



Sinhalese Cultural Centre Plan

SINHALESE CULTURAL CENTRE PROPERTY ACQUISITION – COMMUNITY BRIEFING

ZOOM CONFERENCE, SUNDAY THE AUGUST 16TH, 2020, 7:30PM



Our Agenda



- Welcome
- Introduction
- Introducing the Sinhalese Cultural Centre & Current Status – 10 min
- Current Status - Property Acquisition – 10 min
- Feedback, questions and answers – 30 min
- Conclusion



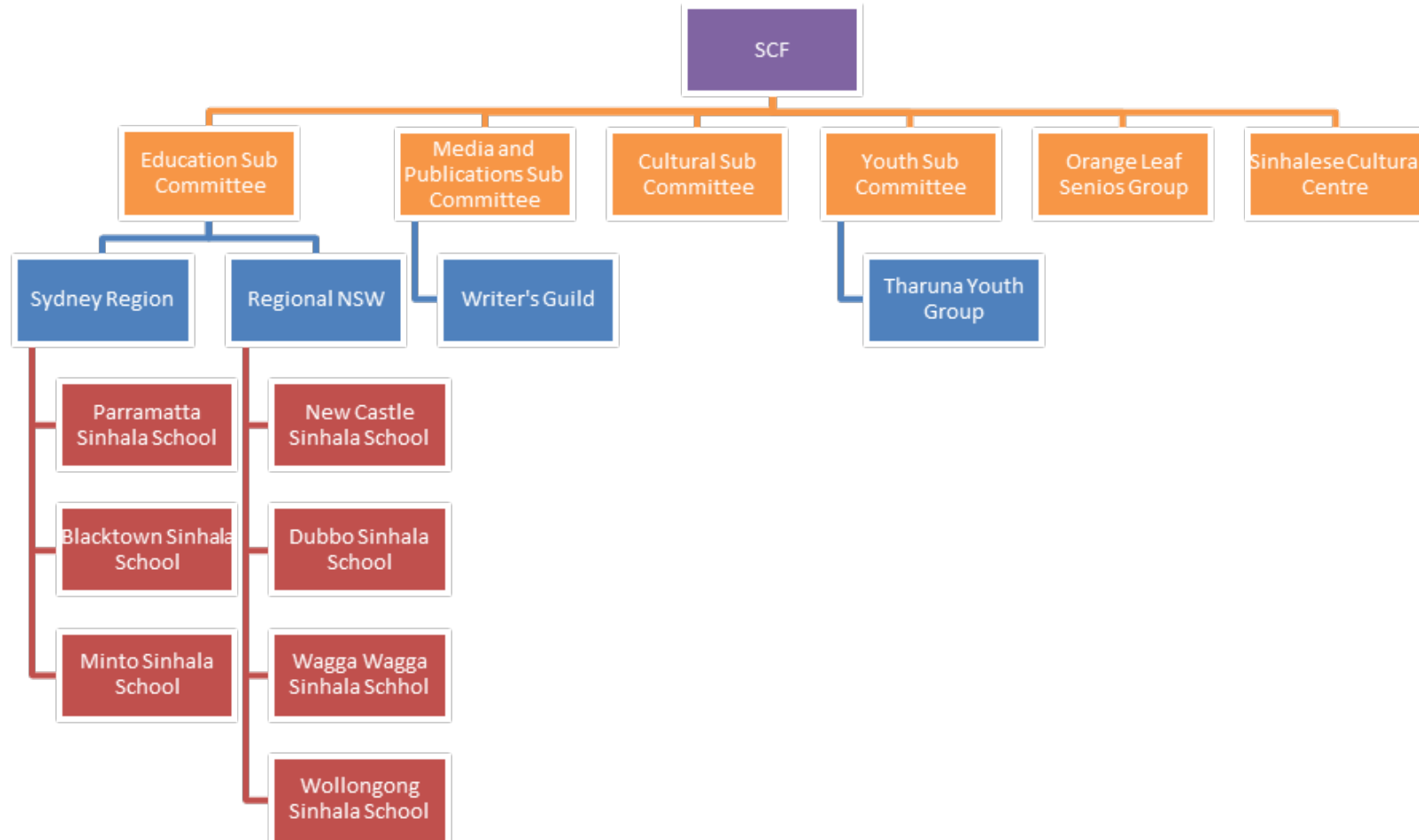
About Sinhalese Cultural Centre



- Established in 2015, by the Sinhalese Cultural Forum
- Not-for-Profit Company
- SCC is a registered Charity in Australia
- SCC gained the Deductible Gift Receptient (DGR) Status from 12th November 2018 => All donations to Public Fund are tax deductible
- Large effort in the last few years to achieve the Objective



SCC within SCF Organisation





Need of a Cultural Centre

- Permanent place to facilitate activities of cultural importance and social interaction
- Need of a community hub for our community
- Permanent place for the SCF and the sub-organisations such as Sinhala Schools, Tharuna Youth Group, Seniors Group, Writer's Guild etc
- Many community organisations, many activities, but no permanent place of our own
- Many communities have multiple such facilities, not us yet!
- As mostly 1st generation Sri Lankan Australians, we need to fulfil this **for our community and future generations**



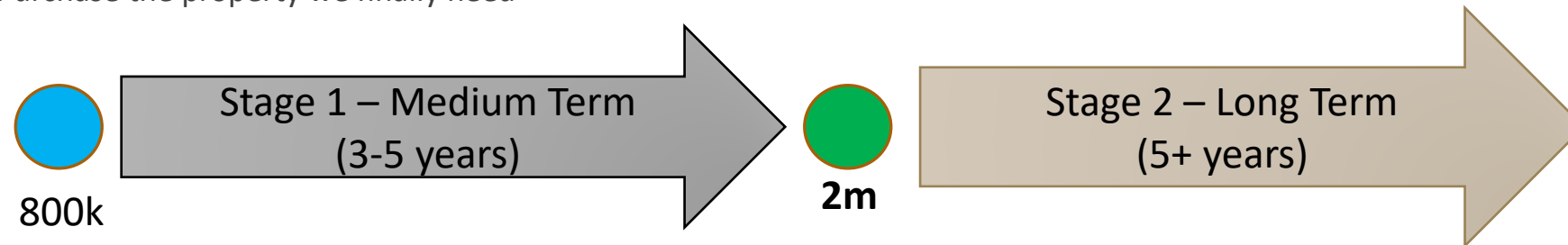
Plan on a Page

Number of key factors to consider

- Needs to be a viable plan
- Financing is the key driver
- The risk needs to be acceptable

Adopt a two stage process to get where we want to be

- Purchase a low value property at a suitable location (e.g. value: \$800k, 600-800 Sqm land with old house in a low cost suburban area)
- Establish the Cultural Centre and operate for few years in lower scale
- Pay-off the mortgage and generate the equity
- Purchase the property we finally need





Stage 1 – We have Initiated!

SCC is in Contract to Acquire a property in Seven Hills

- Address: 28 Cacia Avenue Seven Hills
- Land : 711 SQM
- Old House – 5 bed rooms (small) + +
- Adjacent to parks, foot/cycle tracks and other amenities (Council Property)
- Public Transport – 850m to Seven Hills Station, 250m to busses
- Price - \$780K
- 90 – days Settlement





Stage 1 – We have Initiated! ...





Financing the Property

- CBA Loan Approved – 80% finance (\$624K)
- Stamp Duty Exemption is expected, but not certain
- SCC current cash reserves : 130K+
- **We have a deficit of \$60K**
- JanaShakthi is the key fundraiser
 - Currently 28 members – raised \$60K
 - Expect to grow in the coming weeks
- A Crowdfunding is planned
- All donations are Tax Deductible
- Other beneficiary organisations such as Sinhala Schools are expected to contribute & participate

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Centre for All Sri Lankan Community

The Sinhalese Cultural Centre is acquiring a property to establish the "Sinhalese Cultural Centre"

Seven Hills- Central to where our community is living, It is adjacent to parks, foot/cycle paths and amenities, Close to public transport, potential for future.

28 Cacia Avenue, Seven Hills

Your support is vital at this moment!

You can financially support through

- Direct Donations
- Jana Shakthi Contributions
- Crowdfunding Project

ALL DONATIONS ARE TAX DEDUCTIBLE

For details please join live **zoom** meeting
Sunday 16th Aug 2020 7.30 pm

Meeting ID 897 1703 5940 Password 804079

Contact
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Establishing the Cultural Centre



Our plan to establish the Sinhalese Cultural Centre

- Property is under a lease presently. Lease expires in September.
- Continue the lease until we are ready financially
- Modify the property with lower cost to suit the small scale Sinhalese Cultural Centre
 - Hall (50 person)
 - Kitchen
 - 2 x Bathrooms
 - Office + Storage
 - 7 x Carparking lots on-site
- This is the starting point!
- Negotiate with the Council – a large potential!
- Sustainment programs are planned – Many options
 - Hire facilities – Community rates
 - Fundraising activities (Food fairs, events etc)
 - Community contributions to maintain (approx. cost \$100 per day)



How Can You help?



Let's look at how you can be part of Sinhalese Cultural Centre!

- Be a JanaShakthi Contributor!
 - Minimum \$1000
 - Very flexible contributions
 - Just the intention – not a commitment
- Give any general donation – Just donate to our Public Fund
- A Crowdfunding project – coming soon!
- **All the Donations are Tax Deductible!**
- You supported us so far to get here – Let's continue and be successful in our acquisition together!



Further Questions





Conclusion – Virtual Meet and Greet!

