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Universiti Tun Hussein Onn Malaysia

UNIVERSITI TUN HUSSEIN ONN MALAYSIA

**FINAL EXAMINATION
SEMESTER II
SESSION 2018/2019**

COURSE NAME : ISLAMIC REAL ESTATE
MANAGEMENT

COURSE CODE : BPF 32603

PROGRAMME CODE : BPD

EXAMINATION DATE : JUNE / JULY 2019

DURATION : 3 HOURS

INSTRUCTION : ANSWER ALL QUESTIONS

THIS QUESTION PAPER CONSISTS OF THREE (3) PAGES

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- Q1** (a) Briefly explain the definition of *maqasid syarie* within the context of real estate ownership
(10 marks)
- (b) Explain **FIVE (5)** reasons for the misconception of real estate ownership as capital accumulation instead of the instrument of worship or *ibadah*.
(7 marks)
- (c) Explain the way in which waqf land may contribute to the quantity of landownership among the Malays.
(8 marks)
- Q2** There are misconceptions in defining waqf in real term that weakened the development of waqf itself.
- (a) Explain the definition of waqf in real term.
- (b) Describe endowment and philanthropy.
- (c) Give reasons for endowment to be well-developed as compared to waqf.
- (d) Explain the way in which waqf land could solve the housing inaffordability.
- (e) Describe the need for Waqf Act.
(25 marks)
- Q3** (a) Explain the following terminologies:
- (i) Mawquf
- (ii) Cash waqf
- (iii) Mauquf alaih
- (iv) Hujjah (sighah)
- (v) Istibdal.
(5 marks)

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- (b) Mr A is a co-owner of a 3-hectare potential land of a 30 years unexpired leasehold Malay Reserved Land in Pontian. Mr A intends to offer general waqf of his undivided share of the land and is negotiating with the Johor Islamic Religious Council on the procedures. Unfortunately, Mr B, his co-owner is reluctant to the ideas and would like to undertake development of his shares instead. Mr B then intended to lease up his undivided share of his leasehold interests.

As a waqf land consultant, you are to offer suggestions and explanation to both individuals in dealing with the followings.

- (i) Describe whether an unexpired leasehold land can be offered as waqf. (4 marks)
- (ii) Suggest **TWO (2)** alternative solutions to the above problem. (4 marks)
- (iii) Briefly explain **THREE (3)** problems with waqf land. (6 marks)
- (iv) Suggest **THREE (3)** solutions to improve and develop waqf land. (6 marks)

- Q4** (a) Differentiate between inheritancy, *hibbah* and waqf in Islam. (6 marks)
- (b) Describe **FIVE (5)** issues in inheritancy management. Offer suggestions. (10 marks)
- (c) Describe the issue of inequality on the ratio of women to men in inheritancy distribution and offer suggestions for the sake of *maslahah ummah*. (9 marks)