



# UTHM

Universiti Tun Hussein Onn Malaysia

## 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  
 Closed book  
3. STUDENTS ARE **PROHIBITED**  
TO CONSULT THEIR OWN  
MATERIAL OR ANY  
EXTERNAL RESOURCES  
DURING THE EXAMINATION  
CONDUCTED VIA  
CLOSED BOOK

THIS QUESTION PAPER CONSISTS OF **THREE (3)** PAGES

TERBUKA

**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)
- (b) Discuss the **FOUR (4)** main sources of Baitulmal. (8 Marks)
- (c) Suggest **FIVE (5)** methods on how Baitulmal can contribute to the development of Muslim community. (10 Marks)

**Q2** The concept of property ownership in Islam explains "no one can own property absolutely; property ownership is just a trustee and taking benefits in the time that has been set by Allah S.W.T."

- (a) Explain the concept of property ownership based on the statement above. (4 marks)
- (b) Hibah is one of the methods of giving a person's property during his lifetime voluntarily to someone else without expecting anything in return.  
Explain the meaning of Hibah. (4 Marks)
- (c) Differentiate between Hibah, Wasiah and Faraid (6 Marks)
- (d) Suggest **THREE (3)** benefits of implementing Hibah as one of the Islamic property management methods. (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. (2 marks)
- (b) State the **FOUR (4)** requirements of a Wasiah. (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)

**-END OF QUESTIONS-**