicultural society.

The aim of this project is to promote Nepalese culture, heritage, tourism, Nepali architect, design and trade amongst the Nepalese residing in Australia and the wider Australian Community.

Hence, in order to successfully plan and cost the project, we would appreciate if you kindly provide the following information:

1. What are the privileges and facilities the Council would offer if we were to build our Community Hall in your municipality? Please advise on any council financial grant, waiver of council fees for DA approval and also advise on the availability of land, which can be earmarked for our Community Hall.

Kindly note that we have published a “Discussion Paper on Establishment of a Community Hall Project” for the Australian Nepali Community for their comment and feedback.

This project will be funded by community donations and volunteer work by the community members.

We anticipate your support and would appreciate your time and effort in this endeavour.

If you need any assistance regarding this matter, please contact Goba Katuwal on 0402451063 or 02 92832444 (W).

Thank you,

.....
Goba Katuwal
National Coordinator
National Coordination Committee
Known as NRN Australia

ANNEXURE – 3

12 September 2006

Re: Community Hall Project

Dear Sir/Madam

It is with pleasure to inform you that Australian Nepali community is planing to build a Community Hall with the collaboration of all Nepali Community Organisations in Australia and the Australian Nepali business community.

Nepalese community is one of the newest emerging communities in Australia. The focus of the Community Hall Project is to develop an active community network and different structures for Nepalese community to be widely accepted and to integrate as active members of the wider Australian and NSW multicultural society.

The aim of this project is to promote Nepalese culture, heritage, tourism and trade amongst the Nepalese residing in Australia and the wider Australian Community.

Hence, in order to successfully plan and cost the project, we would appreciate if you kindly provide the following information:

2. Land price of approximately 1000 square metres in your local area and the surrounding suburbs. If no such vacant land is available, please provide approximate price of land with an old dwelling, which can easily be demolished.
3. Preferably the land is to be within 25 minutes of walking distance to a train station.
4. And, the land, which can easily be approved for a Community Hall Project by the council without much hassle and objection. Please use your discretion.

We anticipate your support and would appreciate your time and effort in this endeavour.

If you need any assistance regarding this matter, please contact Goba Katuwal on 0402451063 or 02 92832444 (W).

Thank you,

.....
Goba Katuwal
National Coordinator
National Coordination Committee

ANNEXURE – 4

COMMUNITY CONSULTATION

Time: 1 PM to 3.30 PM

Date 18 November

Day: Saturday

Address: Pacific College of Technology

Level 3, Suite 302

414-418 Elizabeth Street

Surry Hills NSW 2010

AGENDA: Discussion on Establishment of a Community Hall Project in Australia

| | | |
|--|---|---------|
| Welcome Introduction | Pradip Dhakal & Kiran Chalise | 5 mins |
| Outline and Purpose of <i>Community Consultation</i> | Pradip Dhakal & Kiran Chalise | 5 mins |
| Discussion on the <i>Discussion Paper</i> (part 1). Outline <i>Key Issues</i> : 1. Strategic location – which region of Australia? 2. Facilities required – what are the needs? 3. Urban or Rural Centre – depending upon the needs? | Pradip Dhakal, Kiran Chalise & Shamsher Thapa | 15 mins |
| Discussion on the <i>Discussion Paper</i> (part 2). Outline <i>Key Issues</i> : 4. Sustainability – self-funding, community involvement? 5. Management – daily management, business structure? | Goba Katuwal, Deepak Khadka and Shamsher Thapa | 15 mins |
| Group Session: Think about an <i>Ideal Community Centre</i> (hall) and Outline <i>Key Issues</i> : 6. ? 7. ? 8. ? 9. ? 10. ? | All (in groups of 5) | 30 mins |
| Tea Break (10 mins) | | |
| Decision on the <i>Key Issues</i> Questions and Answers | All | 30 mins |
| Next Steps – Feasibility Report, Fund Raising, Project Team / office | Goba Katuwal & Deepak Khadka and Shamsher Thapa | 5 mins |
| Close | Pradip Dhakal & Kiran Chalise | 5 mins |



Team presentation by the team leader Mr.Om Dhungel



Workshop Participants

