



بِسْمِ اللَّهِ الرَّحْمَنِ الرَّحِيمِ

CANBERRA MUSLIM COMMUNITY (CMC) Inc.

140 The Valley Avenue, Gungahlin, ACT 2912



Construction Project Summary

AGM 2020



Agenda

1. Project Brief
2. Costs

AGM 2020



Project Brief

Project Context / Challenges

Below are highlighted some of the key aspects of this project that makes it a unique project and have contributed to the delays:

1. **Significant Wet Area:** over 50% of the total area of this project is wet area
2. **Inherited problems from previous phase:**
 - No Work As Executed (WAE) Drawings for plumbing
 - ACTPLA had this phase stated under previous builder's license
 - No termite protection was done
 - Discrepancies in drawings
 - Footings wasn't done for Entry and Wing Walls
3. **Delays caused by Bushfires and then COVID:**
 - We couldn't complete waterproofing and tiling during xmas break as planned
 - Some of our supplies such as Doors, Heatpumps, Skylights got delayed due to COVID

Project Brief

Project Scope

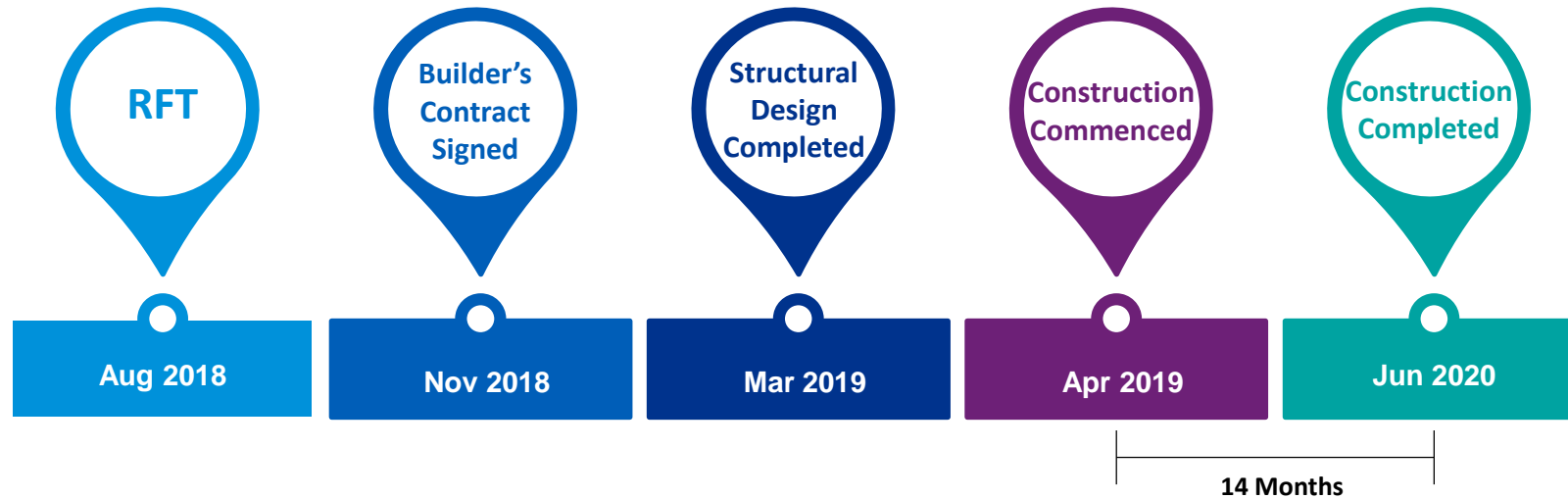
The following areas were part of the recent construction phase (Phase 1 Stage 2):

1. Male and Female Ablution areas
2. Classrooms
3. Janazah Room
4. Ante Room (Office)
5. Stairs to basement
6. Entry

The approximate size of this stage was 350 sqm.

Project Brief

Actual Project Timeline



AGM 2020

Project Cost

Overall Cost

The following table shows the overall project costs:

	BMT ¹ (350 sqm)	IMI Group ² (350 sqm)	Commercial Quote ³ (153 sqm)	Actual Project Cost (350 sqm)
Cost Range	\$1.2M - \$1.44M	\$1.125M - \$1.24M	\$650,000	\$765,000
Cost per sqm range	\$3,429 - \$4,106	\$3,214 - \$3,541	\$3,413	\$2,183

Foot note 1: <https://www.bmtqs.com.au/construction-cost-calculator>

Foot note 2: <https://www.lmigroup.com/RiskCoachCalculators/building-cost-calculator>

Foot note 3: Quotation only included wudu areas and assumed that the project will finish in 6 months

Project Cost

Builder's payments

Principle: The higher the cost, the lower the builder's percentage

The following table shows the payments we made to the builder:

	Previous Builder	Commercial Quote	Current builder
Total Project Cost	\$1.72M	Approx: 20%	\$765,000
Builder's Payment	\$90,000	Assuming they would have completed project in 6 months, we would have paid them <u>\$135,200</u> (based on \$5,200 per week) plus 5% profit margin	\$40,000
Percentage	5.5%		5.2%

Acknowledgements

Lots of people spend significant amount of efforts and donation money for the completion of this project. Some of the key people/organisation I would like to acknowledge are:

- Tilton Corporation donated approximate \$65,000 and provided supply and installation of Gybroack and insulation for the whole project.
- Br Khalid did waterproofing and some tiling work for us and he only charged for the suppliers and donated his time. He was going to install all tiles for us during xmas break, however, due to bushfires, he was not able to work at that time.
- Br Basher has saved us over \$6,000 by buying carpet at a very economic rate. He also installed carpet for us free of cost.
- Paint job has also been donated by Br Mohammad Ibrahim and Br Ala.