

Proceedings of the meeting of Bangladeshi Seniors Forum

Date & Time: Sunday the 11th of October, 2015 from 10 am to 12 noon

Venue: Thai Water Front Restaurant, 2/5 Celebration Drive, Bella Vista

In attendance: 31 members of the Bangladeshi community living in and around Sydney

Agenda: Prospect of establishing a residential hub for Seniors of Bangladeshi origin.

Chaired by: Mr. Hel Mostafa Abdullah

Rapporteur: Kamrul Mannan Akash

Background:

This is the second of the community meetings of senior Bangladeshi migrants living in and around Sydney. The first one took place on June 14, 2015 and was attended by about 26 members at the same venue as stated above. The objectives of the meeting were; to set up a forum of seniors of Bangladeshi origin to attain their common interest and goals. The second meeting of 11th of October primarily discussed the possibility and prospect of setting-up/development of a residential hub for independent living of seniors of Bangladesh origin. The Forum also organised a Family Day Picnic for the Bangladeshi community on August 16, 2015 at the Charlie Bali Reserve at Doonside. It was participated by more 200 members of the community.

The first meeting held on June 14, 2015 nominated an Adhoc committee of following seven individuals to carry forward the business of the proposed forum.

- ✓ Mostafa Abdullah
- ✓ Dr. Abdul Haq
- ✓ Kamrul Mannan
- ✓ Dr. Ayaz Chowdhury
- ✓ Yunus Ali Mondal
- ✓ Dr. Shahidur Rahman
- ✓ Abu Taher Harun

Discussions:

1. A suitable property needs to be identified and procured which could accommodate between 50 to 100 independent dwelling blocks with communal facilities such as community centre, sports and recreational facilities and as such. The location of the property ideally should be such that the completion of the project should be within the time limit of 5 to 7 years.
2. A property for such purpose has to be procured under one single title (legal entity). Such a legal entity is to be created where all of the prospective owners of residential blocks will be partners/shareholders of equal standing.
3. Each of the partners/shareholders will contribute the same amount of fund towards the cost of purchase, stamp duty, administrative, development and any other costs. A rough estimate of such costs, considering the prospective properties could be; 70,000 for land, and approximately 200,000 to 300,000 for development after subdivision of the land is approved by the Council.
4. It is assumed that each individual will be responsible for arranging his/her own fund in whatsoever manner he/she finds suitable, for purchase of the proposed property.
5. After the blocks are ready for allotment, independent professional Valuation expert is to be engaged to assess the value of each plot considering its size, location and other factors. The sum total value of all the plots is to be equal to the total cost of purchase and development of the property. Individuals will be given the option to choose a plot of his/her liking. If there would be more than one aspirants for the same plot, it is to be decided by lottery for that plot. After the plots are allotted, legal title/ownership of the plot is to be passed on to the respective allottees of plots.
6. Common facilities such as community centre and etc. will continue to be owned by the legal entity formed to purchase the property. These facilities are to be administered by committee/agency elected/employed by majority of members vote. Appropriate terms of reference for such committee/agency to be established.
7. For a member or his/her legal heirs desiring to exit/leave/sale the property, a just and equitable Exit Procedure is to be established. However, it may be noted that community interest in such cases should take precedence over individual interest.

8. A legal entity for purchase of the property is to be created by employing a legal agency of repute. The same legal agency is to validate and/or establish every other rules and procedures adapted in relation to purchase, development, execution, administration and any such others.

Resolutions:

Following resolutions were adapted with the approval of all attending the meeting.

1. From among the Adhoc committee following were elected to be the office bearers shown against their names.
Mr. Hel Mostafa Abdullah – President
Mr. Kamrul Mannan – General Secretary
Dr. Abdul Haq - Treasurer
2. “Bangladeshi Seniors Forum Sydney” is to be registered with Fair Trading as a community welfare organisation.
3. A bank account in the name of the organisation is to be opened.
4. The account is to be operated with joint signature of any two office bearers named above.
5. Individuals interested in the purchase of a dwelling plot are to deposit \$1000 in the said account as seed money for administrative procedures to establish the legal entity, which is to be the owner/buyer of the project land.