



**COLLEGE OF BUILT ENVIRONMENT
UNIVERSITI TEKNOLOGI MARA**

**ADMINISTRATION OF SMALL ESTATE DISTRIBUTION: FACTORS
CONTRIBUTING TO DELAY OF DISTRIBUTION OF IMMOVABLE
PROPERTY IN ISLAMIC INHERITANCE IN KEDAH**

**Academic Project Submitted in Partial Fulfilment of the Requirements
for the award of the Degree
Bachelor of Estate Management (Hons)**

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SEMESTER MARCH 2025 - AUGUST 2025**

STUDENT'S DECLARATION

Title of Academic Project:

ADMINISTRATION OF SMALL ESTATE DISTRIBUTION: FACTORS
CONTRIBUTING TO DELAY OF DISTRIBUTION OF IMMOVABLE PROPERTY IN
ISLAMIC INHERITANCE IN KEDAH

I hereby declare that this academic project is the result of my own research except
for the quotation and summary which have been acknowledged

Signature :

Name of student : Alya Farhana Binti Azemi

Date : 13 July 2025

SUPERVISOR'S DECLARATION

Title of Academic Project:

**ADMINISTRATION OF SMALL ESTATE DISTRIBUTION: FACTORS
CONTRIBUTING TO DELAY OF DISTRIBUTION OF IMMOVABLE PROPERTY IN
ISLAMIC INHERITANCE IN KEDAH**

I hereby declare that I have read this academic project and in my opinion
it is sufficient for the award of Bachelor of Estate Management (Hons)

Signature :

Name of Supervisor : Profesor Madya Sr. Dr Nor Aini Binti Salleh

Date : 13 July 2025

ABSTRACT

Islamic inheritance known as *faraid* playing a crucial role in ensuring fair transfer of a deceased Muslim estate to the rightful heirs based on Shariah law. The majority of Muslims encounter significant challenges when attempting to assert their rights particularly in the distribution of immovable properties. Muslims are increasingly dealing with unclaimed inheritances and frozen assets. With almost 100 billion ringgits in unclaimed estate, Kedah has the most arrears with 13,423 instances, underlining the seriousness of the issue. The aim of this research is to explore the factors contributing to delay in Islamic inheritance distribution in Kedah which specifically focus on immovable property for small estates category. A qualitative research design was employed, using semi-structured interviews with Administrative Assistants and Estate Distribution Officers from the Department of General of Land and Mines (JKPTG) a department that manage a small estate in Malaysia which oversees small estate matters. The finding acknowledges that, lack of knowledge and understanding, unawareness of heirs on processes and procedures to follow, unwillingness to cooperate between heirs involved, administration and distribution process, high cost and required many procedures contribute to the factor. These factors significantly contribute to negative religious, economic, and legal impact. Considering the above, the study recommends enhancing public awareness, verifying heir eligibility, offering mediation, digitising records, updating policies, and providing financial aid to improve the fairness, inclusivity, and efficiency of Malaysia's Islamic inheritance system.

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