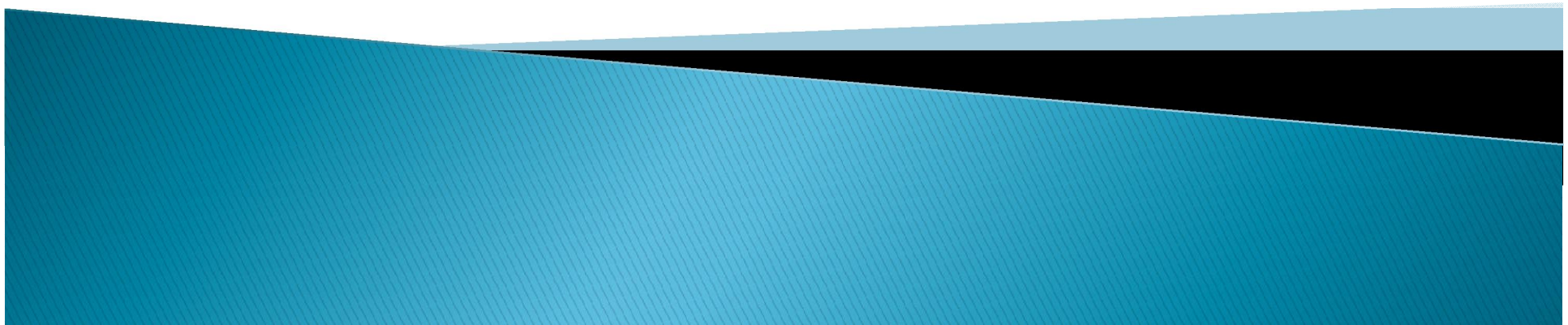


Ijarah Mausufah Fi Zimmah Islamic
Home Finance In Dealing With
Abandoned Housing Projects In
Malaysia: Features, Issues, And
Prospects

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Islamic Home Finance in Malaysia



Islamic Home Finance in Malaysia



Housing purchase in Malaysia

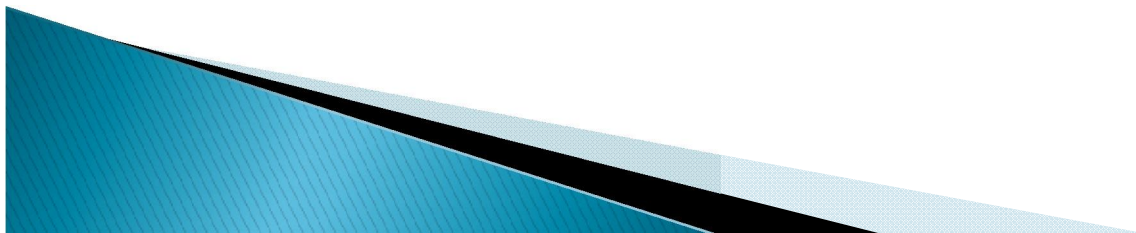


Abandoned Housing Projects



Objectives

- ▶ To study the terms in Ijarah Mausufah Fi Zimmah (IMFZ) of Kuwait Finance House (KFH)
- ▶ To study the issues in IMFZ in face of the problems of abandoned housing projects.
- ▶ To propose improvement in the terms of IMFZ in face of the problems of abandoned housing projects.



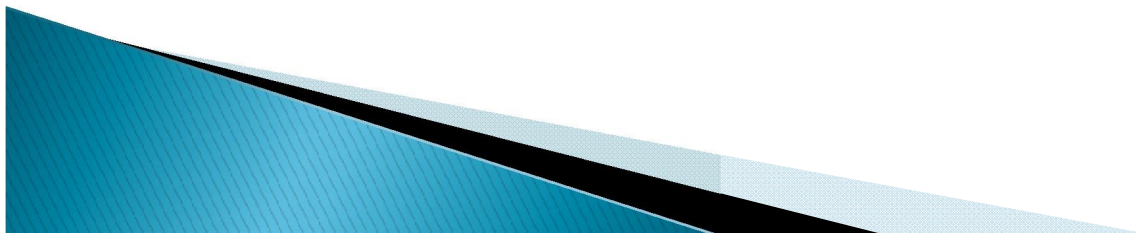
Features of IMFZ

- ▶ Purchaser buys a property together with the finance of the bank
- ▶ Purchaser sells the property to the bank
- ▶ Bank leases the property to the purchaser
- ▶ Profit margin
- ▶ Responsibility and liability
- ▶ Abandoned housing project?
- ▶ Bank will refund all moneys (all lease moneys paid) received if CCC is not obtained for the purported property.
- ▶ No term on the rehabilitation and compensation on abandonment.



Recommendations and conclusion

- ▶ Impose mandatory full build then sell
- ▶ Housing development insurance
- ▶ Shariah Advisory Council and Shariah Advisory Committee must contain representatives from Consumers' Associations.



Thank
you

