

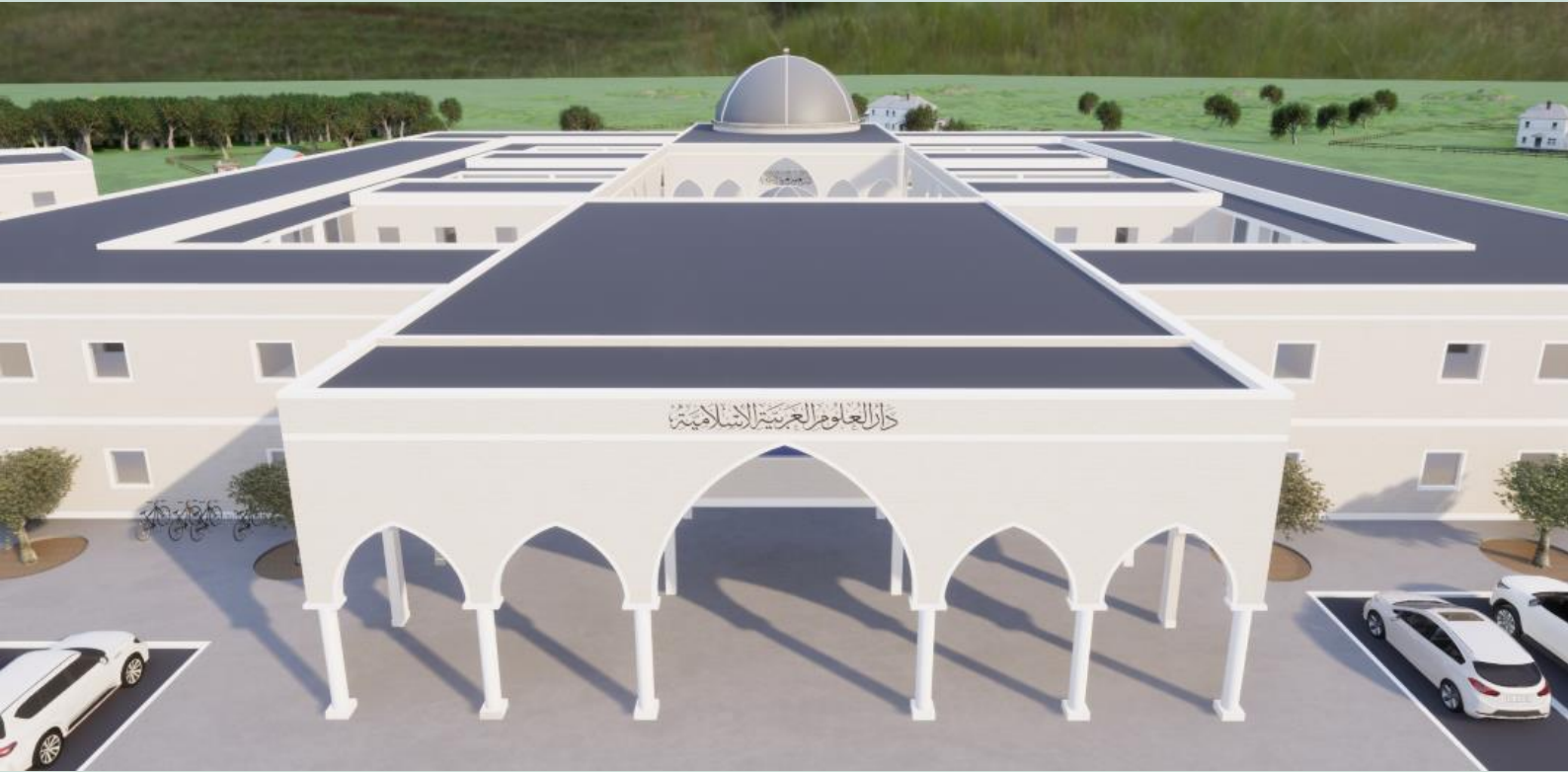
دَارُ الْعُلُومِ الْعَرَبِيَّةِ الْإِسْلَامِيَّةِ

DĀR AL-‘ULŪM

AL-‘ARABIYYAH AL-ISLĀMIYYAH

STRAND, CAPE TOWN, SOUTH AFRICA

سِتراند - كيب تاون - جنوب إفريقيا



our new development

2024/1445

On the authority of Abu Hurairah (RA),
the Messenger of Allah (SAW) said,

*“When a person dies, his deeds come to an end except
for three: **Şadaqah Jāriyah (a continuous charity)**,
knowledge from which benefit is gained,
or a righteous child who prays for him.”*

[Muslim]



Dār al-‘Ulūm al-‘Arabiyyah al-Islāmiyyah (DUAL) was founded by the late Mufti Ṭaha Karaan in 1996 to be an institution of higher Islamic education. From our institution came the seeds that gave birth to the range of institutions that have revolutionized higher Islamic education both locally (mostly in the Western Cape) and abroad (Malaysia, Sri Lanka, Malawi, Australia, Philippines, and Canada).

This brochure serves to provide information regarding the development of the new DUAL institute in Strand, Cape Town, and provides a breakdown of the scope, phasing, and estimated costs of the project.

AlḥamduliLlāh, our building plan was approved by council on 30 April 2024, which concluded Phase 1 (the pre-construction phase) of the project. As part of Phase 1, the land was acquired, rezoned, and the development contribution and scrutiny fees paid. Majority of the initial and underground civil work was also completed, which included site preparation, bulk earthworks, and the installation of water, stormwater, sewerage, and cabling networks. To date, **~R11.6M** has been invested in this project.

We have now progressed to Phase 2, which comprises the construction of the East Wing of the School Building and will be able to accommodate our current student body. However, our approved building plan is only valid for 12 months; thus, we have until mid-April 2025 to raise the funds and commence construction. Phase 2 is estimated to cost **~R27.2M**.

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OUR INSTITUTE

History

Dār al-‘Ulūm al-‘Arabiyyah al-Islāmiyyah (DUAL) is the product of the vision, hopes and prayers of two great luminaries: Ḥaḍrat Ḥāfiẓ ‘Abdur Raḥmān Mia, the legendary ḥifẓ teacher of Waterval Islamic Institute (Mia’s Farm), and Mufti Yusuf Karaan, the first Cape graduate of Darul Uloom Deoband and, up to his passing in 2015, the Mufti of the Muslim Judicial Council. It was by their guidance and instruction that DUAL was founded by the pupil of the former and son of the latter, Mufti Ṭaha Karaan, in 1996.

It was Mufti Ṭaha’s vision, inspired by his mentor and father, to establish within the Western Cape an institution at which the study of Islam would be undertaken in a manner that serves the twin objectives of preservation and progress: preservation of the tradition, and progress in facing up to the challenges of the present age. Enclosed within this vision was the specific objective of becoming a centre of excellence in serving the needs of higher Islamic education in general, and, in particular, that of the Shāfi‘ī madhhab to which the people of this region largely subscribe.



During the first five years of its existence, DUAL operated from rented residential premises in Croydon, Faure. Growth in numbers created the need for alternative premises, and in the year 2000, a 4.5-hectare piece of land in Firlands, Helderberg was found. A 1000 m² temporary structure was erected and subdivided into classrooms, an office, library, muşalla-cum-dining area, ablution block, dormitory, and kitchen.

During the 24 years that the institute has been at this premises, attempts at having the land rezoned for the development of permanent structures were met with failure, mainly on account of the lack of municipal services (water and sewerage) in the area. To this date, the institute still does not have access to clean running water, thus water for drinking and cooking purposes must be trucked in regularly. Borehole water, which is unfit for human consumption, has been used for ablution and sanitation purposes for the past 24 years. Furthermore, many funds were depleted towards environmental impact assessments and rezoning applications before it became unambiguously clear that rezoning the land remains unfeasible until large-scale development comes to the area.

Departments

The Dār al-‘Ulūm operates the following programs and departments:

The Foundational Program This separately certificated program runs over two years and is designed to provide competence in the Arabic language, and efficient introductions to the full range of subject fields. It may be taken on its own or as a steppingstone to the ‘Ālimiyyah program.

The ‘Ālimiyyah Program This four-year course traverses the spectrum of traditional Islamic studies, covering: Fiqh and Uṣūl al-Fiqh (substantive Islamic law and source methodology); Tafsir and ‘Ulūm al-Qur’ān (Qur’anic exegesis and sciences); Ḥadīth and ‘Ulūm al-Ḥadīth (Prophetic tradition and its critical methodologies); ‘Aqīdah and ‘Ilm al-Kalām (creed and theology); Tajwīd (Qur’anic orthoepy); and History

The Tahfīz Department The memorization of the Holy Qur’an is the bedrock of any traditional Islamic institution. This tradition, for which the Western Cape was once renowned in South Africa, is well represented at our Dār al-‘Ulūm.



The Female Branch (DUAI Ināth)

Recognition of the need for female students to have access to traditional Islamic studies led us to initiate a branch for females that is academically on par with its male counterpart. Unique about the female branch, which is situated closer to the City of Cape Town in a wholly separate campus, is that its teaching staff is exclusively female – thus allowing female scholarship to develop and grow to its full potential.

Achievements

The difficulties and challenges of premises notwithstanding, the institute has over the past two decades managed to achieve several milestones:

Library

The pride of our institution is its extensive library, initiated through an initial waqf donation, built up over 20 years and presently unequalled as an Arabic research facility in the Western Cape.

Syllabus

Taking its cue from the syllabi in operation in various parts of the Muslim world, and considering the challenges of the 21st century, a syllabus was developed at the institute that, while firmly and unequivocally rooted in tradition, also recognizes contemporary needs, and actively seeks to address them from an orthodox and traditional vantage point.



We are presently engaged with the Department of Higher Education and the South African Qualifications Authority (SAQA) for the recognition of our qualification on the National Qualifications Framework (NQF).

Graduates

Our graduates serve across the world in various capacities: teachers, imams and administrators. Besides South Africa, they serve in countries such as Malaysia, Philippines, Sri Lanka, Turkey, Zanzibar, Australia, and Canada. To date, we have produced 191 ‘ālims, 53 ḥufāẓ, and our first 2 ‘ālimahs from our female branch.

Affiliates

From our Dār al-‘Ulūm came the seeds that gave birth to the range of institutions that have revolutionized higher Islamic education in the Western Cape: Darun Na’im, Dar al-Turath al-Islami, Dar al-Mahamid, Dar al-Tafawwuq, Mizan Institute, Zahraa Institute, Qamar Institute, etc. Internationally, our students have gone on to establish affiliated institutes in Malaysia, Sri Lanka, Malawi, Australia, Philippines, and soon, Canada as well. Students from affiliated institutions often come to us in South Africa for the final two years of study.



Institutional Cooperation

Due to our expertise in areas such the Shāfi‘ī madhhab and co-operation with certain heterodoxies, and with the adaption of traditional syllabi to 21st century needs, we are often consulted for advice and assistance to other institutes locally, nationally, and internationally.

Affiliated Programs

Usizo Da‘wah Mission

The Usizo Trust was founded solely for the purpose of supporting faith-based leadership in previously disadvantaged communities in the Eastern Cape region. This is done through supporting community leaders financially, thereby enabling them to focus their energies on da‘wah and providing supportive care to their respective communities. The community leaders have all completed a full ‘Ālim Fādil course and are deployed to their rural ancestral villages to spread the teachings of Islam.

Maḥajjah Institute

An institute founded by Mufti Taha Karaan dedicated to research, translation, publication, and training on the phenomenon of Shī‘ism. It provides expert training to graduate ‘ulamā’ and disseminates information to the public regarding Shī‘ism.



OUR NEW DEVELOPMENT

Our New Premises

When it eventually became apparent that the rezoning of the land which the institute has occupied for 24 years would not be feasible due to municipal obstacles, an alternative premises was sought and a search for alternative premises in the Helderberg basin was undertaken.

We entered negotiations for several portion of land and successfully acquired a 4.3-hectare portion for **R4,250,000** in 2018. It is located at 55 Firlands Minor Road, Gordon's Bay, Cape Town – adjacent to Greenbay Eco-Estate (a Balwin Properties Development).

Project Scope

The project consists of the development of the new DUAI campus, comprising the construction of two new structures:

School Building An 8000 m² two-storey building which includes a masjid, library, ablution facilities, 40 bedrooms, 20 classrooms, admin offices, and a Seljuk-styled courtyard.

Dining Building A 2100 m² two-storey building consisting of a dining hall, large kitchen, cold room store, additional boarding, and recreation area.



Progress

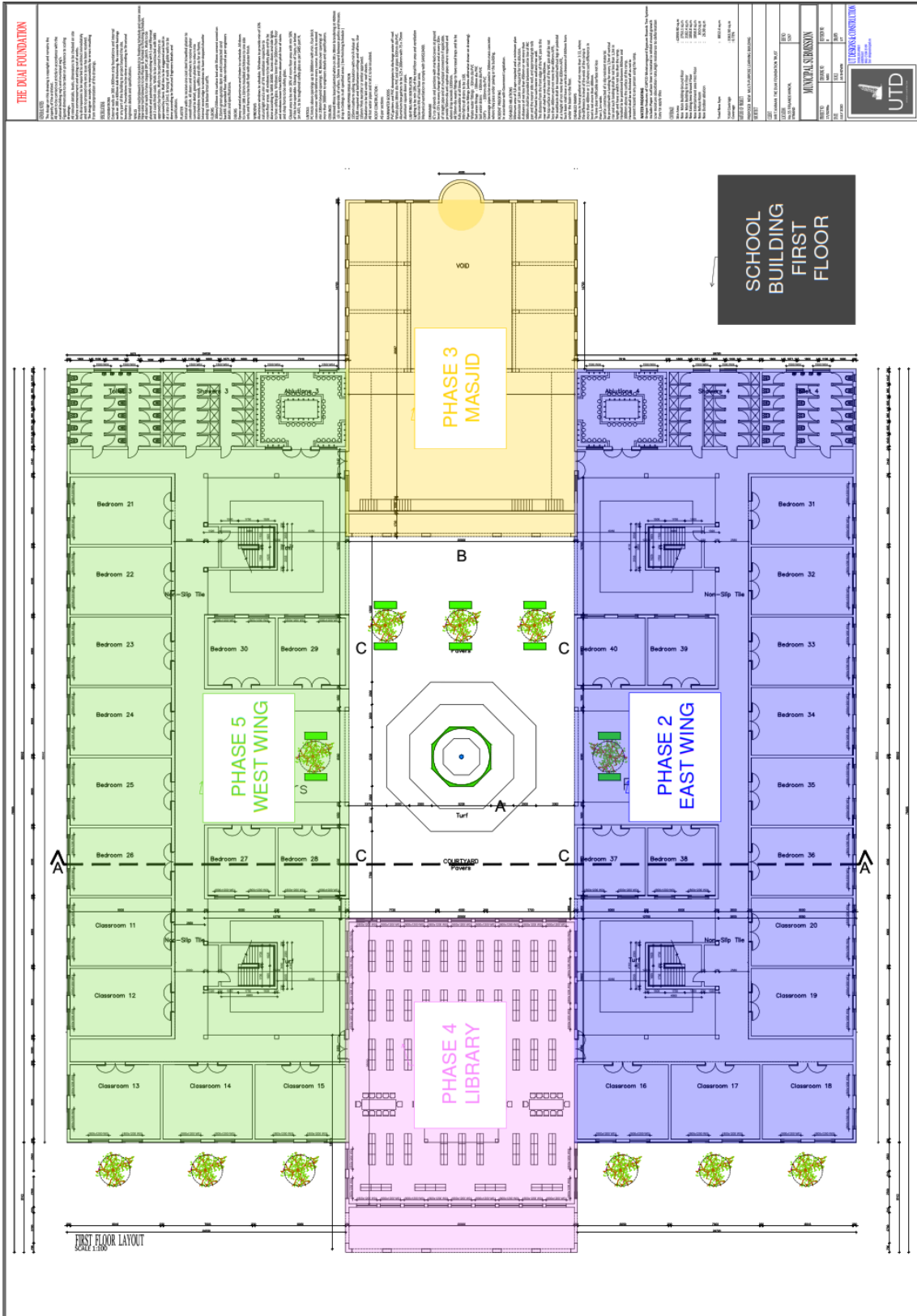
Due to the scale of the project, it will be executed in several manageable phases; with each phase consisting of several stages.

Phase 1 (i.e., the pre-construction phase) of the project was successfully completed with our building plan successfully approved on 30 April 2024. As part of Phase 1, the land was acquired, rezoned, and the development contribution and scrutiny fees paid. Majority of the initial and underground civil work was also completed, which included site preparation, bulk earthworks, and the installation of water, stormwater, sewerage, and cabling networks. To date, approximately **R11.6M** has been invested in this project during Phase 1.

We have now progressed to Phase 2, which comprises the construction of the East Wing of the School Building and will be able to accommodate our current student body. This will allow us to move to our new premises the soonest. However, our approved building plan is only valid for 12 months; thus, we have until latest mid-April 2025 to raise the funds and commence construction.

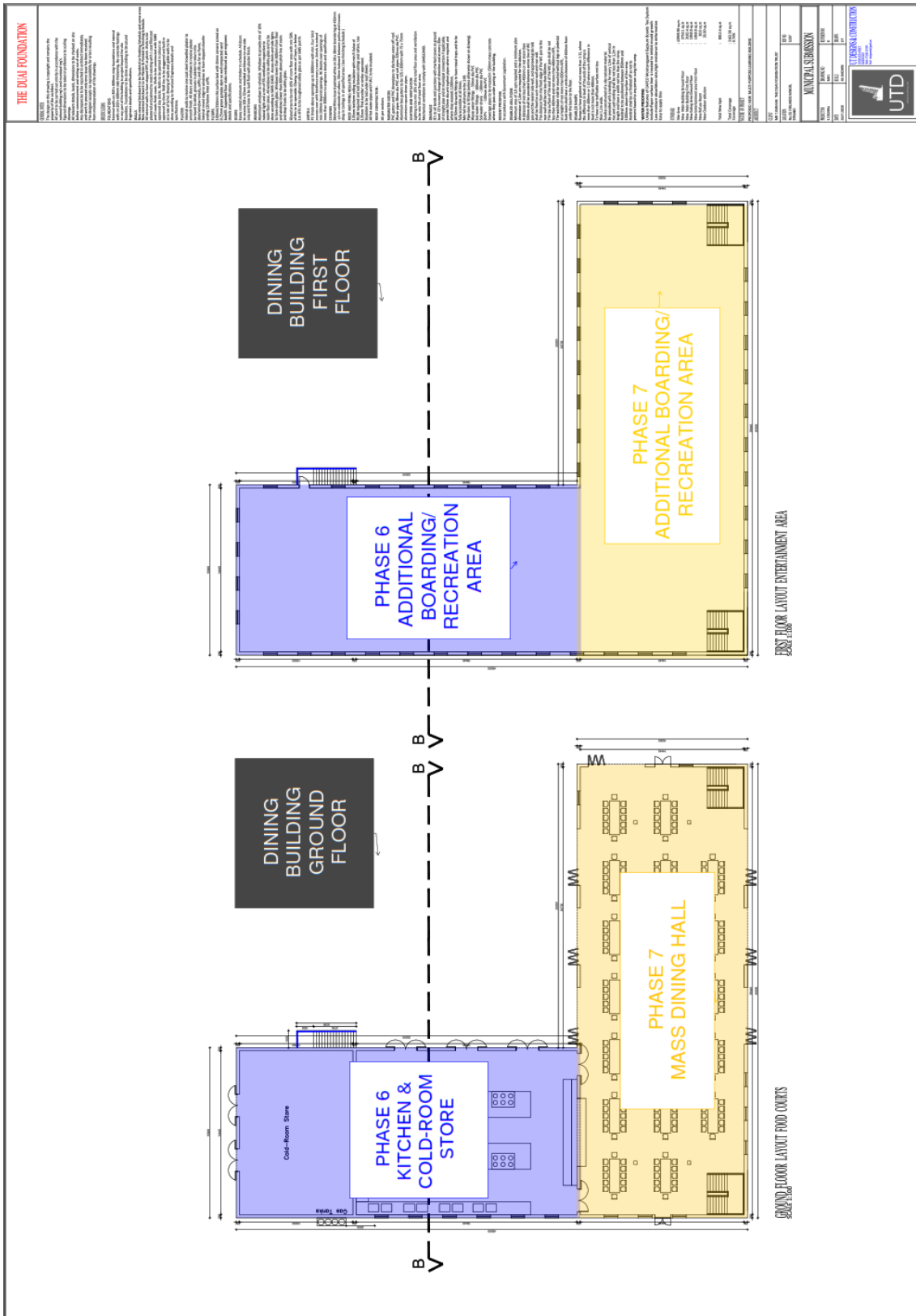
Phase 2 is estimated to cost approximately **R27.2M**, of which the construction of the substructure and ground floor (Stage 1) constitutes **~R3.4M**. The costs provided in this document are based on preliminary estimates developed by our quantity surveyors and includes complete construction with utility services and wall and floor finishes. Provisions for Preliminaries (20%), Building Contingencies (5%), Contract Escalations (8%), Professional Fees (18%), and VAT (15%) have also been included.

The phase breakdown for the project together with the stage and facility breakdown for Phase 2 is provided in the following sections.



School Building – First Floor – Phase Breakdown (4000 m²)





Dining Building – Phase Breakdown (2100 m² – 1050 m² per floor)

Project Cost Breakdown

Phase 1 Pre-construction	R11,547,380	COMPLETE
Phase 2 School Building East Wing	R27,221,761	FUNDRAISING
Phase 3 Masjid	R16,934,118	
Phase 4 Library, Offices & Entrance	R9,839,669	
Phase 5 School Building West Wing	R27,221,761	
Phase 6 Kitchen & Boarding/Recreation Area	R15,724,494	
Phase 7 * Dining Hall & Recreation Area	R14,847,607	
Phase 8 Remainder of Civils, Roads, Paving	R14,369,035	
Phase 9 Optional Extras	R14,049,717	
TOTAL		R151,755,543
BALANCE (TO BE RAISED)		R140,208,163

* Construction concludes with Phase 7 at a total estimated cost of **R123,336,791**.





School Building – First Floor – Phase 2 Breakdown (1350 m²)



Phase 2 Construction Cost – Facility Breakdown

10 Classrooms	R7,502,944	~R750K each
12 Large Bedrooms	R9,081,259	~R757K each
8 Small Bedrooms	R4,036,115	~R505K each
Toilets	R2,109,128	
Showers	R2,316,998	
Wudhu Facilities	R2,175,317	
TOTAL		R27,221,761

Phase 2 comprises 2700 m² of new development (1350 m² per floor), thus a cost of ~R10,000 per m²

Repurposed rooms:

- 3 classrooms will serve as the Masjid.
- 3 classrooms will serve as the Library.
- 2 small bedrooms will serve as the Staff Room.
- 1 small bedroom will serve as the Admin Office.
- 1 small bedroom will serve as the Tuckshop.
- All classrooms and ablution facilities to be on the ground floor to ensure maximum accessibility.
- First floor ablution facilities can serve as the interim Kitchen and/or Dining Area.



Phase 2 Construction Cost – Stage Breakdown

Stage 1 Substructure & Ground Floor	R3,392,356
Stage 2 Structural Frame	R5,277,687
Stage 3 Roof & External Envelope	R7,990,519
Stage 4 Internal Divisions, Plumbing, Electrical	R7,251,521
Stage 5 Internal Wall & Floor Finishes	R3,309,678
TOTAL	R27,221,761

Phase 2 comprises 2700 m² of new development (1350 m² per floor), thus a cost of ~R10,000 per m²

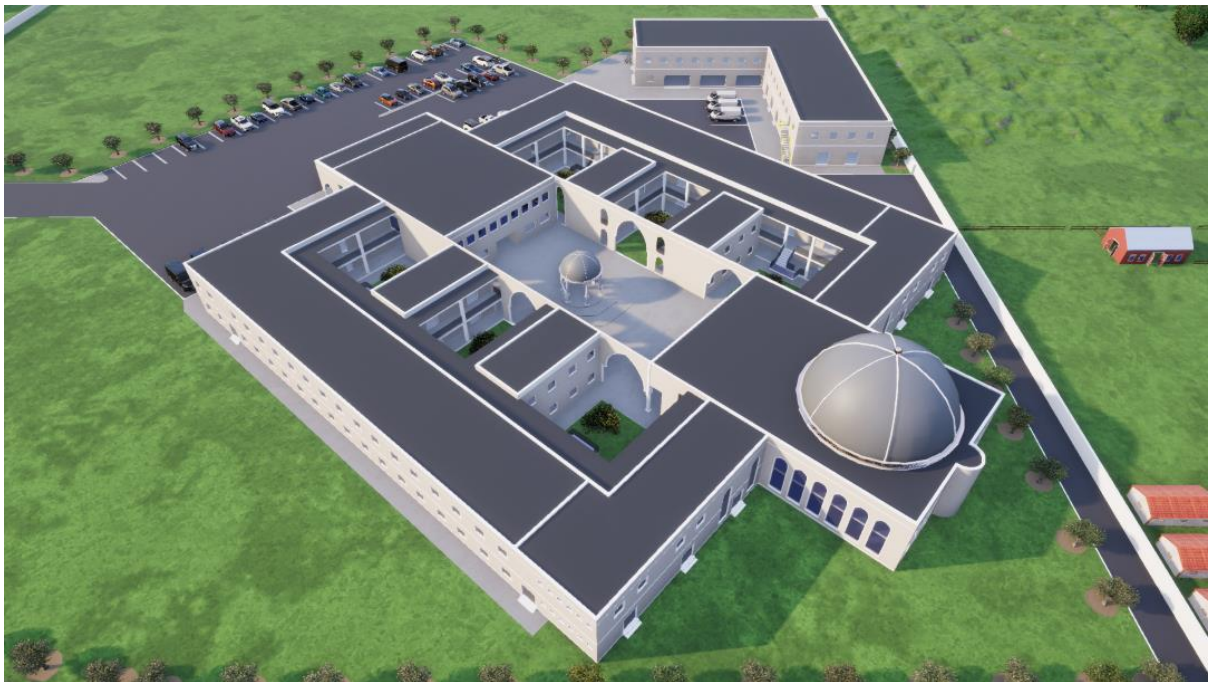
Please note, the costs provided in this document are based on preliminary estimates developed by our quantity surveyors and includes:

- *Complete construction with utility services and wall and floor finishes.*
- *Provisions for Preliminaries (20%), Building Contingencies (5%), Contract Escalations (8%), Professional Fees (18%), and VAT (15%).*



Building Model







DONATION DETAILS

Trust Details

Trust Registration No.	IT 1927/2013
NPO Registration No.	144-094 NPO
PBO Registration No.	930057296

Local Donations

Bank	Absa
Branch Code	632005
Account No.	92-9273-0919
Account Name	Building Fund

International Donations

PayPal	paypal.me/DUAIFoundation
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Visit duai.org.za for online donation options.

LILLĀH ONLY

Tax Deductible Donations

We are Section 18A approved, so please request your Section 18A tax certificate via duai.org.za to claim your tax deduction.



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Website

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On the authority of Ka‘b ibn ‘Ujrah (RA),
The Messenger of Allah (SAW) said,
“Ṣadaqah extinguishes sin as water extinguishes fire.”

[Tirmidhi]



DUAI