THE NAME OF

ALLAH SWT

THE MOST MERCIFUL AND BENEFICIENT

DARUL ULUM PROJECT SYDNEY INC 2012

Written By:
Qudrat Khuda

Summary

This report highlights the necessity and possibility of establishing first Darul Ulum in Sydney and the relevance of the proposed property to the purpose. This proposed property is located in Lakemba which contains a very large number of Muslim populations in Australia. This report depicts a quick picture of current Muslim population in Australia and its steady growth. It also outlines the reason for such initiative being taken by the Muslim community in Sydney, its demand and also a brief discussion of the potential challenges this noble initiative might face and their possible resolutions.

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1. Introduction

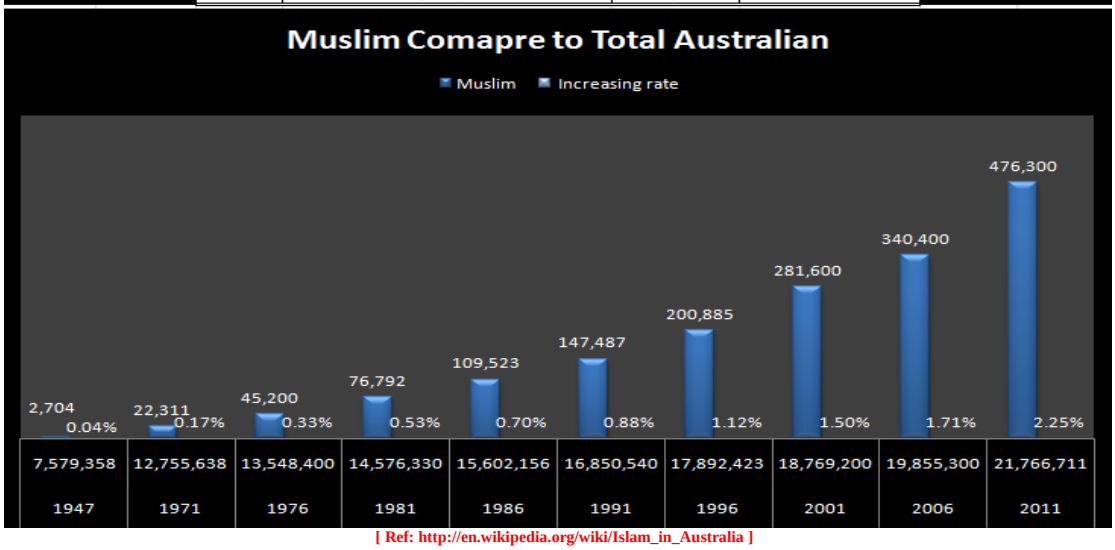
Australia is one of the world's seven continents located at the south of the Pacific Ocean and holds a large amount of natural resources and very stable economy. Huge natural resources of the country and its steady economic growth have always attracted a large number of populations to migrate into the country from the various corner of the world. The current Australian population is approximately 22 Million. Though Muslim population of Australia set their first foot step into the country long time back as a work force mainly from Africa during British rule and as traders from Indonesia, the Afghan Camel drivers, who are considered being the first large number of Muslim migrant, came into the country between 1840-1860. The first mosque in Australia was established in 1861 at Maree. Since then Muslim population continue to grow steadily.

At present Australia has a total Muslim population of 476,300 and it is increasing. The chart below demonstrates the growth of the Muslim population in Australia:

CHART 1: Muslim Population in Australia

Muslim Population in Australia

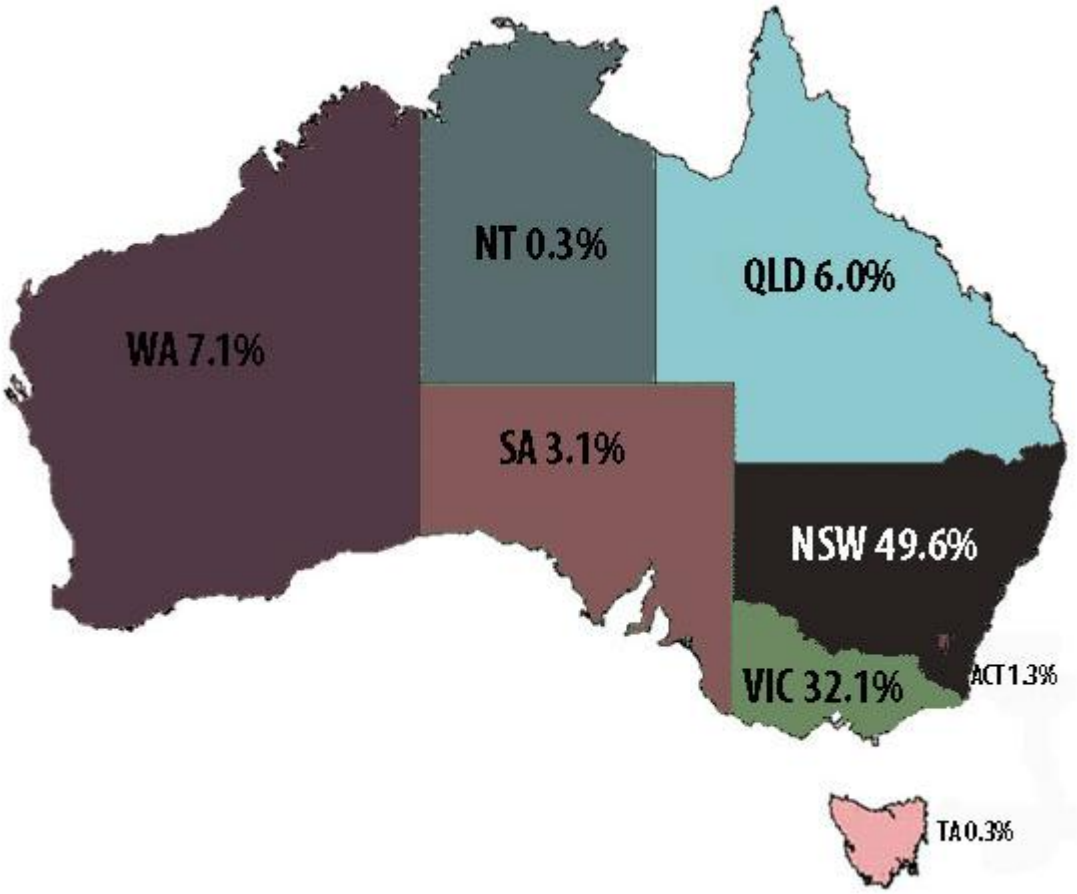
Year	Australian Population	Muslim	Increasing rate
1947	7,579,358	2,704	0.04%
1971	12,755,638	22,311	0.17%
1976	13,548,400	45,200	0.33%
1981	14,576,330	76,792	0.53%
1986	15,602,156	109,523	0.70%
1991	16,850,540	147,487	0.88%
1996	17,892,423	200,885	1.12%
2001	18,769,200	281,600	1.50%
2006	19,855,300	340,400	1.71%
2011	21,766,711	476,300	2.25%



[Ref: http://en.wikipedia.org/wiki/Islam_in_Australia]

The following chart shows the distribution of Muslim Population Australia wide.

CHART 2: Muslim lives in state wide Australia



[Ref: http://www.immi.gov.au/media/publications/multicultural/pdf_doc/australian-journey-muslim-communities.pdf]

As per chart 2.1, the state of New South of Wales holds the largest number of Muslim population in Australia. With the continuing growth of our Muslim population in Sydney, we have realised a great need of Masjids and religious education centre to be established all across the state and the capital.

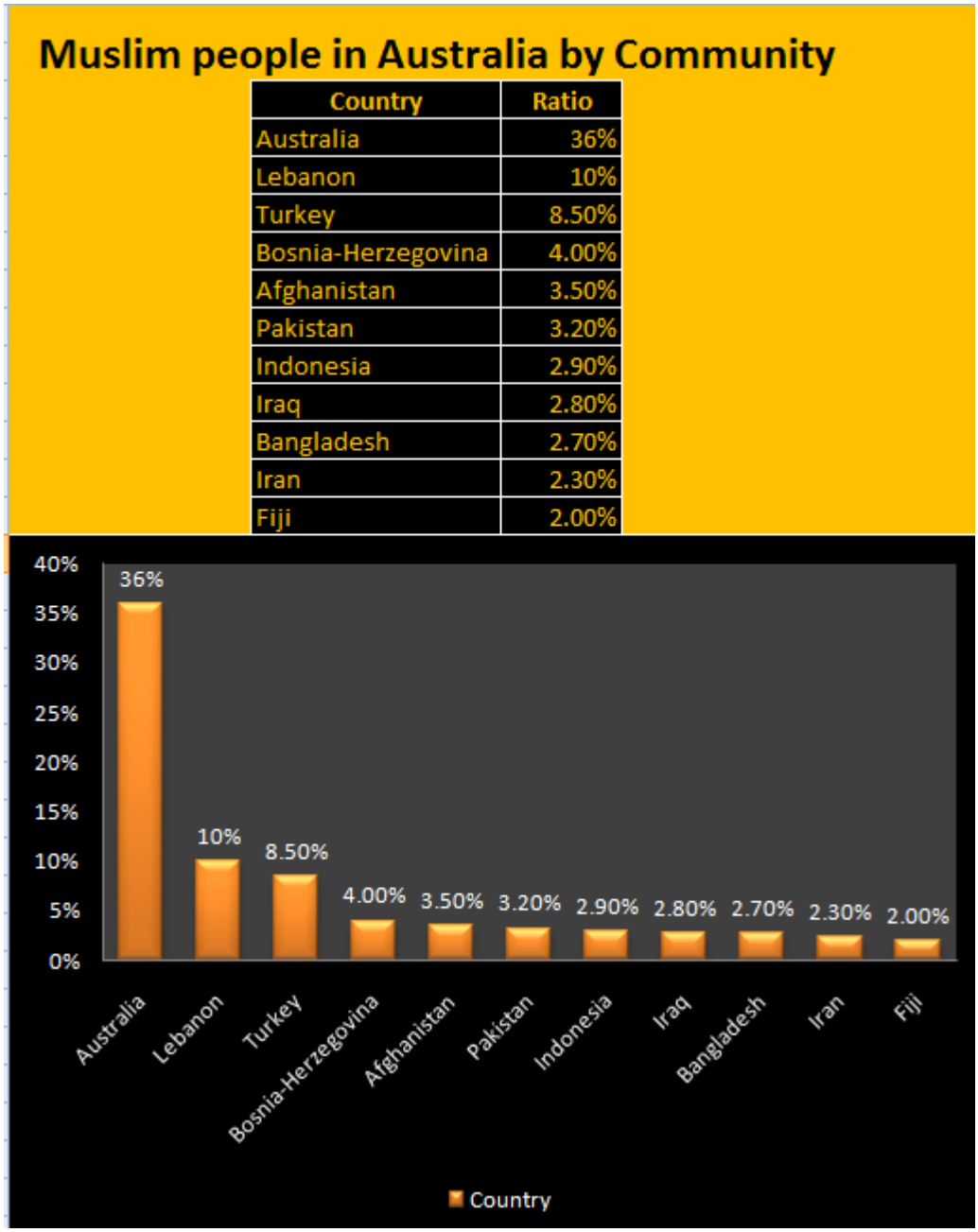
By the great mercy of ALLAH SWT, therefore the dedicated Muslims of Sydney have taken a number of initiatives to establish Masjids all around the state of New South Wales. As a result of such noble initiative, we can now see an increasing number of Muslims filling up these the Masjids and the unity among the Muslims is even more stronger than before.

However, came as a form of a great challenge to the community, the need for not only establishing more masjids to cater for increasing number of Musallis* but also places for community gathering & religious education centre or Madrasa*. It is imperative that if we don't leave a strong legacy for our next generation along with proper Islamic culture then our future generation might face even bigger challenge than us to practice Islam.

2. Muslim Society in Sydney

The Muslim population in Sydney have number of different origins. A chart below shows Muslims from different backgrounds:

Chart 3: Muslim people in Australia by Community



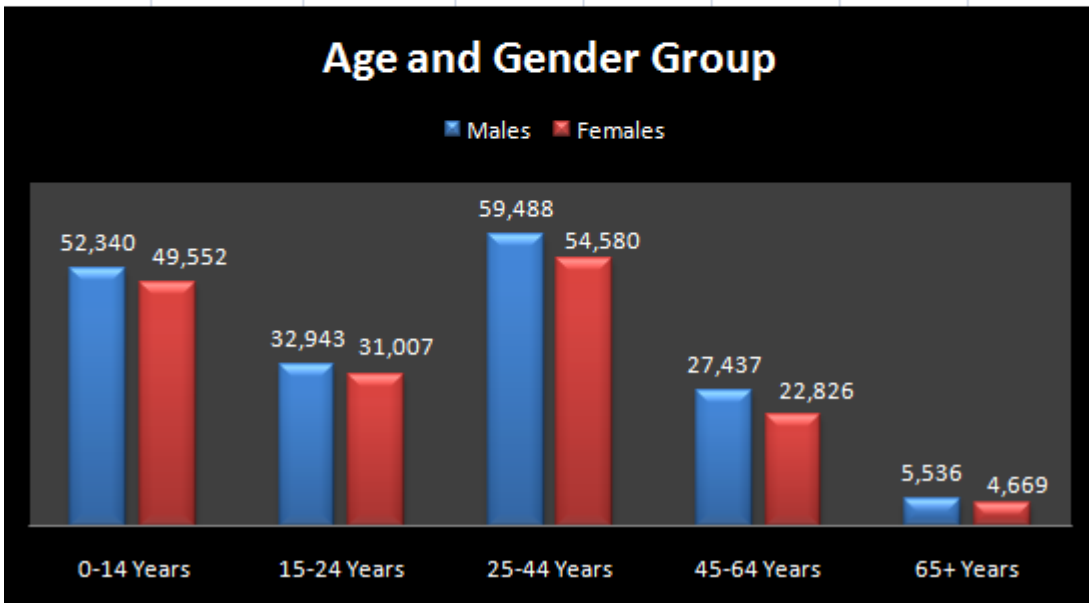
Country	Ratio
Australia	36%
Lebanon	10%
Turkey	8.50%
Bosnia-Herzegovina	4.00%
Afghanistan	3.50%
Pakistan	3.20%
Indonesia	2.90%
Iraq	2.80%
Bangladesh	2.70%
Iran	2.30%
Fiji	2.00%

[Ref: http://www.immi.gov.au/gateways/police/resources/_pdf/building_bridges.pdf]

Chart 4: Muslim Population by Age and Gender

Muslim Population By Age and Gender

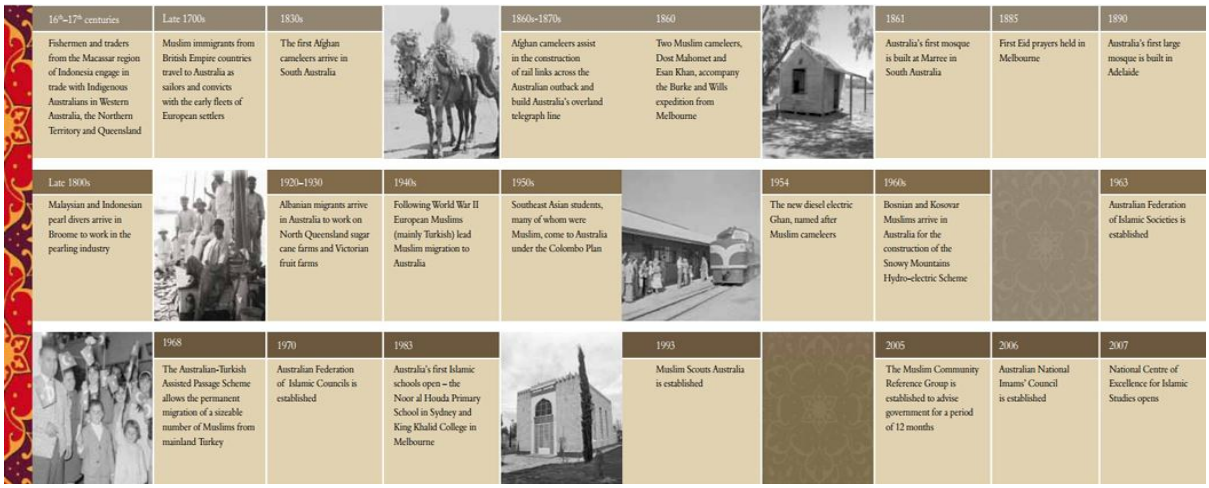
Age Group	Males	Females
0-14 Years	52,340	49,552
15-24 Years	32,943	31,007
25-44 Years	59,488	54,580
45-64 Years	27,437	22,826
65+ Years	5,536	4,669



[Ref: http://www.immi.gov.au/media/publications/multicultural/pdf_doc/Muslims_in_Australia_snapshot.pdf]

We also have our Muslim brothers and sisters working in number of important positions in Australia and also playing number of various important roles for the development of the community and the country

Picture: Throughout the years Muslim civilization in Australia



3.Challenges Faced By The society in Sydney

As mentioned earlier, despite of the number of Masjids have been established all around Sydney or New South Wales, some places of Sydney such as Lakemba which is one of the heavily populated Muslim suburbs of the capital, still faces strong need for more Masjid space. Most of the major masjids in Lakemba are compelled to organise two or at times three Friday prayers to accommodate the number of the Musallis coming for the prayer.

A great shortage of Hafeez E Quran and shortage of Islamic Scholars are also an agonising challenge that Sydney Muslim community is currently facing. During the Ramadan, Most of the Musalas or Masjids in Sydney either hire a Hafeez or an Aleem* from abroad or interstate to organise special Ramadan prayer called Qyamul Layl* or some of the places just can't even afford to organise it.

Apart from the above mentioned challenges, another biggest challenge our community in Sydney are facing is inadequate arrangement for our children to be educated in Deen* or to become Hafeez* or Aleem*. Though not always easy, number of Students from Sydney is still travelling to Asia or South Africa or UK or Shift state to Melbourne to become Maolana* or Mufti*. Unfortunately, Due to the cost factor and no support from the government, despite of full willingness number of parents can't afford to send their children to pursue such noble studies in overseas or interstate.

3.1 Challenges Faced by the Adults:

It is the immense mercy of ALLAH SWT that the matured Muslim population of Australia are also feeling the need of acquiring religious education to practice Islam in every aspect of life. Especially Female Muslim population, new Muslims and young to mid age generations are very keen to learn Quran and Hadith properly. Again the urge of these people are not getting fulfilled properly due to the shortage of proper place and initiatives.

3.2 Challenges Faced by Youth:

It is a very clear fact that growing up in a Western Society while holding Islam close to your chest is no less than fighting a religious war. The different illicit attractions of the current society are continuously ushering our young generation to diverge from the sacred religious practices and to potentially move towards religious disaster. In this circumstance, proper places of religious gathering & teaching could savvy this young generation by enlightening their heart by the teaching of Quran and Sunnah and also by engaging them in various religious welfare & activities.

4. Communities Initiative

Our Lord ALLAH SWT who is most the merciful and the most beneficent has put this realisation into the heart of the dedicated Muslims of all around Sydney and has jolted them with an awakening thought that its about time to unitedly take an initiative to establish a place where number of religious activities can be undertaken and all of the above challenges can be dealt with. After a long time of search and after making a lot of supplication to our LORD, Our LORD the most merciful and the most gracious has bestowed upon us with a potential place in Lakemba which can be utilised as a place of many religious activities.

4.1 Proposed Place:

4.1.1 Background of the property:

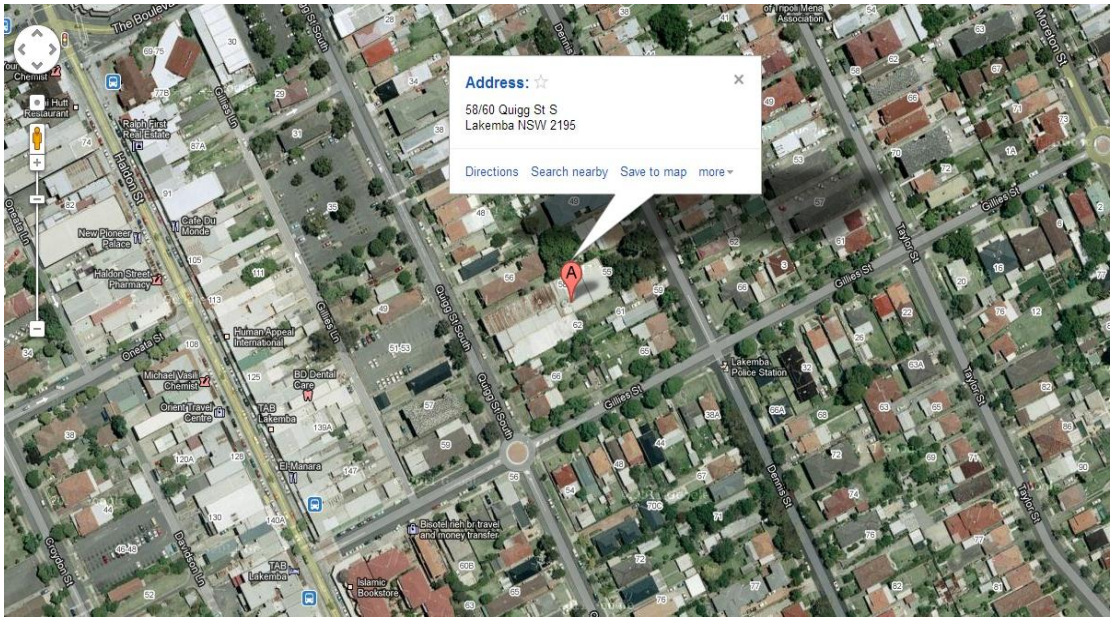
Our Muslim community in Sydney have been looking for a place which is suitable for our purpose (can be used as a masjid, religious education centre or place of community gathering) for a long time. The first time when some of our dedicated members of the community saw the proposed property, they intended to lease the property as the property had been left vacant for over four years. After being refused by the owner to rent the property, community decided to purchase the property and made an offer to the owner. Almost after 18 months of making the first offer by the community members, owner of the proposed property decided to sell and directly approached the community members. After initial consideration & discussion and performing supplication to ALLAH SWT, Community made the final offer towards the acquisition based on the valuation carried out by an expert commercial valuer.

4.1.2 Description of the property:

The proposed property which Darul Ulum Sydney Incorp are looking at acquiring is located at 58-60 Quigg street Lakmeba. Few pictures and the location of the property are mentioned as below:

Picture of the property

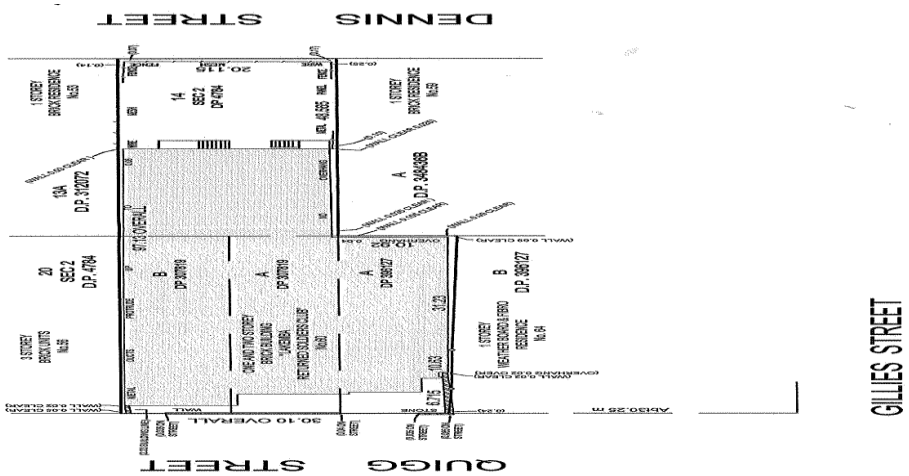
Location of the property



The total land size of the property is approximately 2500sqm. It has a three storied solid brick establishment which includes under ground car park and massive storage rooms. The first floor of the establishment is approximately 2000Sqm and combine floor area of all three floors will exceed 4000sqm. The establishment can easily accommodate up to 5000 people at one time.

Diagram below gives a fair idea about the vastness of the property:

Pictures: Vastness of the property



4.1.3 The features of the property:

The proposed property is located at a very prominent location of Lakmba. It is approximately 5 mins walk from the train and other public transport and it also has lot of car parking facilities close by. The property also has three entrances and a huge back yard. Ground floor of the property has four massive halls and long corridor. The First floor has four humongous rooms and a huge dining area. The property also offers a large basement car parking area with huge storage facilities. Please refer to "Appendix A" to have a visual understanding of these rooms, halls and car park facilities.

4.1.4 Appropriate Zoning:

The property is currently zoned as 2c, which means this property can be used for community centre, public place of worship, education establishment, hostel, child care and number of other purposes subject to council's approval. The details of the "purpose of use" relevant to the proposed property are attached under Appendix section of the report.

Land Use Zone

RESIDENTIAL 2(c)

Purposes for which development may be carried out without consent:
Home occupation; recreation area ancillary works; resident commercial vehicle parking; utility undertaking.

Purposes for which development may be carried out only with consent:
Boarding house; child care centre; dual occupancy; dwelling house; educational establishment; exhibition home; health consulting rooms; home business; hospital; identified development; local shop; multiple unit housing; place of worship; public building; public parking; recreation area; road; subdivision; telecommunications facility; town houses; villa homes.

Purposes for which development is prohibited:
Any other purpose.

A Snapshot of Zoning details from Environmental planning report.

4.1.5 Cost of the property:

The total cost of the proposed project is mentioned as below:

Total purchase price of the property: AUD $1,800,000
Total GST(10%): AUD $180,000
Total Government & Legal cost: AUD $185,000

Total Cost of the project is : AUD $2,165,000

A deposit of 5% has already been paid towards the purchase to complete the exchange of the contract. Please refer to the APPENDIX B to find the attached copy of the exchanged contract.

Following Sales evidence were used as basis for determining the price of the proposed property:

SALES EVIDENCE ADDRESS	DATE	PRICE
51-53 Quigg Street, Lakemba Approximately 1465 square metre block of land. Sealed. Parking.	03/06/2008	$1,195,000
45 Quigg Street, Lakemba A single storey, brick commercial building with a tile roof, about 70 years old. Double garage. 977 square metre block of land (approx).	08/09/2011	$1,565,000
857 Canterbury Road, Lakemba A single and two storey, commercial brick and veneer buildings with a deck and low pitched corrugated steel roof, about 30-40 years old. Large open parking areas. 2080 square metre block of land (approx).	07/05/2010	$1,900,000
925-941 Canterbury Road, Lakemba A three storey brick commercial building with a deck roof, about 25-35 years old. Basement parking 52 spaces approximately 1216 square metres. Building approximately 1350 square metres. 1880 square	23/04/2009	$2,100,000

5. Strength of this project

If successful by the mercy of ALLAH SWT, this project will produce following benefit to the community:

- **The establishment can hold large number of gathering; therefore Friday prayer can be performed in much relaxed and proper manner.**
- **Lakemba being only 20 mins travel from the city, more working people can easily perform their every day prayers as well as the Friday prayer conveniently.**
- **A large number of religious education sessions can possibly be run at one time.**
- **Students (Male/Female) can pursue their career to become an Islamic Scholar or a Hafeez*.**
- **Existing Aleems and Hafeez can maintain their career in the same field and will not loose their knowledge and skills by choosing a different career path to earn livelihood.**
- **Funeral prayers and dua* can be performed adequately & properly.**
- **Youth and adults can equally be engaged in learning Quran and Hadith properly.**

These are some of the apparent benefit of this project which community will enjoy right from the beginning; however this project will also have long term impact which might even device a bigger Islamic revolution in Australia.

6. Weakness of this Project

This project is reliant upon council's permission and available funding. However considering the Zoning and demography of Lakemba, obtaining council approval will comparatively be easy due to the community demand. In addition to this Inshallah* if ALLAH SWT approves funding or zoning, none of these problems can be an obstacle for the project.

7. Conclusion

With the ever growing Muslim population of Sydney, this project carries a great benefit for us as a community. By the Mercy of Allah SWT this project will bring about enormous success to our community as well as a great legacy for our generation to come.

As we all know any contribution to this project will be counted as SADQA JAR'IAH*, a donation which will keep generating means of good deed even after our death. Nevertheless we should make our best effort for this project only for the sake of ALLAH SWT. This is a necessity for the Muslim community of Sydney; therefore it becomes a great responsibility for every single Muslims who will come across this project to do their best to contribute and to encourage other Muslims in the family and in the community to do the same. As we know whatever we own belongs to ALLAH SWT and he is the richest and not in need of us. Rather it's us who are in need of his mercy and his blessing.

Our dear brothers and sisters lets not forget we carry the legacy of our beloved Prophet (SWS) and his great companion who were ready to sacrifice everything including their lives for the sake of ALLAH SWT and now the time has come for us too. We now need to follow the foot steps of our beloved prophet and his companions, so that when we stand in front of Allah SWT, we could greatly hope for his forgiveness& his pleasure & thus be granted with Paradise being our final abode.

APPENDIX A

30.11.2012 16:16

30.11.2012 16:11

30.11.2012 16:10

30.11.2012 16:12

30.11.2012 18:14

30.11.2012 18:14

30.11.2012 18:14

30.11.2012 18:18

30.11.2012 18:22

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APPENDIX B

HARRISON FRIEDMANN & ASSOCIATES PTY LTD
INCORPORATING THE PRACTICE OF **MICHAEL J. STYNES** ABN 69 001 953 331

SURVEYORS, ENGINEERS, PLANNERS,
BUILDING, ENVIRONMENTAL & BUSHFIRE CONSULTANTS
WATER SERVICING CO-ORDINATOR FOR SYDNEY WATER

DIRECTORS:
R.G.HARRISON J.P. B.SURV.,F.I.S. NSW.
REGISTERED SURVEYOR, NSW & QLD

P.D.WRIGHT B.SURV.,M.I.S. NSW
REGISTERED SURVEYOR, NSW.

D.J.TREMAIN B.SURV.,M.I.S. NSW.
REGISTERED SURVEYOR, NSW

CONSULTANTS:
P.G.FRIEDMANN
B.SURV.,DIP H. & N.P.,M.I.S. NSW
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365 PRINCES HIGHWAY
CARLTON NSW 2218

PHONE: (02) 9546 2377
FAX: (02) 9546 4418

DATE: 29th May 2012
REF: 42518DT IDENT

The Manager
Bulldogs League Club Ltd.
C/- Global Projects
P.O. Box 6586
SILVERWATER DC NSW 1811

Dear Sir,

RE : **NO. 60 QUIGG STREET, LAKEMBA**

Following instructions from Mr. Alex Kounsavat of Global Projects NSW P/L I have made a survey for identification purposes and the following report is now provided for your private use and should not be relied upon for any other purpose. The boundaries have not been marked. Further survey, boundary marking and set out, will be required if any construction work is undertaken on or near the boundaries.

I have surveyed the whole of the external boundaries of the land comprised in Certificate of Title Folio Identifiers 14/2/4784, A/307819, B/307819 and A/396127 being Lot 14 Section 2 in Deposited Plan No. 4784 and Lots A and B in Deposited Plan No. 307819 and Lot A in Deposited Plan No. 396127 in the Local Government Area of Canterbury, Parish of St. George, County of Cumberland and shown edged red on the accompanying sketch.

Upon the land and substantially within the boundaries thereof stands a one and two storey brick building with metal roof, known as No. 60 Quigg Street. Offsets of walls and roofs from boundaries are as shown upon the sketch. The roof overhangs the southern boundary by up to 0.02 metres whilst metal ducts overhang the northern boundary by up to 0.06 metres.

The boundaries of the land are partly fenced as indicated. Title dimensions, together with further particulars, sufficient for the purpose of identifying the subject land, are clearly indicated on the sketch.

There are no Covenants or Easements noted on the Certificate of Title.

Apart from minor fencing irregularities as mentioned and shown on the report, there are no further visible encroachments either by or upon the subject land. Investigations have not been carried out to determine if there are any subterranean encroachments.

Yours faithfully,
HARRISON FRIEDMANN & ASSOC. PTY LTD

D.J. Tremain
Surveyor Registered under the Surveying & Spatial Information Act 2002

JAS-ANZ

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Contract for the sale of land – 2005 edition

TERM	MEANING OF TERM		
Vendor's agent	Knapton & Co Pty Limited 46 The Boulevarde Lakemba NSW 2195 Ref: Luke Knapton	Phone Fax	+61 2 9750 3999 +61 2 9740 5001
Vendor	**Canterbury League Club Limited (ACN 000 191 248)** (formally known as Bulldogs League Club Limited) 26 Bridge Road Belmore NSW 2192		
Vendor's Solicitor	DLA Piper Australia Level 38, 201 Elizabeth Street Sydney NSW 2000 DX 107 Sydney	Phone Fax Ref	+61 2 9286 8000 +61 2 9283 4144 Tim L'Orange
Completion date	12 April 2013(clause 15)		
Land (Address, plan details and title reference)	58-60 Quigg Street South, Lakemba NSW 2195 Lot A in DP396127, Lot 14, Section 2 in DP4784, Lot A in DP307819 and Lot B in DP307819		
	☒ VACANT POSSESSION ☐ subject to existing tenancies		
Improvements	☐ HOUSE ☐ garage ☐ carport ☐ home unit ☐ carspace ☐ none ☒ other: One and two storey brick building		
Attached copies	☒ Documents in the List of Documents as marked or as numbered: ☒ Other documents: As disclosed in Schedules List		

A real estate agent is permitted by *legislation* to fill up the items in this box in a sale of residential property.

Inclusions	☐ blinds	☐ curtains	☐ insect screens	☐ stove
	☐ built-in wardrobes	☐ dishwasher	☐ light fittings	☐ pool equipment
	☐ clothes line	☐ fixed floor coverings	☐ range hood	☐ TV antenna
	☒ other: Refer to Schedule [6]			
Exclusions	Refer to Schedule [6]			
Purchaser	Darul Ulum Sydney Incorporated ABN 63 692 631 530			
Purchaser's solicitor	F C Bryant Thomas & Co PO Box 116 ROCKDALE NSW 2216		Phone: +61 9567 0288 Fax: +61 9599 1257 Ref: Kenneth Charles Thomas	
Price	**$1,800,000.00**			
Deposit	$ 90,000.00		(5% of the price, unless otherwise stated)	
Balance	$1,710,000.00			
Contract date	4 December 2012		(if not stated, the date this contract was made)	

See Execution Page

Vendor **Witness**

See Execution Page

~~GST Amount (optional)~~
~~the price includes~~
~~GST of $~~

Purchaser ☐ JOINT TENANTS ☐ tenants in common ☐ in unequal shares **Witness**

Tax information (the parties promise this is correct as far as each party is aware)

Land tax is adjustable	☐ NO	☒ yes	
GST: Taxable supply	☐ NO	☒ yes in full	☐ yes to an extent
Margin scheme will be used in making the taxable supply	☒ NO	☐ yes	

This sale is not a taxable supply because (one or more of the following may apply) the sale is:

- ☐ not made in the course or furtherance of an enterprise that the vendor carries on (section 9-5(b))
- ☐ by a vendor who is neither registered nor required to be registered for GST (section 9-5(d))
- ☐ GST-free because the sale is the supply of a going concern under section 38-325
- ☐ GST-free because the sale is subdivided farm land or farm land supplied for farming under Subdivision 38-O
- ☐ input taxed because the sale is of eligible residential premises (sections 40-65, 40-75(2) and 195-1)

HOLDER OF STRATA OR COMMUNITY TITLE RECORDS – Not applicable

EXECUTED AS AN AGREEMENT:

DATE: 4 December 2012

Vendor:

Executed by **Canterbury Leagues Club Limited ACN 000 191 248** acting by the following persons or, if the seal is affixed, witnessed by the following persons in accordance with s127 of the Corporations Act 2001:

.....	.....
Signature of director	Signature of ~~director~~/company secretary
BARRY WARD.	JONATHAN BRAIN
Name of director (print)	Name of ~~director~~/company secretary (print)

GLOSSARY OF TERMS

Word	Meaning
Aleem	Scholar of Islam
Hafeez	People who memorise Quran by heart
Inshallah	If Allah wills
Maolana	Religious scholar
Mufti	Person who posses highest level of religious degree
SADQA JAR'IAH	A good deed which will be attracting rewards even after death.
Zoning 2c	Land Use Zone **RESIDENTIAL 2(c)** **Purposes for which development may be carried out without consent:** Home occupation; recreation area ancillary works; resident commercial vehicle parking; utility undertaking. **Purposes for which development may be carried out only with consent:** Boarding house; child care centre; dual occupancy; dwelling house; educational establishment; exhibition home; health consulting rooms; home business; hospital; identified development; local shop; multiple unit housing; place of worship; public building; public parking; recreation area; road; subdivision; telecommunications facility; town houses; villa homes. **Purposes for which development is prohibited:** Any other purpose.
Inner West Sydney	Part of greater Sydney region. Sydney is the capital city of New South Wales
Qyamul Layl	Night prayer. Additional prayer after Isha prayer, usually performed in late night