



Mapping the Factors Affecting Waqf Property for Economic Development: A Systematic Review

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Abstract. Waqf is part of the ibadah that is strongly demanded by Islam. The development of waqf property has played a major role as the main factor in the community's socioeconomic development and Islamic civilization development. This study employs the four stages in conducting the SLR. It starts with identifying the research strategy where a search string is developed. The second stage is a study selection with a total of 310 papers from 2017 up to 2022 from three main academic databases, which are Scopus, Web of Science and Springer retrieved. After applying the quality assessment criteria, 67 papers were qualified for the analysis. Thematic analysis was then applied to thematically categorize the identified factors as the fourth stage in data extraction and synthesis. Several factors were found in the literature. Three broad categories were used to group the discovered variables. The subjects include management, governance, and promotion. The study also has an empirical benefit, particularly for those looking for waqf property since it helps them understand the factors that could contribute to waqf property development. Moreover, the findings can be a component to transform the waqf property to be more productive, sustainable, and competitive. This would ensure the existence and growth of waqf property to meet local and global changes.

Keywords: Economic Development · Finance · Systematic Literature Review · Waqf Property

1 Introduction

History has proven that waqf property can play an important role in the economic development of a country. Waqf property is also a tool for wealth redistribution to achieve economic balance in a country in a comprehensive context through the provision of facilities such as education, health, places of worship, road facilities and so on [1]. With the provision of these facilities, the stigma of society's view related to the function and benefits of waqf property which only focuses on religious elements such as mosques, *suraus* and cemeteries is outdated. Nowadays, waqf property plays a role as the main

pillar of Islamic economic development. Effective and efficient waqf property management and administration can sustain local economic development. Sustainable economic development can be a driving force for continuous efforts to increase the productivity of waqf property so that its benefits continue to be felt from time to time. Various strategies and alternatives have been worked on by various waqf institutions either at the state level or the central government [2]. Those strategies and alternatives aim to prosper the development of waqf property from not being used productively and to prevent each waqf property from being idle without being worked on. This situation will cause a waste of existing resources and the surrounding community will not be able to benefit from the waqf property [3].

Thus, it is important to increase research based on waqf property and its role in economic development has motivated researchers to explore waqf property as a subject of study. The main objective of this study is to explore the factors affecting waqf property for economic development. In this study, a Systematic Literature Review (SLR) approach [4] is applied to examine how scholars conducted their studies to better anticipate future research paths. As a result, the following research issues will be addressed in this study:

RQ: What are the factors that affect waqf property development?

Hence, this study discusses the waqf property and economic development literature as well as relevant studies related to identifying factors contributing to waqf property for economic development. To answer the points raised above, this study begins with an overview related to waqf property and economic development in the literature review section. SLR's research technique will be detailed in the methodology section, followed by the results and discussion. A conclusion for the complete study will be offered at the end of this article.

2 Literature Review

Literary the word waqf comes from the word Waqafa which means to stop, prevent, or restrain. Meanwhile, from the term point of view, waqf means any property that no longer belongs to the waqif and it is withheld from any business transaction of selling and buying, inheritance, grant and will while maintaining its physical resources, for welfare to bring the waqf closer to Allah SWT [5]. Thus, in general, waqf means to withhold the substance of an item from being sold, pawned, or gifted, and cannot be transferred as an inheritance for the benefit of having been donated to the path of God. According to [6], waqf means something given for public use (as a donation) or something given and allocated for needs related to the Islamic religion. According to the Selangor State Waqf Enactment, waqf is defined as handing over any property that benefits or benefits for any welfare purpose whether as a general waqf or a special waqf according to Syariah law (Enactment No. 7 1999, Article 2).

Waqf property can be categorized into immovable waqf property, movable waqf property and intellectual property [7]. Each of the waqf properties must provide benefits and interests to the Muslim community plus the general public as well. While the development of waqf property refers to the combination of available resources such as land, buildings, entrepreneurs, and capital to be used as the basis for the development of the waqf property [8]. Through the combination of these resources, the outcomes will

be able to boost and sustain existing waqf projects and help in various aspects such as administration, management, and maintenance, as well as adding to the development of future projects. The development of waqf property started from the time of the Prophet Muhammad SAW and his companions. The first waqf property that is magnificent until now is the Quba Mosque in Mecca. While Nabawi Mosque in Madinah is the second waqf property developed [9]. The development of these two mosques acts as a center of worship, as well as acts as a local community center. This indirectly shows the greatness of waqf property management that can be sustained until now and become one of the symbols of the pride of Muslims.

According to Islamic law, every donated waqf property must be managed, administered, and regulated by a responsible party or institution that has been appointed by the authority [10]. With efficient and effective management and administration, every waqf property can sustain and provide continuous benefits to the local community. In addition, the management and administration of waqf property can increase the community's socio-economics with the development of commercial waqf property such as shops houses, administrative buildings, health centers, community centers, study centers and so forth. This commercial development can indirectly eliminate people's perception that waqf property is only for religious matters.

The management and administration of waqf property in Malaysia are led by the State Islamic Religious Council (SIRC) which acts as the sole trustee at the state level. In Malaysia, there are 14 SIRC which represents each state in the management and administration of waqf property [11]. Until 2022, seven states have their waqf administration enactments namely, Terengganu, Perak, Melaka, Selangor, Negeri Sembilan, Johor and Sabah. While the remaining seven states still apply provisions from their respective State Islamic Law Administration Enactment. The Department of Waqf, Hajj and Zakat (JAWHAR) under the Ministry of the Prime Minister is responsible for managing, regulating and as a policy maker for the waqf management and governance at the central government. JAWHAR is also assisted by Yayasan Wakaf Malaysia (YWM) to regulate and coordinate the management and administration of all SIRC so that every state follows and complies with the laws and policies related to the administration of waqf property holistically. With the combination of waqf administration of various waqf institutions at the central and state levels, numerous waqf development projects have been successfully implemented to boost the development of waqf properties throughout the country. Through active efforts shown by all the parties involved, it can reduce idle, underdeveloped and underutilized waqf properties which indirectly results in a waste of resources [3]. Therefore, this will cause the benefits of the waqf property to not be felt and channeled to the targeted parties.

Thus, various waqf property development projects have been carried out to boost the local community's economy in the 9th Malaysia Plan (RMK9) where several allocations are channelled by the federal government to the state's authority. Every project carried out can have an impact on the economic development of the local community [12]. For example, the construction of waqf Seetee Aishah medium-cost apartments in Penang turned out to have a great impact on helping low-income groups. In Perlis for example, there is a Dialysis Center project specifically for kidney patients to get free treatment for the underprivileged. While in Melaka, a three-star waqf hotel has been developed

on a piece of waqf land and has been operating since 2009. Developing various waqf projects can change the community's mindset that through waqf can also improve the socio-economic and quality of life. For example, the development of pocket, small waqf land has not yet been worked on with agricultural and farming waqf projects [13, 14]. The development of waqf land in the field of agriculture and farming can help needy people able to sustain daily life due to the rising cost of living.

In addition, the waqf project through the cash waqf initiative where funds from public donations were also introduced through cash donations or online transactions [15, 16]. This cash waqf fund will be used as capital to help poor, single mothers in making a living, especially during the COVID-19 pandemic. The development of waqf property can also benefit small and medium industrial entrepreneurs to rise again and help to sustain their businesses. Thus, this study will focus solely on identifying factors affecting the waqf property for economic development. By identifying these factors, more development of waqf property can be carried out in the future and able to attract the interest of the community to do waqf because the benefits and rewards of implementing waqf are long-lasting.

3 Methodology

This study applied the systematic literature review (SLR) method due to its suitability to comprehensively answer the research question and achieve the aim of this study which is identifying the common factors affecting the waqf property for economic development. A methodical, transparent, and repeatable process of synthesizing research is known as an SLR [4]. The following study can duplicate the SLR to enhance or modify it by keeping track of the reviewer's procedures and conclusions [17]. SLRs combine a qualitative theme analysis with a quantitative descriptive analysis [4]. In contrast to other nonsystematic review styles (such as narrative reviews), an SLR consists of a clear, predetermined, transparent, organized, and repeatable step-by-step procedure to guarantee that the largest number of pertinent articles are methodologically evaluated.

A systematic review aims to find as many primary studies relating to the research question as possible using an unbiased search strategy [18]. Therefore, this stage involves activities such as determining the research question (see paragraph 3 in Introduction), the search term, the search string, and data resources. The SLR flow of the literature research process consists of four main stages: (1) identification of the research; (2) study selection; (3) quality assessment; and (4) data extraction and synthesis. As a result, the study was conducted using [18] proposed SLR principles. The next sections go into further depth about the SLR flow of literature stages is demonstrated in the following Table 1 and Fig. 1 shows the overview of the SLR method.

3.1 Stage 1: Planning Stage

The first stage is to plan, which includes picking the best review and developing research questions. An SLR cannot be completed without proper planning. The research questions for the study are stated in Table 1. The researcher's choice of databases to search for relevant material to conduct SLR is a tricky problem. According to [19], understanding

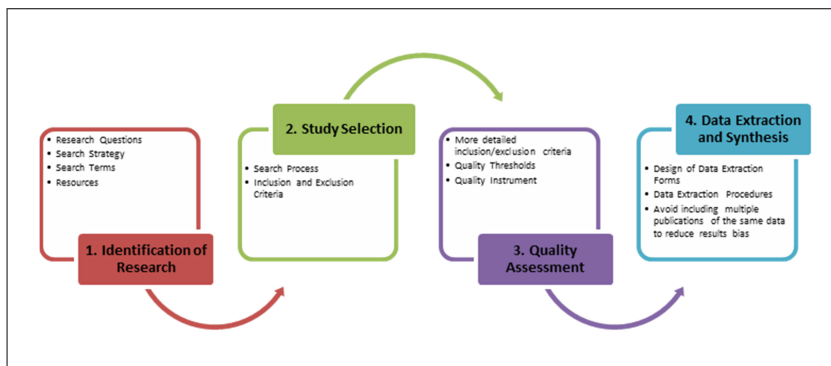


Fig. 1. Stages of Systematic Literature Review

Table 1. Overview of the SLR Method.

Item	Description
Research question	RQ: What are the factors that affect waqf property development?
Created a set of search parameters	Database used: Scopus, Web of Science, Springer Time range: 2017–2022
Search Criteria	Topic choice: waqf property The initial search in Scopus was followed by Web of Science and Springer Search words: Waqf Property
Journal paper selection	Criteria for inclusion Language: English and Malay Subject Area: Religion, Business Finance, Economics, Humanities Multidisciplinary, Social Sciences Interdisciplinary, Asian Studies, Management, Business, Political Science, Asian Studies, Law Document type: Article, Conference, Book chapter Source Type: Journal
Conducting and reporting the review	Searching for relevant papers, including, or excluding them based on the title and abstract, including or excluding them based on the entire paper introduction and conclusion, final selection of important connected research, and reporting the review

where to acquire and how to seek essential journal papers related to research topics is vital at the beginning of the review. Thus, this study used three diverse search engines instead of just one inside multidisciplinary internet-based archives to make the search more extensive and the review as thorough as possible [20, 21]. As shown in Table 1, a keyword string including search criteria was used to look for literature in the databases

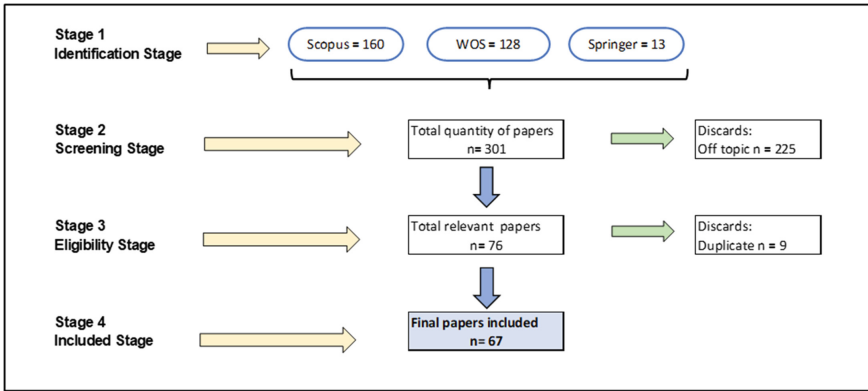


Fig. 2. Flow of Literature Search Process

Scopus, Web of Science, and Springer. The established set of search criteria covers the years 2017 until the year 2022. These academic databases’ titles, abstracts, and keywords were searched using the created search strings. Early searches in Scopus, found 160 research document publications, where 128 were in Web of Science, and 13 in Springer. As a result, 301 studies in total were gathered and the search consists of studies from 2017 up to 2022.

3.2 Stage 2: Classification Stage

Following the acquisition of possible primary studies, it is essential to assess their real significance. The authors first verified the results for duplication, then applied the inclusion and exclusion criteria, and finally the quality evaluation criteria. The first and second screening processes are used to eliminate duplicate literature. The screenings yielded findings of 301 papers, respectively, excluding them from other than English and Malay language and year eligibility. The next screening focuses on studying and comprehending the abstracts of the literature to determine which articles are suitable and which do not meet the inclusion criteria. Based on a thorough evaluation of the title and abstract, 76 publications fit the requirements related to the topic discussion. The screening assessment of each literature for complete inclusion and exclusion criteria that follows explores the literature in further depth. The process’s inclusion and exclusion criteria resulted in 67 publications being available for this investigation as shown in Fig. 2.

3.3 Inclusion and Exclusion Criteria

Included and Excluded Criteria are used to determine if the data gathered is suitable for use in the research. After the collection of possible primary studies, it is vital to examine their real significance. The authors first verified the findings for duplication, then applied the inclusion and exclusion criteria, and finally the quality evaluation criteria. The factors listed in Table 2 were used to decide which research should be included and which should be excluded.

Table 2. Inclusion and Exclusion Criteria.

Inclusion Criteria	Exclusion Criteria
English and Malay paper	Any non-English papers
Paper published between 2017 and 2022	Any papers published before the year 2017
Should be a scholarly article related to the waqf property development	Not related to the research question. i.e., waqf in general.
All papers in areas of Religion, Business Finance, Economics, Humanities Multidisciplinary, Social Sciences Interdisciplinary, Asian Studies, Management, Business, Political Science, Asian Studies, Law	Not related other than areas as stated in the inclusion criteria

Table 3. Quality Assessment Criteria.

Quality Assessment Questions	Relevant Score
1) Are the objectives of the research detailed?	Yes = 1
2) Is the paper studying waqf property in particular?	Partially = 0.5
3) Is the paper focusing on factors affecting the waqf property development?	No = 0
4) Are the results and findings of the research reported?	

3.4 Stage 3: Reporting the Result

Quality assessment is a measure to ascertain the suitability of each source with the research question. Table 3 demonstrates the quality assessment criteria. Each criterion was scored against each source, 1 for fitting entirely, 0.5 for partially fit, and 0 for not fitting. The authors then classified each source's total score into three categories by adopting the heuristics principles suggested by [22], where the authors considered the sources with a total score of 57. To ensure the validity of the paper's quality assessment, the authors calibrated and compared their scores for several sample studies using similar quality assessment scores. As a result, the authors found all sources that were suitable for this research.

3.5 Stage 4: Data Extraction and Synthesis

To ensure the validity and consistency of data extraction, 10 papers were selected randomly and analyzed by all the authors. The analysis was then compared and calibrated to assess the inter-researcher consistency. When it reached a good consistency level, the remaining papers were then divided into two sets, and each set was analyzed by two of the authors who extract data independently. The extracted data of the two researchers were then compared, and conflicts among researchers were resolved by consensus or arbitration by another independent researcher/expert in the field. The data extraction form is outlined in Table 4.

Table 4. Data Extraction Form.

Item	Description
Title	The title of the paper
Year	The year when the paper was published
Database	The source of the paper
Author(s)	The authors of the paper
Paper type	It can be a case study, action research, survey, systematic literature review, systematic mapping, exploratory research, controlled experiments, literature survey, unclear, or a combination of some of them.
Study focus	The subject of the study, factors affecting the waqf property development, details explanation of these factors.

After finishing the data extraction, thematic analysis was then applied for identifying the factors affecting the waqf property development as well as using heuristics to categorize relevant factors with similar meanings and elucidate their relationship. By adopting principles proposed by [23], we performed the thematic analysis in the following steps: 1) understanding the concept of each collected source, 2) identifying the relevant themes based on existing literature, and 3) documenting the themes systematically. The themes were devised based on the literature review in Sect. 2. The thematic analysis was conducted systematically via Excel among the researchers.

4 Result and Discussion

The SLR is used to address the research question “What are the factors that effecting waqf property development?” After the filtration process, the results show that the amount of research articles connected to waqf property is limited to just 67 publications exploring factors affecting waqf property to economic development. Table 5 contains information on works related to waqf property classification, including the article title, publication year, and reference.

4.1 Overview of the Systematic Literature Review

According to the distribution of the 67 articles chosen for analysis, waqf property development is widely being studied where it is still in a phase being studied by researchers in the related fields with the number of articles published between 2016 and 2022 (see Fig. 3). Empirical publications employing document reviews correspond to the most common research approach and methodology (see Fig. 4). Publication of document types which has 52 articles and is the most popular document published by the researchers in Fig. 5. Meanwhile, Fig. 6 is related to the source of the document and the source title of the article as shown in Fig. 7.

Table 5. Summary Article of Waqf Property.

No.	Authors	Title	Year	Source Title	Cited by
1.	Abdullah R., Ismail A.G.	Taking stock of the waqf-based Islamic microfinance model	2017	International Journal of Social Economics	44
2.	Daud D.	The role of Islamic governance in the reinforcement waqf reporting: SIRC Malaysia case	2019	Journal of Islamic Accounting and Business Research	28
3.	Osman A.Z., Agyemang G.	Privileging downward accountability in waqf management	2020	Journal of Islamic Accounting and Business Research	29
4.	Zain N.S., Muhamad Sori Z.	An exploratory study on Musharakah SRI Sukuk for the development of waqf properties/assets in Malaysia	2020	Qualitative Research in Financial Markets	24
5.	Atan N.A.B., Johari F.B.	A review on literature of waqf for poverty alleviation between 2006–2016	2017	Library Philosophy and Practice	46
6.	Asni F., Mahamud M.A., Sulong J.	Socioeconomics and management of Muslim cemetery waqf using istibdal and GIS method in Penang state	2020	Journal of Islamic Accounting and Business Research	15
7.	Zarkasyi H.F.	Imam Zarkasyi's modernization of pesantren in Indonesia: A case study of Darussalam Gontor	2020	Qudus International Journal of Islamic Studies	44

(continued)

Table 5. (continued)

No.	Authors	Title	Year	Source Title	Cited by
8.	Azhar A., Nor M.Z.M.	Hibah in the administration of Islamic property: Ijtihadi elements and reality in Malaysia	2019	UUM Journal of Legal Studies	7
9.	Aziz A., Ali J.	A comparative study of waqf institutions governance in India and Malaysia	2018	Intellectual Discourse	11
10.	Elesin A.M.J.	The role of Al-Awqāf (Islamic Endowments) in poverty alleviation and community development in the Nigerian context	2017	Journal of Muslim Minority Affairs	16
11.	Khadijah A.M.S., Sabki S.M., Ismail A.	Philanthropic commitment traits for waqf in higher education	2017	Global Journal Al-Thaqafah	5
12.	Ghazali N.A., Sipan I., Haji Mohammad M.T.S., Ab Aziz M.A.	New framework for the management of waqf land registration system in Malaysia	2020	International Journal of Islamic and Middle Eastern Finance and Management	11
13.	Rhoads E.	Property, citizenship, and invisible dispossession in Myanmar's urban frontier	2020	Geopolitics	6
14.	Hassana S.H.M., Bahari Z., Aziz A.H.A., Doktoralina C.M.	Sustainable development of endowment (waqf) properties	2020	International Journal of Innovation, Creativity and Change	7

(continued)

Table 5. (continued)

No.	Authors	Title	Year	Source Title	Cited by
15.	Iman N., Santoso A., Kurniawan E.	Online based waqf management system in Indonesia: A new model in management of waqf administration	2020	International Journal of Innovation, Creativity and Change	8
16.	Yaakob A., Mahzir N., Supaat D.I., Zakaria M.Z., Wook I., Mustafa M.	Waqf as a means of forest conservation: Alternative for Malaysia	2017	Advanced Science Letters	13
17.	Awang M.B., Hamid N.A., Nazli I., Mohd Lotpi M. Y.	Maqasidic approach in the management of waqf property: A study with reference to Malaysian contemporary issues	2017	Pertanika Journal of Social Sciences and Humanities	6
18.	Sipan I., Abas F.N., Ghazali N.A., Yaacob A.C.	An investigation of the issues of tenancy management practice: The case of commercial waqf properties in Malaysia	2021	Planning Malaysia	2
19.	Zain N.R.M., Mahadi N.F., Noor A.M.	The potential in reviving waqf through crowdfunding technology: The case study of Thailand	2019	Al-Shajarah	7
20.	Ramli A., Fahmi F., Darus F., Ismail N.	Primary drivers of sustainable performance: The case of corporate waqf	2018	Global Journal Al-Thaqafah	7
21.	Alam M.M., Shahriar S.M., Said J., Monzur-E-Elahi M.	Waqf as a tool for rendering social welfare services in the social entrepreneurship context	2018	Global Journal Al-Thaqafah	20

(continued)

Table 5. (continued)

No.	Authors	Title	Year	Source Title	Cited by
22.	Huq M.A., Khan F.	The role of cash waqf in the development of Islamic higher education in Bangladesh	2017	Journal of Islamic Economics, Banking and Finance	9
23.	Fadhilah A.A., Zurina S., Mohammad A., Nursilah A.	The effort of selected public and private universities to develop awqaf property in Malaysia	2017	Pertanika Journal of Social Sciences and Humanities	6
24.	Yaakob M.A.Z., Suliaman I., Khalid M.M.	The growth of waqf properties through infrastructure development according to Al-Hadith	2017	Pertanika Journal of Social Sciences and Humanities	4
25.	Kasdi A., Karim A., Farida U., Huda M.	Development of waqf in the Middle East and its role in pioneering contemporary Islamic civilization: A historical approach	2022	Journal of Islamic Thought and Civilization	3
26.	Laallam A., Kassim S., Ali E.R.A.B.E., Saiti B.	Waqf in Algeria: Its historical exploration from Ottoman to post-independence era	2021	Journal of Islamic Thought and Civilization	1
27.	Iman N., Santoso A., Kurniawan E.	Critical an assessment of the productive waqf innovation linkage literature: Lessons for waqf asset management institutions in Indonesia	2021	Review of International Geographical Education Online	1

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Table 5. (continued)

No.	Authors	Title	Year	Source Title	Cited by
28.	Amuda Y.J., Embi N.A.B.C., Oladapo H.B.	Tapping waqf (endowment) property financing into agribusiness in Nigeria	2019	International Journal of Innovation, Creativity and Change	3
29.	Alam M.M.	Potent potential of awqāf in social and economic development	2018	Journal of King Abdulaziz University, Islamic Economics	6
30.	Shahriar S.M., Alam M.M., Said J., Monzur-E-Elahi M.	Waqf as a tool for rendering social welfare services in the social entrepreneurship context	2018	Global Journal Al-Thaqafah	20
31.	Mohamad N.A., Mahmud M.F., Ismail A., Redzan I.H., Shahrudin S.N.	Philanthropy and social justice in waqf administration in Morocco: Lessons learnt from the history	2017	Pertanika Journal of Social Sciences and Humanities	2
32.	Thahir J.A.	Framework for international waqf foundation	2017	Islamic Wealth Management: Theory and Practice	1
33.	Orbay K.	Failure of waqfs to adjust rental rates to prices; structural impairment or managerial rigidity	2017	Bulgarian Historical Review	1
34.	Ali Azizan N., Muhamat A.A., Syed Alwi S.F., Ali H., Abdullah A.Q.C.	Revitalising waqf (endowment) lands for agribusiness: Potentials of the anchor company models	2022	Journal of Agribusiness in Developing and Emerging Economies	4
35.	Madni H.	Waqf properties act 2020 and the constitution of Pakistan a critical study	2022	Journal of Islamic Thought and Civilization	0

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Table 5. (continued)

No.	Authors	Title	Year	Source Title	Cited by
36.	Khan M.K., Abdul Rasid S.Z., Bardai B., Saruchi S.A.	Framework of affordable cooperative housing through an innovative waqf-based source of finance in Karachi	2022	Journal of Islamic Accounting and Business Research	1
37.	Laluddin H., Haneef S.S.S., Mohammad M.T.H., Rahman M.P.	Revisiting the concept of waqf: Its maintenance, issues and challenges	2021	International Journal of Islamic Thought	3
38.	Zaweed S.	The waqf estates of Pāndūa: Historical analysis (from fifteenth to twentieth centuries)	2021	Indian Historical Review	0
39.	Pandit A.	Claiming citizenship and nation: Muslim politics and state building in North India, 1947–1986	2021	Claiming Citizenship and Nation: Muslim Politics and State Building in North India, 1947–1986	0
40.	Memiş Ş.E.	Petitioning the waqf cases: Conflict over the Abū Madyan waqf, old city of Jerusalem, at the beginning of the twentieth century	2021	Welt des Islams	0
41.	Hassan M.A.M., Alias A., Mahmood S.M., De Costa F.	Waqf land development approaches and practices in the State Islamic Religious Councils	2021	Planning Malaysia	0
42.	Darus F., Yusoff H., Zain M.M., Ramli A.	Corporate waqf: A sustainable model of Islamic wealth creation and distribution	2021	International Journal of Economics and Business Research	0

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Table 5. (continued)

No.	Authors	Title	Year	Source Title	Cited by
43.	Mohamad R., Yusoff Z.M., Nordin N.	Implementation of istibdal on waqf land in Malaysia: A comparative study between syarak law and civil law	2021	UUM Journal of Legal Studies	1
44.	Sanusi S.W.S.A., Yaacob S.E., Salleh M.F.M.	Waqf zurri: An instrument for estate planning in developing Islamic civilization	2021	Journal of Al-Tamaddun	0
45.	Kaya M.Y.	The nature and legal grounds of Islamic family foundations: A critical approach to legal discussions in fiqh perspective	2021	Cumhuriyet Ilahiyat Dergisi	0
46.	Livingston D.	Documentary constellations in late-mamlūk Cairo: Property-and waqf-related archiving on the eve of the Ottoman conquest of Egypt	2020	Itinerario	2
47.	Islahi A.A.	Economic empowerment of women in Islam	2020	Economic Empowerment of Women in the Islamic World: Theory and Practice	4
48.	Suhaimi F.M., Rahman A.A.	Women's involvement in developing waqf in Malaysia	2020	Economic Empowerment of Women in the Islamic World: Theory and Practice	2

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Table 5. (continued)

No.	Authors	Title	Year	Source Title	Cited by
49.	Ayub M.N., Noordin N., Sawal M.Z.M., Hassan S.H.M., Taha M.M.	Analysis of the administration and management of people's religious schools in Kedah, Malaysia	2020	International Journal of Innovation, Creativity and Change	0
50.	Orbay K.	Coping with institutional and financial crises in the sixteenth and seventeenth centuries: Ensuring the survival of Ottoman royal waqfs	2019	Medieval History Journal	0
51.	Azmi A.S.M., Hanif N.R., Mahamood S.M.	Measuring the needs for the Special Property Development Entity (SPDE) for waqf property development in Malaysia	2019	International Conference on Construction in the 21st Century	1
52.	Amuda Y.J.	Application of waqf property as a financial instrument for the Internally Displaced Persons (IDPS) in Nigeria	2019	Journal of Legal, Ethical and Regulatory Issues	4
53.	Asni F., Sulong J.	Resolving the issues of conflicting fatawa on waqf in Malaysia: A study based on the epistemology of Maqasid Al-Shan 'ah	2019	Islamic Quarterly	1
54.	Gamon A.D., Tagoranao M.S.	The role of waqf properties in the development of the Islamic institutions in the Philippines: Issues and challenges	2018	Intellectual Discourse	5

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Table 5. (continued)

No.	Authors	Title	Year	Source Title	Cited by
55.	Islahi A.A.	The role of women in the creation and management of awqāf: A historical perspective	2018	Intellectual Discourse	4
56.	Islam M.T.	Historical development of waqf governance in Bangladesh: Challenges and prospects	2018	Intellectual Discourse	4
57.	Shaikh I.A.	The foundations of waqf institutions: A historical perspective	2018	Intellectual Discourse	5
58.	Ali Al-Fijawi M.F., Shah U Tun Aung M.A., Gamon A.D.	Waqf, its substitution (Istibdal), and selected resolutions of Islamic fiqh academy India: A Maqasid al-Shari'ah perspective	2018	Intellectual Discourse	0
59.	Regadio C.Q., Jr.	Islamic migrant community formation and integration: The case of Salam Compound, Barangay Culiati, Quezon City	2018	Philippine Political Science Journal	1
60.	Gebara R.E.A.	The relevance of waqf to the Australian society from the perspective of Maqasid al-Shari'ah	2018	Al-Shajarah	0
61.	Mohsin M.I.A., Razak S.H.A.	Potential for wealth creation from waqf assets	2017	Islamic Wealth Management: Theory and Practice	0
62.	Nor S.B.M., Yaakub N.I.	Educational endowments governance for institutions of higher education in Malaysia: A preliminary study	2017	Advanced Science Letters	1
63.	Zulhibri, M	The nature of waqf land and properties development in Muslim countries	2017	Financial Inclusion and Poverty Alleviation	3

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Table 5. (continued)

No.	Authors	Title	Year	Source Title	Cited by
64.	Kazemi Andaryan, M. H., & Nejad Ebrahimi, A.	Explaining the effects of the socio-economic institution of waqf on the urban spatial organization (case study: Mashhad in the Safavid Era)	2021	Bagh-e nazar	0
65.	Hasan, A., Hassan, R., Engku Ali, E.R.A., Engku Ali, E.M.T., Abduh, M. and Noordin, N.H.	A proposed human resource management model for zakat institutions in Malaysia	2019	ISRA International Journal of Islamic Finance	28
66.	Prinz, A.L., Sander, C.J	Political leadership and the quality of public goods and services: Does religion matter?	2020	Economics of Governance	4
67.	Siregar, I	Indonesian Islamic institutions between the foundation and endowment laws: A critical legal analysis	2016	Springer Plus	9

4.2 Publication Year

Figure 3 describes the evolution of the number of articles published on waqf property from the year 2017 until the year 2022. The articles reached their highest publication during the year 2017 then a downward trend during the years 2018 and 2019. The number of articles increased dramatically between the year 2020 and constant in the year 2021. However, the trend slope downward in the year 2022. The increment in publications in 2017 is due to most authors being interested to study related to the management and administration of waqf institutions. It clearly shows that in that year, researchers began to be interested in studying waqf management. However, the decrease in research on waqf property in 2018, 2019 and 2020 is because waqf researchers have explored other topics other than waqf property such as crowdfunding, sukuk waqf, waqf financing, utilization of waqf property, and sustainability of waqf assets.

4.3 Method Used in the Article

Only selected databases that publish related to waqf property development articles are chosen to be reviewed. A variety of method categories that used by all researchers as stated in Fig. 4. From the reviews, the most method used in the research, 25 used documents reviews, 11 used qualitative methods, 8 used literature reviews, 7 used interviews

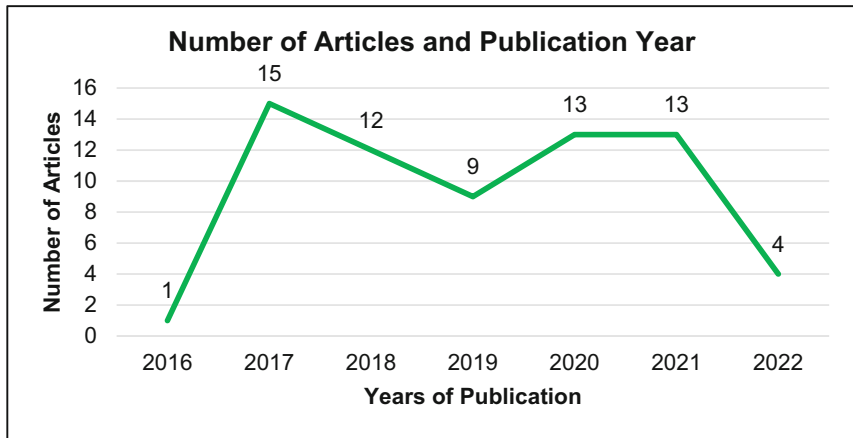


Fig. 3. Number of Articles and Publication Year

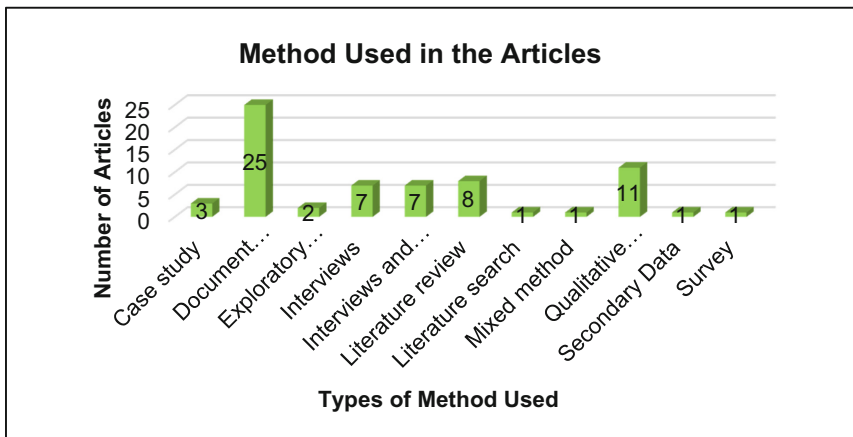


Fig. 4. Method used in the Article.

and interviews with document reviews, 3 used case studies, 2 used exploratory research and 1 literature search, mixed method, secondary data dan survey. Overall, document reviews are the most popular method and are the best choice among all researchers in conducting their studies. This factor is because, in the area of waqf, there are lots of documents which are the main sources of the research which are used as main reference materials such as the Al-Quran, Hadith, trust deeds, institutional administrative records and some other sources.

4.4 Publication Document Type

The publication document type by the researchers of the articles under review is shown in Fig. 5. From the review, it is shown that articles are the highest in the publication

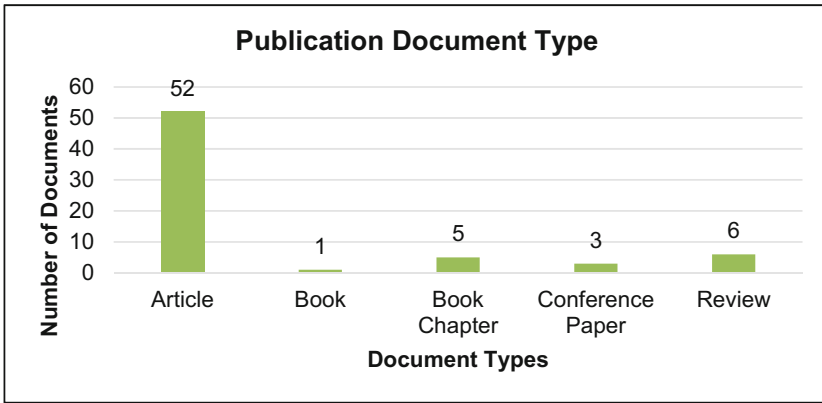


Fig. 5. Publication Document Type

document types with 52 articles. It is followed by 6 review documents, 5 book chapters, 3 conference papers and only 1 book document type. This type of publication can be assessed through search databases such as Scopus, Web of Science (WoS), Springer, IEEE, and Emerald. The database allows researchers to find the appropriate and necessary types of documents according to their respective fields. In addition, publication through articles is the main choice of researchers in waqf studies because it is easy to publish and easier to be assessed by other researchers compared publish in books. However, publishing in a journal does not take too long to publish meanwhile publishing in a book takes a longer period which is two or three years. Publish articles are up to date plus there are also many types of journals available according to the researcher's field of expertise. In addition, the journals have various rankings where that help researchers to raise the researcher's H-Index as well as help in achieving the key performance indicators of their respective universities. Among the rankings that are often referred to are Scimago Journal and Country rank.

4.5 Source of Publication

Figure 6 shows the source of publication through the searching of the articles in Fig. 6. There are three sources of publication used during the search of the articles namely Scopus, Springer, and Web of Science (WoS). The leading source of publication is Springer total of 62 articles with 92.6%. Followed by WoS as many as 3 articles with 4.5% and finally 2 articles from Springer with 2.9%. Springer and WoS have a small number of sources of publication because most of the articles found in both databases are also found in Scopus. This is due to the process of removing and screening duplication papers that were done during Stage 2.

4.6 Source Title of the Article

The source title of the articles can be seen in Fig. 7. Most articles published are in the Intellectual Discourse which has 6 articles. Meanwhile source titles by Global Journal

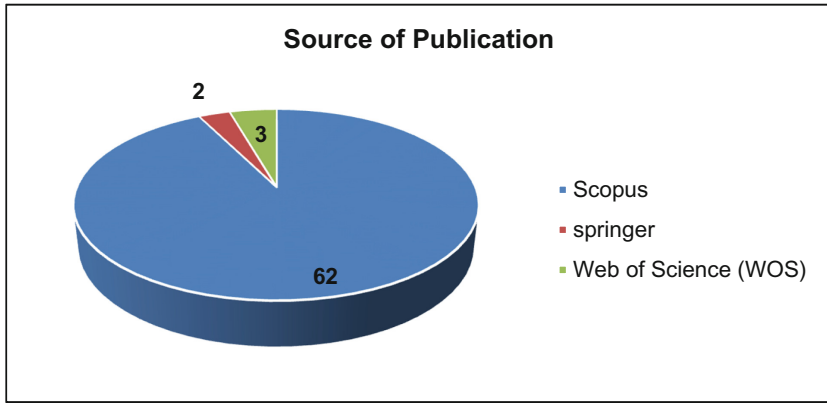


Fig. 6. Source of Publication

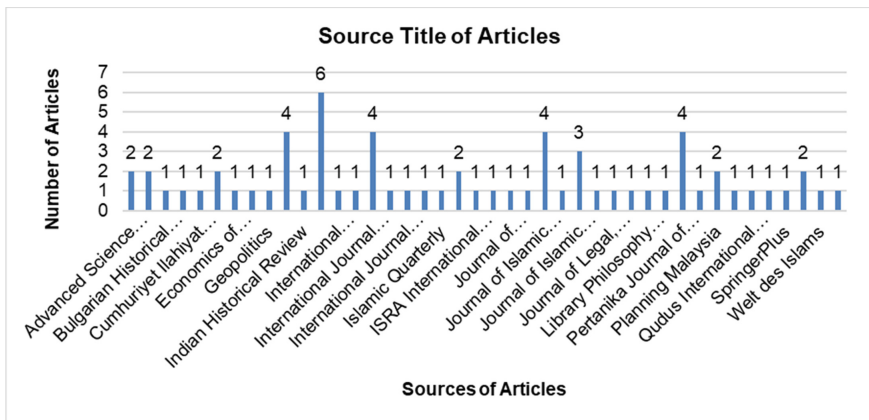


Fig. 7. Source Title of the Article

Al-Thaqafah, International Journal of Innovation, Creativity and Change, Journal of Islamic Accounting and Business Research and Pertanika Journal of Social Sciences and Humanities with 4 articles respectively. However only 3 articles from the source title of Journal of Islamic Thought and Civilization. Next source tile from Advanced Science Letters, Al-Shajarah, Economic Empowerment of Women in the Islamic World: Theory and Practice, Islamic Wealth Management: Theory and Practice, Planning Malaysia, and UUM Journal of Legal Studies each of which has two articles respectively. The remaining source titles each have one article published.

4.7 Factors Impact Waqf Property for Economic Development

Table 6 shows the factors that could be affecting the waqf property for economic development while Fig. 8 shows all these factors and their relationship in general. There are 3 categories which are management, governance, and promotion.

Table 6. Factors impacting waqf property for economic development.

Main Factors Category	Sub-Factors	Studies
Management	Effective and efficient management and documentation	[15, 24–36]
	Establishment of company model/new framework/foundation	[37–50]
	Corporate waqf	[51]
	Istibdal process	[13, 14, 52, 53]
	Smooth functioning and maintenance	[54, 55]
	Leadership, waqf’s supervisors and the representatives	[56–61]
	Tenancy management	[62, 63]
	Productive waqf innovation	[28]
	Waqf Financing, Crowdfunding	[64–69]
	Cash waqf	[16, 70]
	Commitment from waqif	[71]
Governance	Waqf Education Institution	[72, 73]
	Enhancement of rules and acts	[74, 75]
	Governance	[76–80]
Promotion	Legislative changes	[81]
	Raise awareness	[82]
	Women’s participation	[83, 84]
	Educate people related to waqf knowledge	[85]

Management

Management is the most critical factor in the waqf property for economic development. Through the management practices of waqf institutions, various factors also contribute to the sustainability of waqf property in the long run. Among those factors effective and efficient management and documentation require every waqf institution to be more proactive in management and requires more systematic document storage to be achieved [15, 24–36]. Moreover, the establishment of a company model, new framework and foundation related to the management of waqf property will also support, enhance and strengthen the management structure of the waqf institution as a whole [37–50]. Furthermore, [51] also suggested the establishment of corporate waqf as another alternative to ensure the institution more corporatize and able to make a decision effectively and can transform and commercialize all waqf property [13, 14, 52, 53] suggested that by implementing *istibdal* process, the management of waqf property can solve lots of idle and unproductive waqf land. This is also supported by [54, 55] where through smooth functioning and maintenance of waqf buildings, also can ensure every waqf property is well maintained and indirectly promote the life expectancy of each waqf property. By

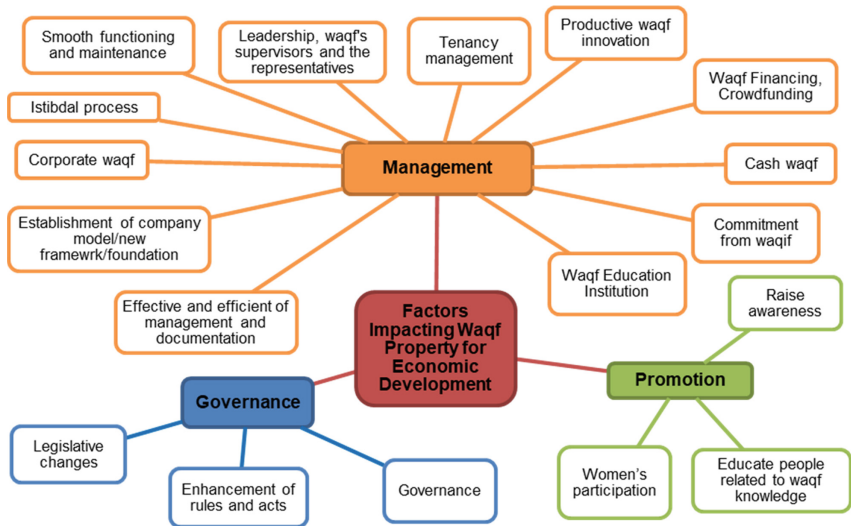


Fig. 8. Factors affecting waqf property for economic development

carrying out that effort, waqf management must have the caliber and dedicated managers through their leadership style, waqf supervisors as well as the representative [56–61]. In addition, [62, 63], also mentioned that tenancy management also plays an important role in ensuring that every tenant of a waqf asset such as a shophouse is compliant to pay the monthly rent.

Reference [28] suggests introducing productive waqf innovation can help the management in solving various issues related to waqf property. Moreover, waqf financing and crowdfunding [64–69] and cash waqf [16, 70], also be an alternative in finding allocation or funding to support and maintain waqf property. However, commitment from the waqif is a huge responsibility in maintaining and sustaining the waqf property [71]. Moreover, the establishment of waqf education institutions indirectly will help the management of waqf institutions to be more proactive in boosting the waqf scenario in this country. Therefore, it can be concluded that waqf property management is a very important factor in ensuring smoothness and sustainability for the long term.

Governance

Governance practices are the root and essential factor for waqf property institutions to understand the comprehensive management process of waqf properties. By enhancement of rules and acts of every waqf institution, it can provide direction and management operations of an institution to be more systematic and holistic. An effective and efficient governance structure can trigger more transformation and success of a waqf institution [74, 75]. Furthermore, governance is the most important factor because it symbolizes the image and position of an institution [76–80]. This is because governance in every institution acts as a policy maker and drafts from the aspects of financing, development and strategic cooperation with various institutions related to waqf are strengthened. Furthermore [81], also suggested that legislative changes in every institution can strengthen

the whole structure and become more stable and durable in a long run. Thus, they proved that governance factors have an impact on every waqf institution.

Promotion

The implementation of promotion is an important basis to be applied in any waqf property administration and management. The use of correct and effective promotion techniques and applications can help an institution to achieve its objectives and goals. An integrated promotion strategy and communication can increase the level of awareness of all parties directly or indirectly [82]. Additionally, the involvement of all parties can increase promotion, especially from women's participation [83, 84]. Whereas according to [85], interactive and diverse marketing promotions such as on social media and print media can educate the community related to waqf knowledge widely without borders. Through a communication campaign with multiple media and dissemination to various levels that uses a variety of promotional mixes with clear and consistent messages, enabling a consistent and clear waqf-related message to reach all levels of society.

5 Conclusion

This study looked at 67 studies conducted between 2017 and 2022. Based on themes taken from the SLR, this study has successfully identified characteristics affecting waqf property for economic development. This method of categorizing aspects offers a fantastic opportunity thoroughly examine the factors that affect the waqf property towards economic development. The study, on the other hand, contributes to platform learning about waqf property development by supporting the platform in understanding related to the management, governance, and promotion as the main factors. Therefore, it is contributed both theoretically and empirically. Furthermore, this study also contributes by illustrating support from management factors as a holistic view.

This study fills a theoretical gap in the literature by providing a coherent description of waqf property towards economic development. The criteria given are novel in their approach to addressing the study question and provide a foundation for future research opportunities. Using the findings of this study, future work will develop a model that can be used to assess waqf property for economic development. The model may include designing measurements for each element and determining the relationship between aspects based on unique research conditions. More parties will view waqf property factors as an alternative source of funding for all those idle and unproductive waqf land and building. Thus, those alternatives will attract more waqf contributors (waqif) and other institutions put a hand together to strengthen and sustain all waqf property as it can benefit the ummah. Moreover, will also attract backers such as venture capitalists or investors to participate in the waqf property development. More importantly, our research assists other researchers in better understanding the needs of the stakeholders in 360 degrees of waqf property management and governance.

The primary limitation of this study is the usage of themes derived from SLR data. This study was able to identify the themes based on a thorough analysis of existing research. These themes, however, must be combined with existing ideas to build a conceptual model. Future research will concentrate on developing and validating the

conceptual model, as well as exploring the significance of the discovered parts in other contexts, such as various types of waqf property and, if possible, incorporating the waqf as an overall element.

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