

Investment of Waqf in Algeria – Practical Models

استثمار الوقف في الجزائر- نماذج عملية

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Abstract:

This study aims to present the reality of the Algerian experience in the field of waqf investment. We introduce waqf in Algeria, starting from its historical and regulatory framework, and discuss the forms of waqf development and investment according to Algerian law. We also highlight the most important developmental waqf projects, clarify some of the obstacles causing weak waqf investment in Algeria, and outline the requirements for their reform.

The study finds that waqf investment in Algeria primarily relies on a single type of waqf asset: real estate, including commercial premises, residential properties, and professional offices, which are predominantly exploited through leasing. The study recommends the necessity of adopting modern methods in the field of waqf financing and investment in Algeria, such as waqf shares and waqf funds, while seeking assistance from successful and experienced entities in the field of waqf investment, such as the Kuwait Awqaf Public Foundation.

Keywords: Waqf, Waqf Investment Forms, Waqf Projects, Waqf Financing, Development.

ملخص:

تهدف من خلال هذه الدراسة إلى عرض واقع التجربة الجزائرية في مجال استثمار الوقف، حيث تم التعريف بالأوقاف في الجزائر، انطلاقاً من إطارها التاريخي والتنظيمي، وذكر صيغ تنمية واستثمار الوقف وفق القانون الجزائري، وأهم المشاريع الوقفية التنموية، كما تم توضيح بعض المعوقات المتسببة في ضعف استثمار الوقف في الجزائر، ومتطلبات إصلاحها.

ومما توصلت إليه الدراسة، أن الاستثمار الوقفي في الجزائر يركز في الغالب على نوع واحد من الأصول الوقفية، وهي العقارات من المحلات التجارية والسكنات والمكاتب المهنية، التي يتم إسغلالها عن طريق الإيجار، وأوصت الدراسة ضرورة تبني الأساليب الحديثة في مجال تمويل واستثمار الأوقاف في الجزائر، كالأسهم الوقفية والصناديق الوقفية، مع الاستعانة بالهيئات الناجحة والخبرة في مجال الاستثمار الوقفي كالأمانة العامة للأوقاف بالكويت.

الكلمات المفتاحية: الوقف، صيغ استثمار الوقف، المشاريع الوقفية، التمويل الوقفي، التنمية.

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1. INTRODUCTION

After Algeria gained independence in 1962, the Algerian government structured various sectors, assigning a specialized body for the waqf sector, named the Ministry of Awqaf, under Decree No. 65-207 issued in 1965. However, its role remained very limited and ineffective due to a legal vacuum that sidelined waqf properties for a period, until the issuance of the 1989 Constitution, which recognized waqf properties in Algeria and provided legal protection for them. Since then, waqf properties have received attention from the Algerian state, manifested in the issuance of laws regulating their operation and establishing responsible bodies for their management and administration.

Waqf properties in Algeria are overseen by the government under the supervision of the Ministry of Religious Affairs and Awqaf. They include a wide range of waqf assets diversified between those for worship and religious education purposes, such as mosques, Quranic schools, and zawiyas, and others with an investment nature like agricultural lands, orchards, commercial premises, bathhouses, and residential waqf properties, managed according to Islamic Sharia principles and Algerian laws.

As part of its policy of economic diversification for productive investment and seeking financial resources from various sources, Algeria included waqf in the government program for the year 2013, designating it as the Year of Waqf in Algeria. Responding to the government's program, the ministry responsible for waqf has since then been working on launching new investment projects to revitalize the sector and involve it in supporting development. The Ministry of Religious Affairs and Awqaf unveiled the national map of waqf investments (projects) across many provinces, initially including 35 waqf projects across 24 provinces, currently exceeding 60 waqf projects distributed nationwide, aiming to expand the waqf properties portfolio and cover various developmental activities that serve society in accordance with its daily needs.

- **Research Problem:** Given the aforementioned, the problem addressed in this research paper can be summarized in the following main question:

What are the main practical models for waqf investment in Algeria?

- **Study Objectives:**

1. Define waqf in Algeria.
2. Define the formats for investing waqf properties according to Algerian law.
3. Identify the main forms and models of waqf investment in Algeria.
4. Present some obstacles and solutions for waqf investment in Algeria.

2. INVESTMENT FORMULAS FOR WAQF PROPERTIES UNDER ALGERIAN LAW

This chapter explores the various investment formulas for waqf properties under Algerian law. It examines the evolution of waqf investment regulations, starting with the 1991 Waqf Law (Law No. 91-10) and its subsequent amendments in the 2001 Law (Law No. 01-07). The chapter delves into the specific investment formulas available for different types of waqf properties, including agricultural, vacant, built, and dilapidated properties, as well as the investment of waqf funds (cash). It analyzes the legal provisions governing each formula and discusses the potential benefits and challenges associated with their implementation.

2.1. Investment Formulas under the 1991 Waqf Law (Law No. 91-10):

The 1991 Waqf Law introduced the concept of waqf investment, but it provided limited guidance on specific investment formulas. The primary investment method at the time was rental, with rents often below market rates. This restricted the potential for waqf properties to generate sufficient income to support their intended charitable purposes.²

2.2. Expansion of Investment Formulas under the 2001 Waqf Law (Law No. 01-07):

The 2001 Waqf Law aimed to address the limitations of the 1991 law and introduce greater flexibility and diversity in waqf investment. It introduced a range of investment formulas tailored to different types of waqf properties, including:

1. Investment Formulas for Agricultural or Tree-Planted Waqf Properties:³

a. **Mzara'a Contract (Sharecropping):** The land is leased to a farmer who cultivates it in return for a share of the produce.

b. **Musaqah Contract (Tree Management):** The trees are leased to an individual responsible for their care and maintenance in return for a portion of the fruit.

² Official Gazette of the People's Democratic Republic of Algeria, Article 45 of Law 91/10, previously cited, p. 28. And Rafiq Biskri, "Activating Waqf Investment Mechanisms in Algeria Between Legal Texts and Field Practices," *Journal of Sharia and Economics*, vol. 8, no. 15, June 2019, p. 296.

³ Official Gazette of the People's Democratic Republic of Algeria, Article 26 bis 01 of Law 01/07 dated 22/05/2001, amending and supplementing Law 10/91 related to Waqf, published in issue no. 29, on May 23, 2001, p. 09.

2. Investment Formulas for Vacant or Barren Waqf Properties:⁴

a. **Hiqar Contract (Leasehold):** The land is leased for a fixed period for construction and/or planting, with the lessee paying a rent and a lump sum upfront.

3. Investment Formulas for Built or Buildable Waqf Properties: ⁵

a. **Muraqabdah Contract (Superstructure):** The lessee builds on the land in return for the revenue generated from the construction, with the right to transfer it during the investment period.

b. **Muqawalah Contract (Construction):** The waqf institution contracts with a developer to construct an investment project on its land, such as a rental building or residential complex.

c. **Muqayadah Contract (Barter):** Part of the building is exchanged for part of the land, subject to specific legal requirements.

4. Investment Formulas for Dilapidated Waqf Properties: ⁶

a. **Tarmimah or Ta'mir Contract (Restoration or Reconstruction):** The lessee pays for the restoration or reconstruction and deducts the cost from future rent payments.

5. Investment of Waqf Funds (Cash): ⁷

a. **Qard Hasan (Benevolent Loan):** Loans are provided to needy individuals who repay them at an agreed-upon time.

b. **Waqf-Beneficial Deposits:** Individuals deposit funds with the waqf authority, which invests them and returns the principal upon request.

c. **Waqf Speculation:** The waqf authority engages in banking and commercial activities using a portion of waqf revenue.

⁴ Official Gazette of the People's Democratic Republic of Algeria, Article 26 bis 02 of Law 01/07, previously cited, p. 09.

⁵ Official Gazette of the People's Democratic Republic of Algeria, Article 26 bis 02 of Law 01/07, previously cited, p. 09.

⁶ Official Gazette of the People's Democratic Republic of Algeria, Article 26 bis 07 of Law 01/07, previously cited, p. 09.

⁷ Official Gazette of the People's Democratic Republic of Algeria, Article 26 bis 10 of Law 01/07, previously cited, p. 10.

3. Waqf Investment in Algeria: Models, Obstacles, and Reform Requirements

In the context of economic diversification policies aimed at productive investment and rationalizing government expenditure, while seeking financial resources from diverse sources, the Algerian government incorporated waqf (Islamic endowments) into its 2013 program. This year was designated as the "Year of Waqf" in Algeria. In response to this governmental initiative, the ministry responsible for waqf affairs has been working since that year to develop a program for launching new investment projects, with the goal of revitalizing the sector and integrating it into the support of economic development.

Implementing the government's program, the Ministry of Religious Affairs and Waqf unveiled a national map of waqf investments (projects) across the country's provinces. The initial phase included 35 waqf projects spread over 24 provinces, and currently encompasses more than 60 waqf projects distributed throughout the nation. These projects span various sectors, with some already completed, others in the implementation phase, and some still in the study stage or preparing to commence operations. However, it should be noted that certain initiatives have not yet shown significant progress.

This strategic approach reflects Algeria's commitment to leveraging waqf as a tool for economic growth and social development, aligning traditional Islamic practices with modern economic needs. The diverse stages of these projects highlight both the ambition and the challenges inherent in such a comprehensive national initiative.

3.1. Implementation of the Government Program

In implementation of the government's program, the Ministry of Religious Affairs and Endowments has unveiled the national map of waqf investments (projects) across the country's wilayas. In the first phase, it included 35 waqf projects across 24 wilayas, and currently includes more than 60 waqf projects distributed across the country's wilayas. These projects are distributed across several sectors, including those that have been completed, those that are under construction, those that are in the study phase, or those that are in the preparation phase for the start of work, and others that have not made any progress.

In the following tables, we present a detailed analysis of the role of waqf in financing economic development projects in Algeria. These tables provide a comprehensive overview of the various ways in which waqf funds are being utilized to support a diverse range of development initiatives across the country.

Table 1: Completed Waqf Projects

Wilaya	Project Title	Allocated Amount (DZD)	Remarks
Batna	Old Market	7,967,703.32	Project received
Algiers	Multi-service complex in Karama neighborhood	5,623,966.94	Project received
Djelfa	Plot of land for Abdelrahman Mosque in 05 Juillet neighborhood	8,000,000.00	Project received
Mostaganem	Shops in Quba Mosque	850,698.00	Project received
Mostaganem	Former directorate headquarters	5,826,038.40	Project received
Oran	City center	5,623,966.94	Project received
Batna	Waqf property represented by the former headquarters of the mosque institution	8,000,000.00	Project received
Total		29,186,096.16	

Source: Central Directorate of Endowments, Zakat, Hajj and Umrah, 2022.

It is clear from the table above that an amount of 29.18 million DZD has been invested to carry out some operations related to the rehabilitation, restoration, and leveling of 6 waqf projects in Batna, Algiers, Mostaganem, Oran, and Djelfa.

Table 2: Waqf Projects Under Implementation

Wilaya	Project Title	Allocated Amount (DZD)	Remarks
Algiers	Rehabilitation of the Great Mosque of Algiers	110,000,000.00	In progress
Algiers	Construction of a mosque and a Quranic school in Ben Aknoun	40,000,000.00	In progress
Algiers	Construction of a mosque and a Quranic school in Rais Hamidou	40,000,000.00	In progress
Algiers	Construction of a mosque and a Quranic school in Bouzareah	40,000,000.00	In progress
Algiers	Construction of a mosque and a Quranic school in Kouba	40,000,000.00	In progress
Algiers	Construction of a mosque and a Quranic school in Bab El Oued	40,000,000.00	In progress
Algiers	Construction of a mosque and a Quranic school in Bologhine	40,000,000.00	In progress
Algiers	Construction of a mosque and a Quranic school in Casbah	40,000,000.00	In progress

Source: Central Directorate of Endowments, Zakat, Hajj and Umrah, 2022.

The table above indicates that five waqf projects are in the preparation phase for the start of work in the wilayas (provinces) of Jijel, Constantine, and M'dina. The total allocated budget for these projects exceeds 211.10 million DZD. This demonstrates the ongoing commitment to expand waqf investment initiatives across Algeria.

Table 3: Waqf Projects in the Preparation Phase for the Start of Work

Wilaya	Location	Project Title	Project Description	Allocated Budget (DZD)
Adrar	Adrar Municipality	/	Construction of Commercial and Professional Shops	35,280,386.27
Annaba	El Hadjar Municipality	Al-Ghafran Mosque in Zighout Youcef Neighborhood	Construction of Commercial and Professional Shops	42,807,600.00
Msila	Oued N'dja	Oued N'dja	Covered Market	143,628,650.00
Ouargla	Ouargla Municipality	El Mashabiya Neighborhood	Construction of Commercial and Professional Shops	8,000,000.00
Total	229,716,636.27			

Source: Central Directorate of Endowments, Zakat, Hajj and Umrah, 2022.

Table 3 presents four waqf projects in the preparation phase for the start of work, located in the wilayas (provinces) of Adrar, Annaba, M'sila, and Ouargla. The total allocated budget for these projects exceeds 229.71 million DZD. This demonstrates the ongoing commitment to expand waqf investment initiatives across Algeria.

Table 4: Waqf Projects in the Study Phase

Wilaya	Project Title	Proposed Operations	Allocated Budget (DZD)
Ouargla	Plot of land in Ain Biya	Residential and Commercial Complex	3,465,000.00
Skikda	Saleh Bouchaour Mosque, Saleh Bouchaour Municipality	Construction of a Commercial Center and Waqf Residences	5,000,000.00
Batna	Batna City Center, Ikhwaneya Al Omm Street	Study for the Construction of Commercial Business Center	5,000,000.00
Batna	Batna City Center	Study for the Construction of Commercial Center	2,399,889.30

Total	14,864,889.30
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Source: Central Directorate of Endowments, Zakat, Hajj and Umrah, 2022.

Table 4 outlines four waqf projects in the study phase, located in the wilayas (provinces) of Ouargla, Skikda, and Batna. The total allocated budget for these projects exceeds 14.86 million DZD. This reflects the emphasis on careful planning and feasibility assessments before embarking on waqf investment projects.

Table 5: Waqf Projects in the Preparation Phase for the Study

Wilaya	Project Title	Proposed Operations	Allocated Budget
Batna	1st of November Mosque, Batna	Hotel, Service Center, Commercial Center	8,000,000.00
Bejaia	Azrou Boughmar, Amizet Municipality	Residential Complex + Commercial Shops and Service Offices	8,000,000.00
Skikda	Al-Tarki Quranic School, El Istiklal Street, Azzaba Municipality	Study for the Establishment of Commercial Shops and Offices	4,000,000.00
Sidi Bel Abbès	Former Directorate Headquarters	Demolition and Construction of Investment Project	5,437,395.40
El Tarf	Plot of land in Lac des Oiseaux Municipality belonging to an old mosque	Commercial and Residential Center	2,464,000.00
Ouargla	Old Mosque in El Kouth Neighborhood	Kindergarten (Quranic Nursery)	1,000,000.00
Ain Témouchent	Plot of land belonging to Sidi Khadidja Mosque, Aïn Témouchent	Commercial and Service Center Business Center	10,800,000.00
Tebessa	Anas bin Malik Mosque	Waqf Offices	1,988,850.00
Tebessa	Zaitoun Neighborhood, Tebessa	Commercial Center + Offices	1,753,560.00
Tebessa	El Bastin Neighborhood, Tebessa	Kindergarten + Medical Clinic	1,392,513.00
Algiers	Sidi Yahia, Haïdra	Study and Follow-up for the Construction of a Residential and Service Complex	4,297,005.00
Algiers	Al-Tawbah Mosque, Haïdra	Study for the Establishment of a Waqf Development Project (Parking Lot, Commercial Shops and Offices)	8,000,000.00

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Algiers	Quran Readings Institute Sidi M'hamed Municipality	Study for the Establishment of a Waqf Development Project (Parking Lot, Commercial Shop and Offices)	8,000,000.00
Guelma	Souidani Boujemâa Street	Commercial Center	-
Batna	Sidi Safy Municipality	Subdivision of the Land for Its Preparation as a Tourist Area	3,500,000.00
Total	68,633,323.40		

Source: Central Directorate of Endowments, Zakat, Hajj and Umrah, 2022.

Table 5 presents 15 waqf projects in the preparation phase for the study, with one project per wilaya (province). The total allocated budget for these projects exceeds 68.63 million DZD. This demonstrates the comprehensive approach being taken to evaluate and plan potential waqf investment initiatives across Algeria.

Table 6: Waqf Complexes

Wilaya	Allocated Budget (DZD)	Status
Béchar	10,000,000.00	- The study for the waqf complex in Béchar has been completed. - The preparation of the building permit application file is underway. - The specifications for execution are also being prepared.
Ouargla	10,000,000.00	- The engineering firm responsible for the Qutb Mosque volunteered to prepare the study for the waqf complex in Ouargla. - The preparation of the specifications for execution is underway.
Annaba	10,000,000.00	The procedures for publicizing the ownership contract for the waqf complex in Annaba are in progress.
Total	30,000,000.00	

Source: Central Directorate of Endowments, Zakat, Hajj and Umrah, 2022.

The table above delineates the program for constructing waqf complexes on endowed lands. In continuation of the Ministry's strategy for waqf development, the national investment map will be augmented with the implementation of three waqf complexes in the provinces of Bechar, Ouargla, and Annaba. The total financial allocation designated for these projects is estimated at 30 million Algerian dinars, with each project receiving an equal share of 10 million dinars.

This strategic initiative represents a significant step in the Ministry's ongoing efforts to revitalize and expand the role of waqf in Algeria's economic and social development. By establishing these complexes in diverse geographical locations, the program aims to create sustainable sources of revenue while addressing local needs and contributing to regional development.

The selection of Bechar, Ouargla, and Annaba for these projects is noteworthy, as it reflects a balanced approach to distributing waqf investments across different regions of the country. This geographical diversity not only ensures a more equitable distribution of resources but also allows for the exploration of various economic opportunities unique to each area.

The equal allocation of funds to each project suggests a standardized approach to development, which may facilitate more efficient planning and implementation. However, it also raises questions about the specific needs and potential of each location, which may require further investigation and possible adjustments as the projects progress.

Table 7: Waqf Financial Investments

Number	Operation Designation	Amount Allocated for Operation (DZD)	Results Achieved for 2014	Status
1	Deposit of 50,000,000.00 DZD as waqf-beneficial deposits in Baraka Bank, Khadem Agency, Algiers.	50,000,000	1,679,156.86	Deposited on 10/01/2013 for a renewable period of 3 years.
2	Waqf speculation: 10% contribution to the capital Salamata Insurance Company, specialized in personal insurance.	100,000,000	/	Feasibility study for operation is in progress
150,000,000		150,000,000	1,679,156.86	

Source: **Central Directorate of Endowments, Zakat, Hajj and Umrah, 2022.**

Table 7 presents the financial investments made by the Ministry of Religious Affairs and Endowments in accordance with Article 26 bis 10 of Law 01/07. These investments involve two operations:

1. **Waqf-beneficial deposits:** 50 million DZD were deposited in Baraka Bank on 10/01/2013 for a period of 3 years. The revenue generated from this operation in 2014 was 1.67 million DZD. While this represents a return on

investment, it is considered relatively low compared to the potential of waqf investments.

2. **Waqf speculation:** The ministry has invested 10% of the capital of Salamata Insurance Company, a personal insurance provider. The allocated budget for this operation is 100 million DZD. The feasibility study for this operation is currently in progress. This investment approach aligns with the principle of waqf speculation, which allows for the utilization of waqf funds for investment purposes while adhering to Islamic principles.

Table 8: Waqf Projects Proposed for Investment through Concession

Wilaya (Province)	Address	Proposed Operations	Area (m ²)
Chlef	Liberty Quarter, Chlef Municipal	Rehabilitation of an old mosque for the establishment of a semi-medical school	750
Chlef	Vulnerable housing complex located in the center of Tenes City	Renovation and rehabilitation of 16 dwellings	600
Chlef	Building structure consisting of a ground floor in Oued fares	Construction of commercial shops	700
Biskra	Sidi Okba Municipality	Study and follow-up for the construction of a 40-room hotel	303
Biskra	Agricultural land, Seriana Road	Agricultural investment	127
Biskra	Felyach Land	Agricultural investment	10
Biskra	Karta Road Land	Agricultural investment	25
Biskra	Tehouda Land	Agricultural investment	23,7
Algiers	La Concorde Quarter, Bir Mourad Rais	Investment complex, car park, sports and recreation complex, conference center, offices, commercial space, and 100-room hotel.	-
Ain Témouchent	Sidi Safy Municipality	Establishment of a tourist complex	-

Source: Central Directorate of Endowments, Zakat, Hajj and Umrah, 2022.

Table 8 presents 10 waqf projects proposed for investment through concession, distributed across four wilayas (provinces): Biskra with five projects, followed by Chlef with three projects, and one project each in Algiers and Ain Témouchent. The proposed operations encompass a diverse range of initiatives, including the rehabilitation of old mosques, the renovation of vulnerable housing, the construction of commercial shops, the establishment of a hotel, and agricultural investments.

3.2. Obstacles to Waqf Investment in Algeria and Proposed Solutions

3.2.1.Obstacles to Waqf Investment in Algeria:

- **Low revenues from waqf properties:** This limits the sector's contribution to its developmental role in society.
- **Lack of specialized financial institutions for waqf investment:** The Algerian economic system lacks financial institutions or markets that prioritize investing waqf funds or attracting new waqf endowments.
- **Poor planning of waqf projects:** Most stalled, weakened, or halted waqf projects stem from either drafting errors and flawed economic feasibility studies or individual endeavors without consulting specialists.
- **Limited investment methods and formulas for waqf properties:** Reliance on rent as the primary method, while neglecting other legally permissible formulas in Algeria, hinders the waqf's potential.
- **Numerous disputes over waqf properties:** Conflicts between waqf management and other parties complicate their utilization.
- **Delays and reluctance of tenants to pay rent regularly:** This leads to fluctuating and unstable revenue.
- **Absence of modern waqf methods:** These methods are crucial for attracting and capturing new waqf endowments that directly contribute to local development, such as waqf funds and shares.
- **Limited composition of waqf properties in Algeria:** The absence of new waqf forms, such as cash waqf due to the lack of a legal framework, waqf of intellectual property, and waqf of shares in companies, restricts the scope of waqf activities and its comprehensive developmental impact on society.
- **Reliance on self-financing for waqf projects:** The central waqf fund's revenue as the primary source of financing remains insufficient to meet the financial needs of waqf projects.

3.2.2. Proposed Solutions for Waqf Investment Participation in Supporting Development in Algeria

1. **Secure adequate financing:** This includes exploring various funding sources such as state treasury, bank loans, concession rights, and partnerships. This will enable collaboration and coordination with relevant sectors to provide the necessary assistance for waqf project financing.⁸
2. **Enhance national economic development through expanded consultation:** This should be done in accordance with Law No. 01-03 of August 20, 2001, on investment development. It emphasizes the importance

⁸ Omar Qashoush, "Ways to Activate the Investment of Waqf Properties in Algeria: Realities and Prospects," *Journal of Economics and Management*, 2017, p. 125.

of support from public authorities in providing financial, legislative, and preferential assistance. This will contribute to building a robust waqf investment base, embodying it as a third sector that promotes charitable services, social solidarity, and alleviates the burden of social expenses on the public treasury.⁹

3. **Modernize the system of laws, regulations, decisions, and instructions:** This involves eliminating bureaucracy, strengthening supervision, and activating external controls. It also includes training and qualifying waqf administrators (nazirs), focusing on incentives and rewards, and attracting specialists and experts in fiqh, law, economics, and social affairs with specialized waqf experience and practice.¹⁰
4. **Establish an independent waqf institution in Algeria:** This institution should be administratively and financially independent from the supervising ministry. It should manage waqf affairs with a modern approach, utilizing advanced methods and working towards fulfilling various legislative, organizational, technical, and social requirements.
5. **Adopt modern administrative methods and tools:** These methods should elevate both waqf administrative and investment work. The most important include total quality, strategic planning, administrative excellence, transparency, governance, kaizen, creativity, and innovation.¹¹
6. **Move away from the old system of exploiting and investing waqf properties:** This involves transitioning from a reliance on rent to a modern system based on a set of modern waqf ideas and solutions that maximize the waqf's role in fulfilling its economic and social functions.
7. **Work to attract new waqf endowments:** This requires thinking outside the central waqf fund's box in financing waqf projects.
8. **Adopt new investment formulas and methods in waqf work:** These methods should be in line with the requirements of the current era, such as waqf certificates and funds.
9. **Coordinate internationally to benefit from the experiences of successful international waqf organizations:** This includes learning from organizations like the General Secretariat of Awqaf in Kuwait and the General Authority for Awqaf in the Kingdom of Saudi Arabia. By adopting their best practices, Algeria can enhance the effectiveness of its waqf sector, strengthen its economic and social efficiency, and make waqf more accessible to both waqifs (donors) and beneficiaries.
10. **Foster joint efforts:** This requires collaboration between the state and society to advance the waqf system and harness the potential of waqf

⁹ Omar Qashoush, same reference previously cited, p. 125.

¹⁰ Keddaoui Abdelkadir, "Requirements for Securitizing the Resources of Waqf Funds as a Mechanism for Enhancing the Developmental Role of the Waqf Sector in Algeria," PhD dissertation, University of Algiers 3, 2018, p. 232.

¹¹ Keddaoui Abdelkadir, same reference previously cited, p. 233.

institutions, especially in light of current challenges and the need to address ever-increasing expenses.

4. Conclusion:

4.1. Key Findings:

- The 1989 Constitution marked a turning point in Algeria by explicitly recognizing waqf property and its independence from other types of property.
- Two bodies oversee the management and administration of waqf properties in Algeria. The law outlines their organization, operation, and administrative tasks. These bodies are classified as central bodies represented by the Ministry of Religious Affairs and Awqaf and local (decentralized) bodies represented by the Directorate of Religious Affairs and Awqaf in each wilaya (province).
- The National Diwan of Awqaf and Zakat was established to create new investment channels to support national economic income and contribute to the development process.
- Awqaf in Algeria can be categorized into two types: awqaf of religious institutions with a devotional character, such as mosques, Quranic schools, and zawaya, and investment awqaf that involve real estate such as land, housing, and commercial shops. When rented out, these properties generate financial returns used for specified expenditure purposes.
- For a long time, awqaf in Algeria were limited to a single investment formula: rent. This despite the issuance of Law 07/01, which introduced multiple investment formulas for real estate waqf properties.
- The Ministry of Religious Affairs and Awqaf in Algeria has focused its waqf investment program on economic and commercial projects with high financial returns to generate wealth.
- The national map of waqf investments shows promising projects that represent a qualitative leap in this field. However, the pace of implementation is very slow, and most of these projects have stalled due to various reasons (technical, financial, legal disputes).
- The waqf sector in Algeria faces numerous legal, administrative, economic, social, and cultural obstacles. These require attention and rectification by the relevant ministry responsible for managing waqf affairs, in order to activate and revitalize its developmental role in society.
- Waqf investment in Algeria is often based on a single type of waqf asset: real estate such as commercial shops, housing, and professional offices, which are exploited through rent.
- Waqf investment practices in Algeria continue to focus more on the religious field, such as building and maintaining mosques and Quranic schools, providing religious guidance, teaching the Quran and caring for its memorizers, and providing housing for religious personnel. While this is a noble endeavor, it has been neglected in other areas, particularly in providing

health services, social care for orphans, the elderly, and the needy, national solidarity, and economic development, such as providing soft loans to young people to embody their investment projects.

4.2. Recommendations:

- Enhance Cultural Awareness.
- Align Waqf Investment with Local Development Plans.
- Encourage Corporate Waqf Contributions.
- Promote Productive Waqf Investment.
- Empower Municipalities for Waqf Investment.
- Adopt Modern Waqf Financing and Investment Methods.
- Expand Waqf Sponsorship Agencies.
- Develop Waqf Property Financing and Investment Formulas.
- Establish Waqf Funds at the Wilaya Level.
- Foster International Collaboration and Knowledge Exchange.

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