



# Land Appeal



The Messenger of Allah, (peace and blessings upon him) says:  
**“Whoever builds a Mosque for Allah, Allah will  
build for him a house like it in Paradise.”**



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# 01 EXECUTIVE SUMMARY

**ISFO is a community-oriented organisation in Ferness Estate, Ottery, Cape Town, providing religious services and community development opportunities since 2014. The current facility is a converted former butchery with limited space and facilities, which hampers ISFO's ability to expand its offerings and accommodate the growing local Muslim community.**

Challenges faced by ISFO include operational restrictions due to leasing the current facility and the increasing growth of the Muslim community. To address these challenges, ISFO envisions a multi-purpose facility catering to religious, educational, social, and community needs while being eco-friendly and self-sustaining.

ISFO's immediate goal is to raise R 2.5 million to purchase three vacant plots for the new facility. Fundraising efforts include engaging donors,

community fundraising initiatives, and online campaigns.

Long-term objectives include developing the facility with a prayer area, multi-purpose complex, Early Childhood Development Centre (ECD), community kitchen and coffee shop, lodging, resource centre, and classrooms. The facility will be accessible and inclusive, offering various services and amenities to uplift the community.

Sustainable development will be a focus, with initiatives such as solar power, water recycling, and eco-friendly design. The new ISFO centre aims to be a hub for the community, fostering connection, education, and support for all members, while promoting environmental responsibility and self-sustainability.



*\*\* Image is an artistic expression and not the final version of the design*

*Challenges faced by ISFO include operational restrictions due to leasing the current facility and the increasing growth of the Muslim community.*

# 02 CHALLENGE STATEMENT

## **ISFO is a community-oriented organisation that provides religious services and community development opportunities to the greater community of Ferness, Ottery in Cape Town.**

The organisation was established in 2014, and shortly after, the local Muslim community expressed an interest in purchasing land and building a place of worship.

A high-level overview of our current challenges are as follows:

### **Current prayer facilities**

ISFO's current facility, leased at 50 Ailsa Road, is a former butchery that was converted and renovated to accommodate congregants for prayer purposes. Through donations from community members, a carpet and sound system were purchased to make it comfortable and convenient for worshippers to attend prayers.

The lack of space and proper facilities limit the organisation's ability to expand its religious and community offerings, and to meet growing needs. The space also limits accommodation for females during the Friday congregational prayers and any

other programmes with a large audience.

While this facility is used for daily prayers, theology classes for children and adults, food preparation and distribution drives, its size and structure limit the expansion of programmes and community initiatives envisioned by ISFO.

### **Operational restrictions**

ISFO offers a range of community outreach programs to support under-resourced families in the area and beyond. One of these programmes is regular community feeding. However, due to the lack of a formal kitchen and storage facilities, the scope of this is limited and this requires additional resources to be moved to and from our current facility.

Moreover, the current building structure restricts other community initiatives. As ISFO does not own the facility, we are unable to make structural changes to meet the evolving needs of our community.

We are also limited in developing sustainable community-focused initiatives as the current premises are situated in a business centre, which is zoned for specific use.

*ISFO's current facility, leased at 50 Ailsa Road, is a former butchery...*



### **Increasing growth of Muslim community**

The Ferness Ottery area is also undergoing significant development with the construction of new housing developments such as Columbine, Stay Melville, The Palms, and The Grove. As a result, the Muslim population in the area is set to increase from 350 to over 1000 families.

The area has also been earmarked to be included in the route and to house a bus stop for the MyCiti transport services.

These developments will see the Muslim residents and Muslim visitors to the area far exceeding the numbers that can currently be accommodated by the religious facilities in our area.

### **Response to these challenges**

Our ultimate goal is to develop a facility that not only serves as a place of worship but also provides a space for community activities, social services, community medical services, an early childhood development centre, a business development centre, a community library as well as a community kitchen and coffee shop.

The aim is to attract the local community and individuals in need by offering unique, logistical

facilities based on Islamic principles. The newly envisioned centre will also be designed to be accessible and inclusive for people with disabilities, focused on economic self-sustainability and achieving a zero-carbon footprint.

Our plan for a centre is founded on faith, a space that goes beyond religious obligations, a place for connection, education, and support for all members of the community. We plan to offer space and guidance aimed at creating a welcoming, inclusive and active community ethos that will lead to a spiritually uplifted, safer, and healthier community.



*Our ultimate goal is to develop a facility that not only serves as a place of worship but also provides a space for community activities...*

# 03 IMMEDIATE GOAL AND LONG-TERM OBJECTIVES

**ISFO is currently in the process of purchasing three vacant plots, less than 1km away from our current location, to establish our envisioned facility.**

## **Our immediate goal**



Vacant plots, ERVEN 643, 644 and 645, have been made available to ISFO for purchase and we are in the process of raising funds for the acquisition of this land.

Our organisation is currently focused on raising R 2,5 million to complete this purchase.

This fundraising initiative is currently being addressed as follows:

- Key individuals have been mobilised to meet and engage with donors
- Community fundraising initiatives have been established and are ongoing
- Website and social media campaigns are being run to create awareness.
- We are also embarking on a global crowd-funding initiative to ensure our vision becomes a reality

Raising these funds is currently the main priority of ISFO, with all Exco members, as well as volunteers, dedicated to this task.

## **Long terms objectives**

Once the land is acquired, ISFO will embark on a process of developing the land into a prayer facility that includes space for community

activities and social services mentioned above.

The centre will offer a range of services, including educational programs, youth activities and social initiatives. The development initiatives for this facility are as follows.

## **Prayer facility and multi-purpose hall**

The proposed project aims to develop a Prayer Facility with an attached Multi-Purpose Complex that can cater to the growing needs of the community. The facility will include a prayer area for males and females with separate entrances, Imaam's office, and a special area for females with babies and toddlers/elderly ladies. Additionally, the facility will have a separate male and female ablution area, including wheelchair-friendly toilets, and assistance for the blind and visually impaired. The first floor will provide accommodation for ladies with a lift to assist elderly females.

The Multi-Purpose Complex will have an industrial kitchen and space for social events that can accommodate approximately 500 people. This can generate income by allowing ISFO to rent the premises out for social events. The facility will also have the flexibility to reconfigure the common use areas into a youth activity centre, classrooms, a Resource Centre for young moms, an Early Childhood Development facility, a centre to accommodate persons with disabilities, assisting the rehabilitation for substance abuse users, the homeless, and destitute. Additionally, there will be a storage area for tables and chairs, a stage, and a library.

In addition to the main facility, supplementary buildings will include living quarters for the Imaam, a caretaker, and accommodation for a "family in need." There will also be a ghusl and kaffan facility (washing and enshrouding of the deceased), a cleaning storage room, and plant rooms. Electronic and IT requirements include CCTV and alarm systems, sound and visual requirements, WiFi, and athaan (prayer call) audio equipment, both internal and to households.

### **Early Childhood Development Centre (ECD)**



Our complex will feature an Early Childhood Development (ECD) centre that will provide daily childcare services, aftercare facilities, and holiday programmes for the community.

This will serve as a regular ECD facility, nurturing and educating children throughout the day with the help of registered ECD professionals. Recruitment for these roles will first be offered to existing ECD setups within the Ferness area before external recruitment is considered, prioritizing competent and certified individuals from the local community. General staff members such as administrative, financial, maintenance, and marketing personnel will also be recruited from the community, if possible.

If needed, external recruitment will only be conducted after appropriate screening and interviews to ensure only individuals with no criminal records and those competent to work within the ECD space are employed.

The ECD centre will also contribute to the sustainability of ISFO through its income-generating service and create employment opportunities within the community.

### **Community Kitchen and Coffee Shop**



The centre will house an industrial kitchen which will be run by trained staff. Kitchen staff will be recruited by ISFO from the community, and training will be arranged for individuals who require training.

The coffee shop will be situated adjacent to the kitchen; the coffee shop's staff and services will be an extension of the kitchen operation. Both the coffee shop and kitchen will be open to the general public to purchase light meals and beverages. The coffee shop and kitchen facilities will serve as job creation hubs and income-generators for the Ferness community and surrounds. The kitchen would also be used for services outside of the coffee shop's scope, such as preparation of feeding schemes and leased event meals. The loading of feeding scheme meals will take place from the delivery entrance of the kitchen and would thus not interfere with the coffee shop operations.

The role of the kitchen and coffee shop is crucial in developing the type of charitable and social operations that will allow ISFO to contribute to the social wellbeing of the Ferness community in an ever-growing manner. This is a strategic intention of ISFO that looks towards building on community strength across religious and ethnic borders, contributing to the wellbeing of the community's most vulnerable residents (under-resourced families) in an effort to eradicate the poverty-driven crime present in the area. The coffee shop will also be open to pre-orders, food deliveries and pick-up-and-go services for busy parents, school learners, external scholars, families with frail elderly or disabled family members, and any other individuals who may need access to a conveniently located healthy meal provider. In addition, the kitchen will fulfill the important purpose of providing on-site catering for ISFO events as well as for events for which the multi-purpose hall has been leased.

Due to the lack of space and kitchen facilities, our food distribution service is often decentralised and committee members are allocated tasks to fulfill in their individual capacity. Being able to run the entire food service from the ISFO facility would add to the efficiency with which these drives can be executed, adding to the community-building ethos of the organisation by allowing community members to work together to engage with under-resourced individuals in a safe and welcoming environment.

### **Lodging**

It is envisaged that on-site accommodation will be incorporated into the community centre for the caretakers, security personnel, and temporary lodgers in the form of travelers

visiting the Cape Town or Ferness area from other parts of the country or from international locations. The boarding accommodation will also be accessible for periods of Itiqaaf (seclusion) during the period of the holy month of Ramadan. The accommodation for travelers will be levied on a nominal fee basis to ensure control and funding for maintenance. In cases where travelers are unable to pay the minimum fee for lodging, accommodation may be provided on a reduced or omitted rate after consideration by the ISFO Exco. Lodgers making use of the ISFO accommodation can also make use of the food services available at the community centre which will be accessible to all community members.

### **Resource Centre**

A Resource Centre housing computer work stations, open-access WIFI and general resources (such as books and newspapers) for loan and stationary for sale will be open to the general public to be used for research, study, homework assignments, etc. The Resource Centre will include an extensive library, a multimedia room (which will accommodate video conferencing, remote office meeting services, online conferences and courses), and access to open-access resources provided by the City of Cape Town and various universities and organisations, with the intention of offering paid-access resources once the community centre is able to pay for these services. The Resource Centre will be supported by a qualified librarian and the necessary staff complement. These operations within the Resource Centre will add significantly to the provision of educational and business assistance within the community, generating a wealth of employment opportunities for community members.

### **Classrooms**

A suite of ten classrooms, including an administrative block, will be incorporated into the building design. Supplementary educational services will be offered at ISFO in the form of madrassah classes (religious studies) for children and adults, an ABET programme, youth development workshops, and community-focused skills-development workshops. It is intended for these classrooms to eventually provide the location for ISFO's registered Islamic school. Classrooms will be strategically constructed for use in this regard.

The classrooms will also be used for after-school and weekend tuition for the general public for school subjects like Mathematics, Physical and Life Sciences, Accounting, etc. ISFO will advertise to employ teachers and academics to assist in this facility; individuals from the community will be approached first to be considered for these opportunities. The entire community centre will be a WIFI-enabled building; the classrooms will be equipped with the relevant technologically advanced equipment (such as interactive whiteboards) which will add to the learning and teaching experience. Each classroom will also be furnished with ergonomically appropriate desks, chairs and storage solutions for students and teachers.

Classroom essentials such as paper and printing services will also be provided from within the community centre. Learning spaces, materials and printing services will also be provided to external teachers, scholars, or groups who wish to access a space conducive to quiet studying and group consultation activities. The classroom facilities will act as an income-generator for the society, provide job creation for the community, and act as a deterrent to criminal activities in the area as ISFO will be generating a continuous presence on the premises. Access will be via physical and logical security. Adherence to Islamic principles and practices will be the required as a standard code of conduct for utilising the facilities. For example, no alcohol will be allowed.

### **Focus on Sustainable development**



To promote self-sustainability in our centre, we will be implementing initiatives such as a sustainable building design, energy efficiency with solar power systems and wind turbines, water and wastewater management through wudu (ablution) water recycling and rainwater harvesting, community recycling and waste management, natural ventilation with a roof garden, and preservation of palm trees on the plots. These initiatives are aimed at creating an eco-friendly and self-sustaining space that will benefit our community and the environment.



# 04 ORGANISATIONAL STRUCTURE

**ISFO is an NPO registered with the NPO number 216-371 on October 5, 2018.**

The organisation has been mandated by the residents of Ferness Ottery, to meet the needs of the Muslim community in accordance with the Islamic Society of Ferness Ottery Constitution, Revision 3, effective April 9, 2016.

The objectives include establishing, operating, and maintaining institutions that promote Islamic teachings and enhance the community's social and religious causes. The organization also facilitates congregational prayers and Islamic religious activities at appropriate times, creating a sense of community and awareness in Ferness Ottery and surrounding neighbourhoods.

ISFO conducts community outreach programs to assist those in need in the local community, surrounding neighbourhoods, and international relief assistance. The organization aims to provide effective channels of communication to inform Sunni Muslim residents of Ferness Ottery and neighbouring areas about important social and religious events.

By prioritising these objectives, ISFO aims to serve the best interests of Sunni Islam in the area and contribute positively to the community. The current executive committee consist of the following members:



**CHAIRMAN**  
Ansaar Issack



**VICE CHAIRMAN**  
Sedick Isaacs



**TREASURER**  
Sameer Rawoot



**ASSISTANT TREASURER**  
Roheen Abdulla



**SECRETARY**  
Rushdie Dollie



**ASSISTANT SECRETARY**  
Sirraaz Steenkamp

# 05 BUDGET AND FINANCIAL INFORMATION

Other than the land acquisition cost, the financial information provided in this prospectus are estimations.

## Total project cost

DESCRIPTION	COST
Land Acquisition	3,500,000
Construction cost	15,000,000
Contingency	1,500,000
Escalation	1,500,000
Professional Fees	1,500,000
ISFO Direct & General Costs	1,500,000
<b>Total (Excl Vat)</b>	<b>24,500,000</b>

## Sources of funds

Funds are sourced with the support of the community and support of generous donors.

*The organisation has been mandated by the residents of Ferness Ottery, to meet the needs of the Muslim community*

...



# 06 CONCLUSION

**ISFO's vision for a multi-purpose facility aims to address the current challenges faced by the growing Muslim community in Ferness, Ottery. Sustainable development initiatives will be implemented to ensure that the centre is eco-friendly and self-sustaining, benefiting both the community and the environment.**

By achieving its immediate goal of raising funds for the land purchase, and subsequently developing the facility, ISFO will be better equipped to serve the evolving needs of the community. The new centre will not only strengthen the spiritual well-being of its members but also promote social cohesion, economic self-reliance, and environmental responsibility, ultimately leading to a safer, healthier, and more vibrant community.

Overall, the proposed project aims to provide a comprehensive facility that caters to the various needs of the community.

## **How to donate to this worthy initiative**

All donations can be eft'd to the ISFO land account using this following details:

Bank: FNB  
Account Name: ISFO Savings Account  
Account Number: 62864581585  
Branch Code: 250655  
Reference: Your name & Number



*ISFO's vision for a multi-purpose facility aims to address the current challenges ...*



## GET IN TOUCH. GET INVOLVED.

If you would like to find out how else to assist, or would just like to reach out, you can visit our premises or by contacting using the number or email below

**Address:** 50 Ailsa Road, Ferness Estate, Ottery, Cape Town

**Call us:** Ansaar - 084 745 2308 or Sedick - 083 326 6676

**Email us:** [fundraising@isfo.co.za](mailto:fundraising@isfo.co.za)

**Website:** [www.isfo.co.za](http://www.isfo.co.za)



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