

MAINTENANCE OF WAQF PROPERTIES IN MALAYSIA: A SYSTEMATISED REVIEW

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ABSTRACT

Earlier studies have established a link between property maintenance and the lifespan of a property. The need for adequate maintenance is even more important in the case of Waqf properties due to the uniqueness of Waqf properties concerning the three core features, which are the expected social benefits, ethical use and perpetuity. Many studies have been done on this subject matter, but the one drawback is that they were not usually Waqf-specific. This paper performed a systematised literature review of studies based on maintaining properties of Waqf. The searches for the database, title and abstract screen, full-text analysis and data extraction carried out were targeted on articles that discussed maintenance of Waqf properties or indicated any form of a management model for these properties. The articles reviewed were searched from SpringerLink, Google Scholar, Emerald, SAGE, ISRA publications, as well as other databases. Of the 919 papers listed, only 12 met the requirements for inclusion. The findings indicated that while many previous studies focused on the administration and management of Waqf, Waqf institution, and the development and financing of Waqf, very few studies examined the maintenance of Waqf properties. Effective maintenance of Waqf properties is essential for the continued sustenance of the institution of Waqf and equitable distribution of income and provision of essential services to the larger society. However, the literature on the maintenance of Waqf properties is still quite scarce and of little practical guidance to managers of Waqf Properties.

Keywords: Waqf, Waqf properties, Property Maintenance, Property Management, Waqf management

1.0 INTRODUCTION

Waqf is a type of sustainable charitable actions by endowed assets and property-mobile or immovable (Abas and Raji, 2018), and governed by the basic principles of perpetuity, inalienability, and irrevocability (Sarkawi and Aripin, 2017; YWM, 2016). Properties donated under Waqf cannot be used as collateral or sold (Mohammad & Mar-Iman, 2006; Abas, Raji and Yaacob, 2017). Neither can it be inherited, gifted, or mortgaged (Hassan, 2016). Although Waqf has the potentials in advancing socio-economic development and reducing income inequality in any nation, the reality has been quite different. This subject matter, Waqf, and its management have led to an increasingly growing concern because Waqf properties and assets with the estimation of up to USD 1 Trillion worldwide¹, are either left undeveloped (Kamaruddin, 1992; Mar Iman A and Muhammad S. 2014),

¹<https://sustainabledevelopment.un.org/content/documents/10289Mahiridrissipresentation.pdf>

poorly developed² or abandoned outrightly (Nour, 2015). Additionally, the various finance and management approaches introduced in the Waqf sector has led to the developing of iconic Waqf buildings in various parts of Malaysia. Although these approaches held promising futures for the Waqf sector, an insufficient maintenance plan can hamper such achievements, as in many cases, abandoned Waqf assets has been observed.

2.0 LITERATURE REVIEW

2.1 What Is Building Maintenance?

Building maintenance applies to all activities performed to maintain, repair, or upgrade some portion of a structure, facility or equipment, its services, and surroundings, to an appropriate standard currently in place. These tasks include preserving the building's accessibility and contributing to customer satisfaction. The BS 3811:84 describes maintenance as the combination of all technical and related administrative activities designed to maintain or restore an object to a condition where it can perform its necessary task. The Chartered Institute of Builders (CIOB) extended this concept by referring to maintenance as work undertaken to preserve, repair or enhance all facilities and parts of a building, its services, and surroundings - to an acceptable standard while ensuring a balance between need and available resources (CIOB, 1990 & 2011). Olanrewaju and Abdul-Aziz (2015) and Zawawi (2010) also corroborate the definition by the CIOB, except that building maintenance also includes the protection of the structure of a building.

The key components from these definitions are: 1. *'Administrative actions'* not only to the acts related to the actual execution of maintenance work but also to those related to the implementation, funding, and organization. 2. *The notion of acceptable status*, where this implies a comprehension of the building and its parts' specifications for successful use, which in turn compels a more elaborate consideration of building efficiency. Although people have varied opinions at different periods in time regarding the acceptable standards, adoption and changing circumstances, the maintenance team should determine the most acceptable standard in the different scenarios. 3. *'To serve its intended functions'*. This means that maintenance must be scheduled and conducted carefully to ensure that the building continues to perform its functions. 4. *'The original features and use are not disturbed.'* This is where maintenance should be carried out so that the original features and the use of the buildings are properly maintained to further meet the users' needs. Essentially, renovation activities that concentrate on modifying the uses for which the building was originally constructed cannot be connected to maintenance services. 5. *'To norm appropriate.'* This means that while maintenance will preserve the building's original features, it should consider the new developments and incorporate certain changes, such as the introduction of the latest technologies and related standards. 6. *A balance between need and the resources available.* This is a significant element the CIOB has added into the definition, where such a balance is crucial when fixing an acceptable standard. It involves analysing the impact of the maintenance on both the values in use and the sales or letting values. Since Waqf properties are not to be sold, a crucial factor will be the anticipated rental value from a well-maintained property.

Despite its value in enhancing organisational efficiency, evidence from systematic evaluations indicates that organisations regard maintenance and its associated costs as a "necessary evil" and a departmental budget hindrance (Cooke, 2000; Duffuaa and Andijani, 1999; Zio, 2009). But new

²<https://www.nst.com.my/opinion/columnists/2018/02/338153/Waqf-gaining-trust-social-economic-sustainability>

realities are increasingly shifting the narrative to a new wider perspective that recognizes maintenance as a critical success factor of an organisation. In the systematic reviews conducted by Fraser, Hvolby and Tseng in 2015, the authors observed that efforts to improve maintenance programmes have led to the development of 37 different maintenance models. Nonetheless, studies have consistently found an association between effective building maintenance and user satisfaction (Oyedokun, et al, 2014), rental income (Raji and Abas, 2018; Fraser, Hvolby and Tseng, 2015), and building services (Ayob and Abdul Rashid, 2016). Given such importance of effective building maintenance, it might be useful to review previous studies carried out on the maintenance of Waqf properties and develop recommendations that can help increase the lifespan of new and existing Waqf properties. Thus, this research is intended to conduct a systematised literature review of studies performed on the conservation of Waqf properties with an emphasis on Malaysia.

2.2 Models of Building Maintenance

Different authors have made attempts towards the classification of maintenance. Some of these classifications are indicated in Table 1 below:

Table 1 Classification of building maintenance

Author	Maintenance classification
APO - ILO (1997)	Design-out, corrective, preventive- systematic and condition-based maintenance
Woodsworth, (2001, p.11)	Planned, preventive and running maintenance
IREM (2006, p154)	Custodial, corrective, preventive, and deferred maintenance
British Standards Institution (2001)	Preventive- on-condition and predetermined, Improvement, corrective; corrective - immediate or deferred; and scheduled, on-request or continuous maintenance.
Swallow and Chanter (2007)	Routine, remedial, planned, and unplanned maintenance
Scarret (2011, p14)	Planned, preventative, opportunistic, deferred and emergency maintenance
Olanrewaju and Abdul-Aziz (2015, p.88)	Preventive, corrective, predictive and proactive maintenance
Mohan (2016)	<ol style="list-style-type: none"> 1. Unplanned or reactive- emergency maintenance and breakdown maintenance 2. Designed-statutory maintenance, predictive maintenance, maintenance dependent on reliability, maintenance based on condition 3. Preventive maintenance- Unit based maintenance, running maintenance, routine maintenance, opportunity, shut-down 4. Improvement Maintenance- engineering service, design out and shut-down improvement 5. Corrective maintenance: remedial, deferred and shutdown corrective maintenance. 6. Autonomous maintenance

Based on the analysis in Table 1, the common types of maintenance are explained below:

2.2.1 Custodial or routine maintenance

Custodial maintenance also called janitorial maintenance, routine maintenance or housekeeping is the process of keeping the building clean for all user categories. Custodial maintenance is highly essential in that it relates to functional operations of buildings parts that are most noticeable, especially as it relates to people's sensory perceptions - smell and sight. Custodial maintenance is the simplest form of maintenance, and it involves a schedule of the areas and items that must be cleaned on a daily or weekly basis. This can also ensure early discovery of damage or wear (Irem, 2005). Building sections that require custodial maintenance include walks, driveways, parking areas and grounds. Custodial maintenance involves cleaning all the rooms and sections of the common areas in the building, so they are kept clean; touch-up painting and surface finish repairs; regular cleaning all the windows and window casing especially those in the lobby areas with high traffic movement; polishing brass or other metallic surfaces; refinishing of floors; regularly vacuuming of swimming pools as well as monitoring of the chlorination and other chemical treatment levels.

2.2.2 Preventive maintenance

Preventive maintenance is about intervening in a building's life cycle shortly before it could be predicted to cause problems (Newman 2001). It is the effort to ensure reliable functional performance- and in some cases to ensure reliable useful life of the building and its components. It includes replacing building parts based on factors such as age, use, carrying capacity or other factors that the manufacturer has defined. Essentially, preventive maintenance decreases the risk of failures or breakdowns before they occur and identify any current malfunctions before the failure of the affected portion (Olanrewaju and Abdul-Aziz, 2015). Preventive maintenance requires routine baseline review for evidence of water penetration, settlement, cracks and other signs of deterioration; occasional touch-up of the painted surface; inspecting the wood surface for splintering, decay and insect damage caused by termites and other ants, and replacement of portions of affected wood surfaces; roof inspection and occasional patching where necessary; as well as inspection of cooling systems, stairways, electrical networks and plumbing, elevators, fire prevention and safety equipment; as well as controlling of insect pests and other vermin in and around the property (Irem, 2005).

2.2.3 Corrective or remedial maintenance

The BS 3811 describes corrective maintenance as maintenance performed to any part of the building component after a failure has occurred. Reasons for embarking on corrective maintenance include improper installation of a building element, functional obsolescence of a component and improper regular maintenance of a building element (Irem, 2011). In such circumstances, corrective maintenance is carried out to correct a deficiency that is present either due to lack of proper preventive maintenance or because of specific incidents that require urgent attention. Some of the repairs involve fixing, maintaining, and replacing any worn out, faulty or damaged parts. In general, corrective maintenance should be avoided as it degrades the integrity of the building (Olanrewaju and Abdul-Aziz, 2015) and is even more burdensome and costly.

2.2.4 Deferred maintenance

This is a deliberate decision to delay maintenance tasks such as property repairs as a way of saving money, meeting the amount of budget funding, or re-aligning available budget funds. It is a type of

corrective maintenance that is not performed immediately after identification of fault but that is delayed following the organization's maintenance rules. Deferred maintenance that results from the limited budget for one or two years will not necessarily result in serious issues if the property is regularly maintained before such period (Levitt, 2009), however, if such delays extend for too long or where the property has a history of poor or lack of maintenance, it could fail the building components, cause the deterioration of properties, and eventually loss of assets thereby necessitating corrective maintenance. Thus, increasing the maintenance costs of the building.

2.2.5 Predictive, condition-based, or auscultative maintenance

Predictive maintenance involves the use of modern non-destructive testing signal processing tools - such as transducers, vibration, thermographic, ferrographic and spectroscopic measurements - to monitor building conditions. In essence, such maintenance helps to indicate the failure time and planning ahead of possible shutdowns. Predictive maintenance devices are expensive to install and are thus more suitable for specialized building elements, especially in the manufacturing industry (Olanrewaju and Abdul-Aziz, 2015).

2.2.6 Proactive maintenance

Proactive maintenance is the mechanism by which building defects are detected and removed before they happen. It focuses on doing away with the underlying cause of the defects. Proactive maintenance incorporates proactive maintenance and preventive maintenance functionality (Olanrewaju and Abdul-Aziz, 2015). This part should also cover the definition and concept of Waqf and Waqf properties and management, which is part of the main subject matter of this paper along with the more general building maintenance. The common types of building maintenance above can be summarised briefly only with references and citations.

3.0 METHODOLOGY

The review targeted articles that discussed maintenance of Waqf properties or indicated any form of a management model for these properties. The articles reviewed were searched from Springer Link, Google Scholar, Emerald, SAGE, ISRA publications, as well as other databases.

3.1 Search strategy

The methods used for this analysis were advised by the Preferred Reporting Items for Systematic Reviews and Meta-Analysis (PRISMA) guidelines (Moher, Liberati, Tetzlaff and Altman, 2009). Although not all elements of a systematic analysis, such as a comprehensive evaluation of the internal validity of each article, have been included, this paper performed a systematized analysis of literature (Booth 2009). The study looked for related academic publications covering all years until 31 December 2019 and covered all related studies based on Waqf property maintenance or management.

A structured approach was followed to classify potentially important research, in line with the best practices on the systematic literature review. The database search consisted of three components: (1) the identification of relevant terms relating to Waqf properties and (keyword quest) the subject headings 'Waqf maintenance,' 'Waqf housing,' 'Waqf property maintenance,' 'building maintenance model,' or 'Waqf property management'. (2) were the identification of relevant terms relating to language variation, 'third sector economy,' or 'endowment'. (3) was identifying Malaysian research using keywords like "Malaysia," "Malaysian," "Kuala Lumpur," "Federal Territory," "Capital City". Then those search strings were put together using Boolean operators such as "or" and "and" for all

possible combinations. In addition to the database searches, the reference lists of the academic literature and the relevant papers were also searched.

3.2 Inclusion and exclusion criteria

All building maintenance reports, including Waqf property maintenance, Waqf accommodation, and Waqf property management that were found during the search activities, have been added to the list of articles in this paper. Due to the relatively scarce publications on the conservation of Waqf assets, we have adopted this approach. In line with the PRISMA process flow indicated in the figure below, the inclusion and exclusion criteria adopted in this study include 1. Identification of relevant studies by searching the databases; 2. Screening and removal of duplicate records; 3. Eligibility checks; and 4. Inclusion of articles that are most suitable in this systematized review. Only studies published in the English language were considered in the review. Thus, there is a risk of missing reported studies in other languages. As indicated in the PRISMA assessment in Figure 1 below, a total of 309 duplicate records were removed after further review. Also, a total of 539 studies were removed at the title screening stage. At the title screening point, the excluded studies focused on other Waqf areas such as cash Waqf and Waqf's role in socio-economic development and Waqf administration and management. Finally, from a total of 39 articles filtered a total of 27 full texts were excluded thus leaving 12 articles which were found relevant to this literature review. A breakdown of the screening process and number of papers per process is presented in the Prisma diagram below:

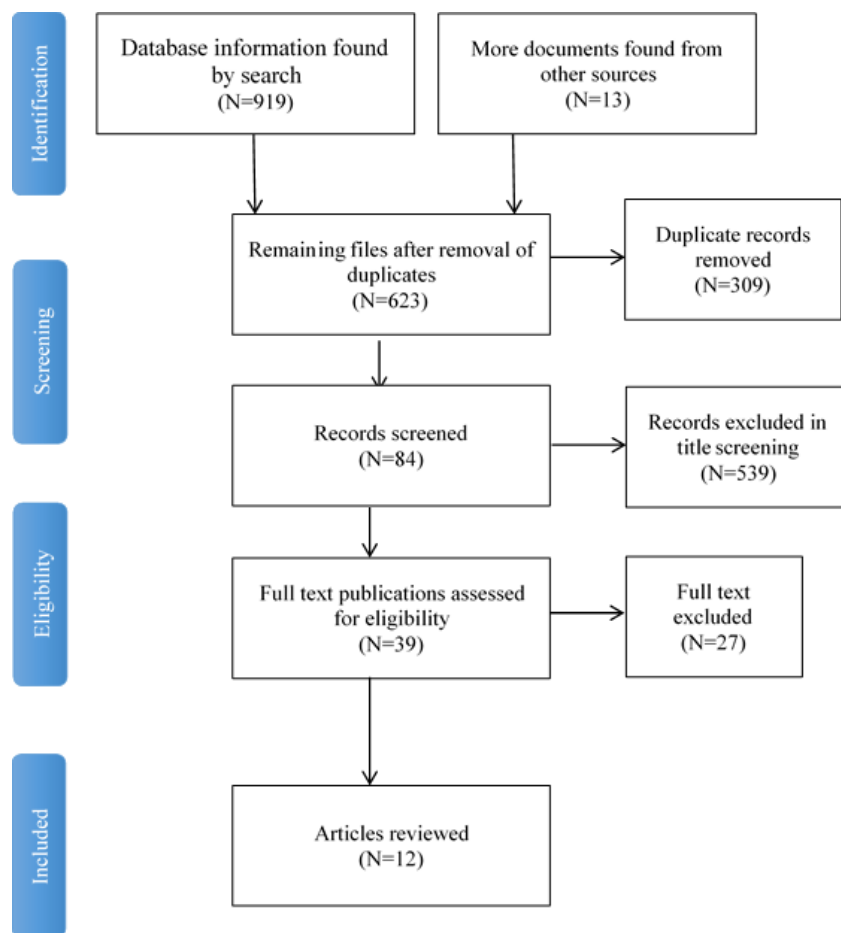


Fig. 1: Prisma Flow Diagram

3.3 Data Extraction

We extracted the following details from each of the 12 qualifying papers: name of the author(s), the title of the article, date of publication, name of publication journal/conference, research method adopted in the study and a summary of the findings. Details of article information are provided in Table 2.

4.0 FINDINGS

4.1 Study design

Out of the 12 qualifying papers, 9 papers adopted the content analysis methodology for their research while the remaining 3 studies adopted other methods. The 3 papers are for instance, Paper 4 adopted the Structural Equation Modelling with the application of AMOS, Paper 6 adopted Qualitative method using purposive sampling with a formal and semi-structured interview, while Paper 7 used Semi-structured interviews

4.2 General Overview of the Literature Review

Paper 1 (Mokhtar, 2008) focussed work on Waqf's economic growth management and administration. The author noted that there is no uniformity in systems adopted in Malaysia by the various State Islamic Religious Councils (SIRCs). She noted that some SIRCs follow a more contemporary Ijtihadi approach to Waqf management and administration within their jurisdiction. Salbiah recommended that the SIRCs should have a standardized system of legislation to foster better cooperation in Waqf Land administration across the country. On their part, the authors of Paper 2 (Ibrahim and Ibrahim, 2013) studied the mechanisms that could aid Waqf assets revival in Malaysia. They recommended that the SIRCs in the respective states not be the sole authority for Waqf land administration, noting that the government and the Muslim community should be actively involved in the management process.

Also, the authors of Paper 3 (Omar et al., 2013) reviewed the methods being utilized to enhance the productive capacity of Waqf properties. They based their analysis on the methods used to establish commercially Waqf land located in Seberang Jaya, Penang through a collaboration between Pulau Pinang's SIRC and a private company - UDA Holding Bhd. The authors added that the partnership between the SIRC and UDA has increased the Waqf Land productivity through the construction of a commercial building and residential estate - Settee Aishah Waqf Residential Estate. They recommended that the model be adopted in the further development of more commercial properties on Waqf land. In a similar vein, Paper 4 (Zakaria and Md Sani @ Abd Rahim, 2014) made attempts towards developing a framework for waqf land at Pulau Pinang. The authors noted that the absence of a framework for the waqf land development has hindered the progress of Waqf, particularly in Pulau Pinang.

Table 2 The 12 qualifying papers included in the systematized review

Paper Number & Authors	Paper Title	Date	Publication	Method	Result
1. Salbiah Mokhtar	The Administration and Management in Economics	2008	2nd International Conference on Built Environment in Developing Countries	Content Analysis	Different SIRCs adopt different Ijtihadi rules to arrive at decision on Waqf related matters. Hence, the article proposed standardized legislation so the SIRCs have a

	Development of Waqf Land.		(ICBEDC 2008)		unified code that will promote better cooperation particularly in Waqf Land Management & administration.
2. Dahlia Ibrahim, Haslindar Ibrahim	Revival Of Waqf Properties in Malaysia	2013	Paper Proceeding of the 5th Islamic Economics System Conference (iECONS 2013), "Sustainable Development Through the Islamic Economics System"	Content Analysis	SIRCs should not be the sole authority for Waqf land administration. Finding the best way to develop Waqf properties in Malaysia should also involve the government and the Muslim society.
3. Hydzulkifli Hashim Omar, Asmak Ab. Rahman, Ahmad Rizal Mazlan, Azizi Abu Bakar and Suhaila Abd. Kadir	The Structuring for Development and Management Waqf Properties in Malaysia	2013	Journal of Human Development and Communication Volume 2, 2013 [45-59]	Content Analysis	Discussed the approaches and parameters used to commercially develop a Waqf land in Seberang Jaya, Penang. The project which was implemented by the Islamic Religious Council of Pulau Pinang (IRCPP) with UDA Holding Bhd is one of the references in the collaboration between Waqf authorities and private companies towards the development of waqf assets.
4. Nur Zarina Zakaria and Norazmawati Md Sani @ Abd Rahim	Integrated Framework for Development on Waqf Land in Pulau Pinang	2014	Proceeding of the International Conference on Masjid, Zakat and Waqf (IMAF 2014)	Structural equation modelling with the application of AMOS	The article noted that there is 'no framework integration 'for Waqf land development which could lead Pulau Pinang to make the Waqf state less attractive to development.
5. Che Zuina Ismail, Nor Jana Salim Nor Jawanees Ahmad Hanafiah	Administration And Management of Waqf Land in Malaysia: Issues and Solutions	2015	ISSN 2039-2117 (online) ISSN 2039-9340 (print) Mediterranean Journal of Social Sciences MCSER Publishing, Rome-Italy Vol 6 No 4 S2 July 2015	Content analysis	The article concluded that 'SIRCs should be professionally restructured in all states to improve Waqf land administration, management and development in Malaysia
6. Hasyeilla Abd Mutalib, Selamah Maamor	Utilization Of Waqf Property: Analyzing an Institutional Mutawalli Challenges in Management Practices	2016	International Journal of Economics and Financial Issues Vol 6. Special Issue (S7), 2016	Qualitative method using purposive sampling with a formal and semi-structured interview	Institutional Mutawalli encounter problems with the management of Waqf properties: Low personal Waqf experience, training, and development in understanding their functions, responsibilities in managing Waqf property related tasks, and implementation of Waqf property management
7. Siti Nadiyah Mohd Ali, Abdul Halim	Hungry For Housing: Waqf Real	2016	MATEC Web of Conferences 66, 00068 (2016)	Semi-structured interviews	The authors noted that the progress reported in value enhancement of Waqf real estate developments by

Mohd Noor, Noraini Johari, Nurul Sahida Fauzi, Nor Nazihah Chuwani and Nor Rashidah Paujah Ismail	Estate Development - A Social Welfare Alternative		DOI: 10.1051/matecon f/20166 IBCC 2016		the Penang State Islamic Religious Council (SIRC, Penang) is by "implementing 9 housing project developments using the ijarah model."
8. Siti Nadiyah Mohd Ali, Noraini Johari, Nurul Sahida Fauzi, Nurulani Ahmad, Nor Nazihah Chuwani, Abd Halim Mohd Noor	Income Optimization from Waqf Properties: Sustaining the Acheen Street Mosque	2016	e-Proceeding of the Social Sciences Research ICSSR 2016 (e- ISBN 978-967- 0792-09-5). 18 - 19 July 2016, Kuala Lumpur, MALAYSIA. Organized by http://worldconferences.net/home	Content analysis and In- depth structured interviews with the Penang State Islamic Religious Councils (PSIRC).	Waqf properties that have been put under Waqf cannot be collected fully by Penang SIRC. Only around 10% of rental income on Waqf properties are collected by the Penang SIRC while the arrears are almost reaching half a million
9. Norma Md Saad, Suhaimi Mhd Sarif Ahmad Zamri, Osman Zarinah Hamid, Muhammad Yusuf Saleem	Managing corporate Waqf in Malaysia: perspectives of selected SEDCs and SIRCS	2017	Jurnal Syariah, Jil. 25, Bil. 1 (2017) 91-116	Content Analysis	SEDCs and SIRCS follow various approaches in Waqf initiatives according to the papers. Perak, Perlis, and Kedah SEDCs, for example, embraced the concept of corporate Waqf organisations controlling and maximising the value of Waqf assets and properties. The paper also noted 'lack of cooperation between SEDCs and SIRCS on matters concerning Waqf'
10. Ahmad Shazrin Mohamed Azmi, Noor Rosly Hanif & Siti Mashitoh Mahamood	Revitalising The Development of Waqf Properties: A Way Forward	2017	International Journal of Real Estate Studies, Volume 11 Number 3	Content Analysis	Proposed the conceptual parameters of a special purpose vehicle (SPV) with a new identification known as the Special Property Development Entity (SPDE) for the creation of waqf properties. The study identified eight criteria to be adopted in further research.
11. Zulkifli Hasan and Muhammad Najib Abdullah	The Investment of Waqf Land as An Instrument of Muslims' Economic Development in Malaysia	2018	Dubai International Conference on Endowments' Investment, 4-6th February 2008 organized by A Wqaf and Minors Affairs Foundation, Dubai, the United Arab Emirates.	Content Analysis	Presented instruments that could be adopted in the development of Waqf land. 'Current structures and approaches adopted by the Waqf institution rendered a significant contribution to the investment and growth of Waqf land in Malaysia'
12. Farah Nadia Abas, Fauziah	Factors Contributing	2018	International Journal of Islamic	Content analysis	Identified five factors hindering the development of Waqf

Raji	to Inefficient Management and Maintenance of Waqf Properties: A Literature Review'		and Civilizational Studies 03 (2018) pp. 53 - 67 www.http://jurnal.umran.utm.my/index.php/umran	properties in Malaysia: Insufficient funds, lack of best performance by Waqf manager, non-registered SIRC Waqf property, obsolete data and the confiscation of SIRC heritage rights
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Paper 5 (Ali et al., 2016) examined the issues and solutions on the administration and management of waqf land in Malaysia. The authors recommended a professional restructuring of SIRC in all states to improve the administration, management, and development of Waqf land. In a similar vein, authors of Paper 6 (Abd Mutalib and Maamor, 2016) analysed the challenges facing the adoption of institutional mutawalli in management of waqf practices. They attributed the low performance of the institution to inadequate training and practical experience. While focusing on Penang State Islamic Religious Council the authors of Paper 7 (Ali et al., 2016) noted that *'the council has succeeded in enhancing value add to Waqf real estate developments with the implementation of 9 housing project developments using the ijarah concept'*. In their study, authors of Paper 8 (Ali et al., 2016) examined the tools to optimize income from waqf properties noting that rental arrears at the Pinang SIRC are over RM 500,000. The authors added that such high rental arrears coupled with lack of rental collection system have hampered the development of waqf in the state.

In their paper on Corporate Waqf in Malaysia, authors of Paper 9 (Saad et al., 2017) corroborated the views of Mokhtar (2008) on the disparity between the operations, approaches and techniques adopted by the different SIRC. In Paper 10, (Shazrin et al., 2017) previous efforts on revitalizing the development of waqf properties were reviewed. The authors proposed the utilization of a 'special purpose vehicle (SPV) for the development of Waqf properties, with a new identity known as the Special Property Development Entity (SPDE)'. Paper 11 (Hasan and Abdullah, 2018) examined the potential of waqf land investment in improving the economic development of Muslims in Malaysia. The authors presented instruments that could be adopted in the development of Waqf land noting that the 'existing frameworks and approaches adopted by the Waqf institution contributed positively to the investment and development of Waqf land in Malaysia'. In the last paper (Paper 12), Abas and Raji, (2018) reviewed the factors that contributed to inefficient management and maintenance of waqf properties in Malaysia. They identified five factors hindering the development of Waqf properties in Malaysia: insufficient fund, lack of best performance by Waqf manager, unregistered of Waqf land under SIRC, out-dated data and confiscation of ownership rights by heirs from SIRC.

4.3 Thematic Areas

The thematic areas of the studies were further clustered based on the discussion focused by the respective authors. The analysis presented in Table 3 below indicate that 4 of the studies (Papers 1, 2, 5 and 9) focused on the administration of waqf properties while only one of the studies (Paper 2) focused on the role and importance of public engagement on the development of waqf properties. Three studies (Papers 3, 4 and 10) focused on the financing model of waqf properties but only one paper (Paper 6) examined the issues relating to the expertise and competence of managers of waqf properties. Five of the studies (Papers 3, 4, 7, 8 and 9) undertook case studies on waqf development in selected states with Pulau Pinang having the highest focus in the study. Two studies (Papers 8 and 12) examined the risk of rental arrears on the sustainable development of Waqf properties while two other studies (Papers 10 and 11) reviewed the literature on framework development for waqf

properties. Only one study (Paper 12) discussed the level of maintenance of Waqf properties and its importance to waqf development in Malaysia.

Table 3 Thematic Focus of the studies

s/n	Thematic areas	Paper Number
1	Administration and management of Waqf Properties	1, 2, 5, 9
2	Public Engagement and involvement in the development of Waqf Properties	2
3	Financing model for Waqf Properties	3, 4, 10
4	Expertise of managers of Waqf properties	6,
5	Case studies on Waqf properties development	3, 4, 7, 8, 9
6	Rental arrears on Waqf Properties	8, 12
7	Framework for Waqf Development	10, 11
8	The maintenance level of Waqf Properties	12

5.0 DISCUSSIONS

Effective maintenance of Waqf properties is essential for the continued sustenance of the institution of Waqf and equitable distribution of income and provision of essential services to the larger society. However, the literature on the maintenance of Waqf properties is still quite scarce and therefore is of little practical use. The review also showed that many of the literature on Waqf properties relied mainly on content analysis with only a few literatures focused on direct data collection. This implied that many of the studies may end in repeating earlier findings when in reality, many of the underlying factors were already changing. For instance, the new financing models developed for Waqf properties has increased the number of properties being developed in Malaysia and other Muslim-majority countries. The next most important focus will then be to conduct a critical study and developed a sharia-compliant maintenance management framework that will serve as a guideline to help Waqf managers carry effective maintenance of Waqf properties.

6.0 CONCLUSION

Effective building maintenance is essential to increase user satisfaction, rental income as well as the lifespan of the building. However, the review of literature has shown that many Waqf properties are either abandoned or neglected mainly due to issues of poor maintenance. Within the Malaysian context, current evidence indicates that there is no maintenance framework on Waqf properties. This could potentially limit the operations and capabilities of Waqf managers and administrators to promote effective maintenance of the Waqf properties. Such lacuna could endanger the success being recorded through the new financing models for Waqf as well as the development of iconic income-generating Waqf properties in the different parts of the country. Future empirical research is needed to develop this framework through collaborations with the various stakeholders.

ACKNOWLEDGMENTS

This research was partly funded by the Ministry of Higher Education Malaysia TRGS/1/2016/UIAM/01/3/1, project ID: TRGS16-01-001-0001

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