

Waqf Land Management: Case Study on Waqf of Rice Field Gontor

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ABSTRACT

This study aims to determine the waqf management in Gontor, especially in the waqf of rice fields. Pondok Modern Darussalam Gontor (PMDG) is one of the educational institutions in Indonesia that was donated in 1958. Gontor has several waqf lands that continue to grow every year. Its management is essential to know so that it can be imitated by those who need it. The Foundation of Waqf Preservation and Development of Pondok Modern Gontor (YPPWPM) manages Gontor's waqf assets in all its management. PMDG has a land area of 16.258.598 m² or about 1.626 ha, spread throughout Indonesia. The rice fields have the most significant portion of their utilization, including the agricultural sector. This research is a descriptive study and the data comes from interviews and literature related to the waqf of Gontor. The results showed that the management of the waqf of rice fields owned by Gontor was managed by using a profit-sharing and rental system (ijarah). The waqf of rice fields in Ponorogo, Madiun, Kediri, Nganjuk, and Jember are operated by using a rental system. Whereas, waqf lands located in the Mantingan area are managed by utilizing a profit-sharing scheme. Hopefully, the study is able to enrich the literature on productive waqf land management.

Keywords: Gontor, Ijarah, Profit-sharing, Waqf management, Waqf of rice field, YPPWPM.

INTRODUCTION

Waqf is a legal act of waqif to separate or surrender part of his property to be used forever or for a certain period following his interests for worship or general welfare according to sharia (*UU No. 41 Tahun 2004 Tentang Wakaf*, 2004). Furthermore, waqf is expanding and growing. Waqf is developed with more variety and remains with the same goal: to achieve human benefit.

Waqf is an Islamic financial instrument with a direct functional relationship with efforts to solve social and economic problems (Lahuri et al., 2021). Waqf plays a pivotal role in providing social benefits in Muslim societies. Since its beginnings, it has developed progressively and has benefited Muslims by financing public expenses (Shulthoni & Saad, 2018). One of them is in the agricultural sector, which has an essential role in contributing to the food supply of a country (Nasution, 2016).

Productive Waqf is a way to increase the benefits of waqf. Its means waqf assets are used for production activities such as agriculture, industry, and services, then profit from the development and management of the waqf can be utilized or distributed according to the purpose of the waqf (Rahman & Widiastuti, 2020). Likewise, the benefits of Gontor waqf rice fields for developing Pondok Modern Darussalam Gontor (PMDG), an Islamic educational institution in the form of a boarding school that has been endowed since 1958.

PMDG also has several waqf lands that are managed and developed properly. It has broad waqf land assets, for the education of 500.16 ha, agriculture, and plantations 825.42 ha, and for business units, shelter houses, gas stations, forests, etc., 300.29 ha for a total of 1,626 ha (Muhsinin & Pelaksana, 1442). In managing its waqf, the Gontor Waqf Board delegates the responsibility for its implementation to The Foundation of Waqf Preservation and Development of Pondok Modern Gontor (YPPWPM). One of the empowerment of waqf land in PMDG is used for agricultural land, which can develop the economy of the pesantren and help the lives of the surrounding community (Cahyo & Muqorobin, 2019).

Presently, waqf lands of Gontor are increased significantly. YPPWPM innovates consistently in the development of waqf land used for rice fields. There is some literature on Gontor waqf but there were not many studies about waqf rice fields especially. Hence this research was conducted.

Furthermore, seeing the importance of waqf management in order to improve waqf benefits, waqf management on waqf rice fields is absolutely necessary. Therefore, the authors are interested to determine waqf management, especially in waqf rice fields at Pondok Modern Darussalam Gontor by qualitative method.

LITERATURE REVIEW

Jarman Arroisi and Syamsuri (2020), in their research, said that the commitment, work ethic, discipline, and excellent togetherness of the YPPWPM management and the entire PMDG family in practicing the five basic principle of Pondok Modern and the five-term values are the keys to the success of the Gontor waqf. Efforts to maintain and develop waqf (including waqf land for agriculture) increase the quantity of waqf and improve the welfare of employees, teachers, and all Pondok cadres.

Eko Nur Cahyo and Ahmad Muqorobin (2019) found that YPPWPM PMDG Ponorogo implemented the three systems for a sustainable development strategy. First, using the waqf land rental system. Second, the development of the management system, and third, a profit-sharing scheme with the *muzara'ah* concept.

Productive Waqf

Productive waqf is not new term for Pondok Gontor, it has been implemented on immovable waqf objects. Its designation is mostly for *ibadah mahdhah* facilities, such as mosques, prayer rooms, Islamic boarding schools, or cemeteries. Economically, waqf is expected to be able to create productive assets through investment and productive activities to use the results for future generations. The development of social-oriented productive assets and the community will also share the results in the future (Kahf, 2005).

Monzer Kahf (2005, p.1461) has explained two forms of management and development of waqf assets: the *istighlal* form, which can be interpreted as an effort to utilize the waqf property, and the *tanmiyah* form can be interpreted as an effort to increase or develop the waqf property. According to him, both deserve a different portion of the discussion. In this case, *istighlal* waqf is more appropriately implemented on the concept of consumptive waqf, and *tanmiyatul* waqf is implemented on productive waqf.

Productive waqf needs to be managed appropriately and periodically to sustain its characteristics. Productive waqf management is an essential element so that productive waqf always provides benefits to the community. Productive waqf management is also needed to consider the impact of each waqf management option (A'yuni, 2018). Waqf land that is managed appropriately will make the land more productive and produce more benefits.

Waqf Land Management for Rice Fields

The waqf was used for the agricultural sector, among others, for rice fields, for plantations such as during the time of the Prophet Muhammad, as described in the hadith of Ibn Umar when Umar bin Kharab got fertile land in Khaibar. Then Umar bin Khattab asked the Messenger of Allah for his opinion about his land. The Prophet said to Umar to hold back the main thing, in this case, is agricultural land, and donate the results, namely fruit or other agricultural products, for the benefit of the people (Hidayat, 2017).

The type of land developed in the agricultural sector is the type of wet land. (Cahyo & Muqorobin, 2019). According to Islamic law, the agricultural land can be managed by the *nazhir* himself or other farmers with a cooperative system. The results of agriculture can be used to develop the existing waqf land.

Waqif of Pondok Modern Darussalam Gontor mandated the management of waqf to Waqf Board. The position of the Waqf Board of Pondok Modern Gontor after the death of the founders is as the highest institution or as a legislative structure in Pondok Modern Gontor. Therefore, in managing its waqf assets, the Waqf Board delegates its implementation to The Foundation of Waqf Preservation and Development of Pondok Modern Gontor (YPPWPM) (Arroisi & Syamsuri, 2020).

YPPWPM is a high institution that manages waqf land of Pondok Modern Darussalam Gontor. Every year the area of waqf Gontor land is increasing continuously; in 2020, PMDG has a land area of 16,258,598 m² or about 1,626 ha, spread throughout

Indonesia. These lands are used as educational facilities such as Pondok, University, and Islamic Centers, and productive land is used as agricultural facilities, both dry, namely oil palm land, and wet land in the form of rice fields (Muhsinin & Pelaksana, 1442 H).

RESEARCH METHOD

This type of research is field research, which means that this research aims to describe what is found in the field, then tries to explain the existing reality and contribute ideas to the management of waqf for rice fields. Thus, it can be said that this research is qualitative research that aims to use the phenomena related to the field (Supardi, 2005). In this case, it is aimed at managing agricultural land waqf management at Pondok Modern Darussalam Gontor, which was delegated to YPPWPM. The data was obtained from the results of observations/interviews with YPPWPM and previous studies related to the waqf of Gontor.

RESULTS

The results showed that the waqf land management of rice fields owned by Gontor was managed by using a profit-sharing and rental system (*ijarah*). The rice fields in Ponorogo, Madiun, Kediri, Nganjuk, and Jember are managed by utilizing a rental system, while waqf lands in the Mantingan area are operated by using a profit-sharing-sharing scheme.

Data in 2010 shows the results obtained from the management of rice fields with the *Muzaraah* and *Ijarah* system as follows:

No.	Management	Large
1	Muzaraah	160,28 m
2	Ijarah	30,34 m ²

Source: : (Fasa et al., 2016).

The data above is the data from 12 years ago and increases along with the development of rice fields owned by Pondok Modern Darussalam Gontor, both from the waqf process, buying and selling, or the exchange process (*ruislag*). It can be seen when rice fields are developed, especially in the Ponorogo area, which YPPWPM gets from the waqf process or buying and selling, which is then directly handed over to the cultivators to be managed with the *ijarah* system.

The data for YPPWPM, the fields organized in 2020-2021 are as follows: (Wibowo, n.d.).

No.	Management	Large
1	<i>Muzaraah</i>	519.418 m ²
2	<i>Ijarah</i>	1.603.873 m ²

Source: : Wardun, 2021

Management using the *Muzaraah* and *Ijarah* systems continues today. From 2010 to 2020 – 2021 the large of waqf land on rice fields is wider. The waqf land by *muzaraah system* from 160,26 m² to 519.418 m². And the waqf land by *ijarah system* from 30,34 m² to 1.603.873 m² o 2020-2021.

DISCUSSION

YPPWPM Darussalam Gontor, as the agency appointed to manage the waqf property assets of Pondok Modern by the Waqf Board, has a structure to assist in carrying out its duties. YPPWPM has full obligations and responsibilities in managing waqf land that the founders of the Pondok Modern have handed over. The land is divided into three sections, for education, agriculture and plantations, and for business units, shelter houses, gas stations, forests, etc. For education then built into a building for learning and teaching or a place to live for students and teachers. Meanwhile, productive land is managed for Pondok Modern development, one of them is for the agricultural sector.

Waqf land in the agricultural sector can be divided into rice fields and plantation land planted with long-term crops such as oil palm, teak trees, durian, etc. This is as stated by the deputy chairman of YPPWPM, Imam Muhtar in a seminar on waqf management at Pondok Modern Darussalam Gontor. (*Seminar Pengelolaan Wakaf di Pondok Modern Darussalam Gontor*, 2019) In this case, he also explained that the management of rice fields uses a system of cooperation with the community or cultivators, namely by profit sharing and *ijarah*.

At first, around 1959-1960, the waqf rice fields of Pondok Modern were managed with a profit-sharing or *maro* system and were running well at that time. Then the issuance of Law No. 2 of 1960 concerning profit-sharing agreements was very detrimental to YPPWPM because, in the law, the landowner bears the costs of cultivation, so only a tiny part of the harvest. After that, YPPWPM changed to a deposit system from the crop that was worked on according to a mutual agreement. A design like this allows farmers to be dishonest, and they manipulate harvest reports on the grounds of losses due to weather, planthoppers, and others (Arroisi & Syamsuri, 2020).

Based on the events and experiences above, some of the waqf lands of Pondok Modern Gontor, especially in Ponorogo, Nganjuk, Madiun, Kediri, and Jember in recent years, have been carried out with a seasonal rental system. Farmers rent fields for one growing season at an agreed price. The results can be ascertained even better than before with a pattern like this. To maintain this good pattern, the Foundation adopted a strategy of establishing good relations between the seasonal tenants of the paddy fields. Every year, it is ensured that they are invited to attend meetings (recitation, halal bi halal, etc.) with the Foundation as well as a step of coaching in the religious field (Imam Shobari, 2022).

While the waqf land in Mantingan, Ngawi began in 1995, most of it has been managed by themselves, and some of it has been leased to a sugar company factory to plant sugar cane and partly to plant rice. By this way, the results can be ascertained every year. This last management pattern helps make it easier for the Foundation to make an annual Budget Draft (Imam Shobari, 2022).

In addition, YPPWPM is also required to always review the rice fields managed by the cultivators to minimize the fraud of the cultivators. This is difficult because many waqf lands for agricultural land are located outside the region, such as Nganjuk, Madiun, and Jember. Then the land management agreement changed to a leasing system (*Ijarah*).

Namely, cultivators or land tenants are required to pay for the leased land to be planted at a cost that has been agreed between the two parties and at different prices according to the conditions of the fields and their respective areas. The profit-sharing system is also still being implemented in some waqf lands managed for agriculture, such as land in Mantingan Ngawi (Arroisi & Syamsuri, 2020).

This shows that the management of waqf rice fields at Pondok Modern Darussalam Gontor is indeed managed in two ways, namely by renting it out and sharing the results. Waqf land leased to farmers with a lease agreement will be paid at the beginning of the first planting season, or usually in September when the rainy season. The rental price for waqf rice fields belonging to YPPWPM varies significantly according to the location and area of the rice fields because the determination of the rental cost for rice fields at YPPWPM refers to the price of each region slightly reducing the price outside. This is done to help the economy of the surrounding community (Imam Shobari, 2022).

YPPWPM determines the rental price according to the price that has been set in each area but slightly lowers the price difference that has been set in the villages. The land rental price is the lowest compared to other land rental prices. However, this price does not damage the market because one of the goals is to help the local community or less fortunate tenants; the rental price can be averaged around IDR 2,000,000 per rice field with an area of 1,400 m² for one year or three times for planting time (Cahyo & Muqorobin, 2019).

Waqf rice fields belonging to Pondok Modern Darussalam Gontor, which is managed with profit-sharing or muzara'ah is waqf land located in Sambirejo village, Mantingan, Ngawi. Then YPPWPM was the institution tasked with managing PMDG waqf assets in collaboration with the surrounding community to manage the land. This one refers to Gontor's orientation, namely community (Cahyo & Muqorobin, 2019). Because it is one of Trimurti's mandates, the waqf rice fields in Mantingan should be for the community's welfare, especially those who live around the land (Imam Shobari, 2022).

YPPWPM is the landowner that provides all the necessities for cultivating the fields. The Foundation offers seeds, plows or tractors, irrigation, and medicine. Meanwhile, the community is the manager of the land. The profit-sharing system is carried out by mutual agreement, which is 50%-50% of the net yield after harvest. The share of 50% for the cultivators of the fields and 50% to be donated to Pondok Modern Darussalam Gontor for expansion in the development of the learning of the Pondok. YPPWPM will then manage the donation for the benefit of the people, such as education, health, and the economy at Pondok Gontor (Cahyo & Muqorobin, 2019).

CONCLUSION

The Foundation of Waqf Preservation and Development of Pondok Modern Gontor (YPPWPM) is an institution appointed to manage and develop all waqf assets belonging to PMDG, including waqf spread across various areas inside and outside the city. Waqf management is essential to maintain the primary value of waqf and develop the benefits of the waqf.

Gontor waqf of rice fields are managed productively. YPPWPM operates the waqf fields in two ways, namely by sharing the results for the rice fields in Sambirejo village, Mantingan district, Ngawi district, and for waqf fields in other areas using a rental system. Finally, the waqf management on waqf rice fields is managed by profit sharing and *ijarah*.

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