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# Poster Book

**IIIDBEE X 2023**  
20 JANUARY 2023  
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# EMPOWERING SPECIAL PROPERTY DEVELOPMENT ENTITY (SPDE) FOR WAQF LAND DEVELOPMENT

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## INTRODUCTION

The Special Property Development Entity (SPDE) is a structurally subsidiary of SIRCs, waqf governing agency or any related organisation. It functions as a waqf focused/specialized property developer which responsible to conduct waqf land development according to the aspiration of its parent organization.

Data from the Yayasan Waqaf Malaysia (2016) indicated that waqf development in Malaysia is still far from optimum. The involvements of property developers are expected to improve waqf land development because they are the main agents in producing built environment products and shaping city growth (Adams et al., 2012; Drane, 2014). Their professionalism and capability to seek opportunities and potentials of the lands would boost waqf land development.

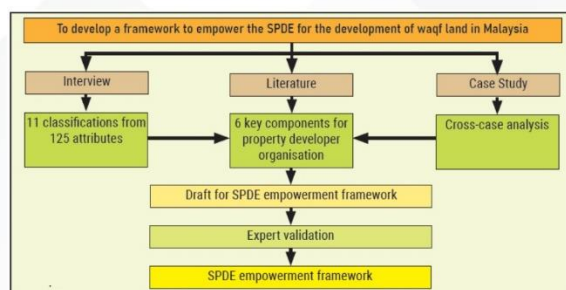
## ISSUES/ PROBLEM STATEMENTS

The record had shown that several property developers had worked together with the State Islamic Religious Councils (SIRCs) to develop waqf lands (Mohsin et al., 2016, Yayasan Waqaf Malaysia, 2016). However, not many property developers were interested to involve because waqf has some restrictions that slightly tedious to deal compared to ordinary lands. Furthermore, there are issues involving the suspicion and imbalanced dealings between the property developers and SIRCs when both parties were strategizing strategies to secure their interests. So, having a subsidiary that understand the aspiration of parent organisation would ease the process to elevate the agenda of waqf development in the country.

## OBJECTIVES

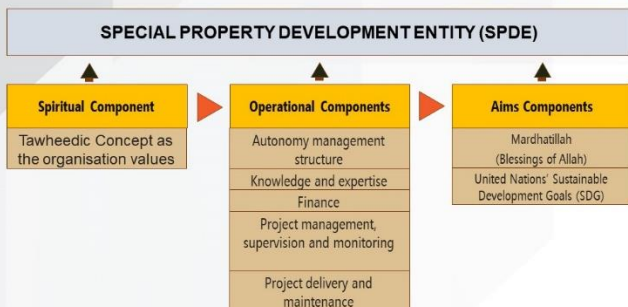
To propose components in empowering waqf land Special Property Development Entity (SPDE)

## METHODOLOGY



Corroboration of the literature, interview and case study has been done to produce a framework that integrates all the empowerment components for the SPDE (refer Diagram 2). It involved analytical review and analysis of the literature, 19 interviews with the SIRCs and developers, as well as conducting three case studies on SPDE. The process has derived a total of 6 key components from the literature, 11 classifications of 125 attributes from the interviews and rich information about SPDEs.

## THE PROPOSED FRAMEWORK



The SPDE empowerment framework for waqf land development has 3 main components namely the Spiritual Components, Operational Components and Aims Components. Also, there are 8 sub-components that are inter-related with each other to contribute to the robust setup of an SPDE.

- Tawheedic** - the spiritual element that the SPDE for waqf development should embrace. This element of tawheedic will shape the organisational character of the waqf SPDE and its business model. It binds the good self-conduct and professional practices in delivering waqf development, thus portray exemplary Islamic organisation.
- Autonomy management structure** - the autonomy management structure would benefit the SPDE by providing the freedom to control its operation, designing the internal system, make any strategic decisions, respond to the market environment and many more.
- Knowledge and expertise** - the ability of the SPDE to attract and retain the talent within the organisation which requires effective human resource management.
- Financial** - vital to ensure the sustainability of the SPDE. It includes the strategy to obtain, spend, maintain and invest its financial sources.
- Project management, supervision and monitoring** - In managing the development project, the SPDE must understand the intention or deeds of the waqf and incorporate them in the development projects.
- Project delivery and maintenance** - Accountability during the post-development stage is important because waqf must be well maintained and sustainably deliver the benefits to its beneficiaries.
- Mardhatillah (blessings of Allah)** - being reckoned as the aim of the development. Whereby the success of a development is measured by whether the development actor is getting the blessings from Allah for his action and being rewarded with paradise in the hereafter. It looks intangible, but it can be understood through understanding of the tasawwur.
- Sustainable Development Goals (SDGs)** - is a global agenda by the United Nation that intends to improve peace and prosperity, globally through the participation of the global community, including the philanthropic sector such as waqf.

## NOVELTY

- The concept of the SPDE has been promoted for the application of the waqf sector, which not widely available in the Malaysian waqf sector.
- All the components in the framework are derived from thorough study of literature and practices. On top of that, the framework had gone through two rounds of validation.
- The framework is holistic, which encompassing the spirituality, operational and motivational aspects for Muslim entity. It is possible to accommodate the development model for religious related properties.

## RECOGNITIONS

The framework is an output a PhD study, which academically possesses intellectual property although pattern application has not been applied yet.

## COMMERCIALIZATION

The idea of the framework has commercial application although may not for commercialization

## CONCLUSION

The final framework has successfully emphasized the roles of the components. Intentionally, every component is expected to lead to another component so that the process continues and empower the organisation.

## CONFERENCES & PUBLICATION

Some related publications in the journals and conference proceedings are as follows:

- Ahmad Shazrin Mohamed Azmi, Noor Rosly Hanif & Siti Mashitoh Mahamood (2017) Revitalising the Development of Waqf Properties: A Way Forward, International Journal of Real Estate Studies (INTREST), Vol. 11, No. 3, July 2017, ISBN 1832-8505
- Ahmad Shazrin Mohamed Azmi, Noor Rosly Hanif & Siti Mashitoh Mahamood (2017) Expediting waqf property development through the Special Property Development Entity (SPDE): Sharing the Experience from Selangor, Malaysia. Presented in 5th Global Waqf Conference 2017, 16th - 18th October 2017, The Premiere Hotel, Pekanbaru, Riau, Indonesia.
- Ahmad Shazrin Mohamed Azmi, Noor Rosly Hanif & Siti Mashitoh Mahamood (2016) The Characteristics of Special Property Development Entity (SPDE) for Waqf Development as Identified by Authorities in Malaysia. Presented in An International Multi-Disciplinary Graduate Conference of Terengganu (GRACE 2016) on 5th November 2016, Taman Tamadun Islam, Pulau Wan Man, Kuala Terengganu, Malaysia.