

UNIVERSITI TUN HUSSEIN ONN MALAYSIA

FINAL EXAMINATION SEMESTER II SESSION 2023/2024

COURSE NAME

ISLAMIC REAL ESTATE

MANAGEMENT

COURSE CODE

BPF 32603

PROGRAMME CODE :

BPD

EXAMINATION DATE :

JULY 2024

DURATION

: 3 HOURS

INSTRUCTION

1. ANSWER ALL QUESTIONS

2. THIS FINAL EXAMINATION

IS CONDUCTED VIA

☐ Open book

3. STUDENTS ARE **PROHIBITED**

TO CONSULT THEIR OWN

MATERIAL OR ANY

EXTERNAL RESOURCES

DURING THE EXAMINATION

CONDUCTED VIA

CLOSEDBOOK

THIS QUESTION PAPER CONSISTS OF THREE (3) PAGES

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CONTENEND MATTER A I

Q1	Baitulmal is known as the National Treasury. In other words, it is a body that manages and controls the financial resources and property of Muslims under its administrative scope. Baitulmal property is used to develop the socioeconomics of Muslims and help the poor and the benefit of Muslims.		
	(a)	State TWO (2) main functions of Baitulmal. (2 Marks	s)
	(b)	Discuss the FOUR (4) main sources of Baitulmal. (8 Marks	s)
	(c)	Suggest FIVE (5) methods on how Baitulmal can contribute to the development of Muslim community.	
		(10 Marks	s)
Q2		oncept of property ownership in Islam explains "no one can own property absolutely ty ownership is just a trustee and taking benefits in the time that has been set by Alla ."	
	(a)	Explain the concept of property ownership based on the statement above. (4 marks	s)
	(b)	Hibah is one of the methods of giving a person's property during his lifetim voluntarily to someone else without expecting anything in return.	e
		Explain the meaning of Hibah. (4 Marks	s)
	(c)	Differentiate between Hibah, Wasiah and Faraid (6 Marks	5)
	(d)	Suggest THREE (3) benefits of implementing Hibah as one of the Islamic propert management methods.	У
		(6 Marks	.)
Q3	Wasiah are one of the property planning instruments distributions of Muslims who own property during their lifetime.		
	(a)	Define the meaning of Wasiah.	.)
	(b)	State the FOUR (4) requirements of a Wasiah.	

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(4 marks)

(c) Distinguish Wasiah from Hibah.

(6 marks)

(d) Propose the FOUR (4) benefits of executing a Wasiah.

(8 marks)

- Q4 Waqf means withholding an asset, giving its benefits for the welfare and interests of religion and Muslims or to the recipient of the waqf that has been determined as stated in the waqf áqad solely for the sake of Allah S.W.T.
 - (a) Discuss the meaning of waqf in the context of Sadaqa Jariah.

(4 marks)

(b) List down the FOUR (4) pillars of Waqf.

(4 marks)

(c) State the **FOUR** (4) conditions of property that can be waqf.

(4 marks)

(d) Differentiate between Waqf and Sadaqa

(8 marks)

- Q5 Faraid is one of the Islamic methods of dividing inheritance property among Muslim.
 - (a) State the meaning of Faraid in terms of Sharia.

(5 marks)

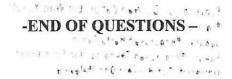
(b) List down FIVE (5) categories of property that can be divided by Faraid

(5 marks)

(c) Ahmad has died. He has left a widow and three (3) daughters and a son. You are a property consultant and have been asked by the heirs to solve the problem of Ahmad's inheritance.

Advice a solution to Ahmad's heirs' step by step for the settlement process of Ahmad's inheritance.

(10 Marks)



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