

KINGDOM OF BAHRAIN
MINISTRY OF JUSTICE & ISLAMIC AFFAIRS & WAQF
JAFFARIA WAQF DIRECTORATE
FOUNDED 1346 H / 1927 CE



وزارة العدل والشؤون الإسلامية والأوقاف
مكة المكرمة
إدارة الأوقاف الجعفرية
تأسست سنة 1346 هـ / 1927 م

Investor Service Center

The WAQF Property Investment Gate



www.jwdgate.com

Prepared by: Media and Public Relations Section

Jaffaria WAQF Directorate

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H.E Shaikh Khalid bin Abdulla Al-Khalifa Deputy Prime Minister, inaugurates the Investor Service Center during the Gulf Property Show that was held in the Bahrain International Exhibition and Convention Center (April 2017)

The WAQF Property Investment Gate

The WAQF Property Investment Gate is a contemporary leading Project launched by the Jaffaria WAQF Directorate in the Kingdom of Bahrain with the aim of offering all kinds of waqf property investments to everyone through the Internet with an absolute transparency. The Jaffaria WAQF Directorate seeks to lay down the strategy of circulating the waqf properties so as to effectively contribute through the said Project, which will clearly represent a major move toward the development of the waqf properties and their management in a modern and professional manner. This is the first internationally modern project on the level of waqf establishments. It translates the new identity established by the Jaffaria WAQF Directorate to improve partnership with different economic and social institutions. The Jaffaria WAQF Directorate thus managed to adopt an ambitious plan to enhance assets and develop revenues to move to a new stage of giving, meet the expectations and the desires of the founders of waqf in order to embody its religious, humanistic and charitable goals.

Moreover, this project is a practical translation of the strategy of development of waqf properties and the ongoing well-rounded reforms in management to go along with the aspirations of His Majesty the King of the Kingdom of Bahrain, His Reform Project and the Action Plan of the honorable government, which is embodied in the 2030 economic, social and developmental Vision of Bahrain. This strategy reflects the societal expectations from the deep-rooted Directorate that celebrates this year the ninetieth anniversary of its foundation.

Undoubtedly, the WAQF Property Investment Project will make an essential historical leap in the revenues of waqf properties and assets by making the most optimal financial profits through the enhancement of developmental investments. Accordingly, the Jaffaria WAQF Directorate will timely advertise, with an extreme transparency, the properties that are available for investment, and the Investment Section will seek to issue and renew the «Guide for the Procedures of Leasing WAQF Properties» by conducting regular stocktakes of all waqf properties.

Below are the most important and frequently asked questions about the new lease system adopted by the Jaffaria WAQF Directorate.





واق لمدیران



المباني

Offices

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المكانت

Shops

5

المساكن

Flats



Introduction Questions and Answers

What is the Jaffaria WAQF Directorate?

The Jaffaria WAQF Directorate is an official administration in the Kingdom of Bahrain. It was established in 1927. The power of the senior management is represented by the WAQF Council, established by a Royal Decree. The main task of the WAQF Council, which includes the President and ten members, is to oversee and utilize the Jaffaria waqf (mortmain) properties, spend revenues, construct and maintain properties in line with the concept of formation of mortmain, the desires of the founders of waqf and the provisions of Islamic Sharia.

The main activity of the Jaffaria WAQF Directorate is to oversee a large number of mosques and funeral places (Matams) as well as the waqf assets dedicated to them, along with the assets devoted to the offspring and public charities, the sites devoted for the sake of Quran learning and worshipping, as well as the cemetery affairs and the liquid financial assets of the Jaffaria WAQF Directorate.

What does the «Guide for the Procedures of Leasing WAQF Properties» mean?

The “Guide for the Procedures of Leasing WAQF Properties” is a well-rounded reference that includes general conditions and executive procedures related to lease and investment of waqf assets and properties.

In general, the aim of the Guide is to organize the process of renting waqf properties in line with the objectives of the foundation of the Jaffaria WAQF Directorate, namely making the adequate proceeds for the founders of waqf (mortmain), according to the following procedures:

A- Introducing the provisions, rules and basics that have to be considered upon leasing the waqf properties, in conformity with the principles and provisions of the honorable Islamic Law (Sharia) as well as the laws and rules that are effective in the Kingdom of Bahrain.

B- Using the waqf (mortmain) properties in an optimal way to achieve the objectives of the foundation set up by the Jaffaria WAQF Directorate.

C- Achieving the principles of justice, equality and equal opportunities among the investors with the aim of taking advantage of the investment opportunities provided by the Jaffaria WAQF Directorate.

D- Encouraging and urging individuals, businessmen and private sector to take part in the national waqf (mortmain) development.

What are the types of leases available in the Jaffaria WAQF Directorate?

There are four basic types of lease:

- First Category: Short lease contracts, including leasing residential and commercial villas and sites.
- Second Category: The lease contracts valid for agricultural lands and constructions that are built on the waqf properties.
- Third Category: The property development contracts.
- Fourth Category: Contracts to construct new properties on waqf lands.

What are the services offered by the Investor Service Center?

The Investor Service Center situated in the main building of Jaffaria WAQF Directorate in Manama, the capital of Bahrain, offers an array of integrated services for all lessees in Jaffaria WAQF Directorate and follows up on their requests. The Center also introduces investors to the available investment opportunities, pursues the accomplishment of their requests and organizes open auctions in the presence of competitors.

Where is the Investor Service Center situated?

The Investor Service Center is situated in the main building of Jaffaria WAQF Directorate in Manama, the capital of Bahrain.

What are the working hours of the Investor Service Center?

The Investor Service Center is working during the official working days (Sunday - Thursday), from 07.30 AM to 1.30 PM.

What is the hotline number of investment services?

The hotline number of investment services is 80008890.

What is the Legal Framework that governs the processes of leasing and investment in the Jaffaria WAQF Directorate?

The Jaffaria WAQF Directorate leases the properties that are intended for investment on the basis of the following laws and bylaws:

1-2-1 The WAQF Directorate Law, which was issued in 1960 by the late Emir, His Highness Sheikh Salman Bin Hamad Al Khalifa.

1-2-2 Decree No. (6) of the year 1985, with respect to the organization of Sunni and Shia WAQF Councils and Directorates, amended by the Decree No. (45) of 2001, and by the Decree No. (48) of 2007.

1-2-3 Resolution No. (11) of the year 1991, with respect to the By-law of the Sunni and Shia WAQF Councils, issued by His Highness Sheikh Khalifa Bin Salman Bin Hamad Al Khalifa, the Prime Minister.

1-2-4 Resolution No. (01-02/2017) of 2017, which was issued by Jaffaria WAQF Directorate Council, with respect to the endorsement of the Guide for the Procedures of Leasing WAQF Properties.

1-2-5 Laws and rules that are effective in the Kingdom of Bahrain.

What are the investment opportunities in the Jaffaria WAQF Directorate?

The Jaffaria WAQF Directorate provides an array of important investment opportunities in different governorates in the Kingdom of Bahrain. This includes leasing the residential, commercial and office sites, residential houses and villas, not to mention the possibility of developing the existing projects, offering the waqf lands available for investment for long periods extending to 25 years, with the aim of building investment and commercial projects on them.

What procedural actions are undertaken during the processes of lease and investment?

The procedural actions undertaken in lease and investment are:

- Short lease requests: The submitted request is accomplished through the Investor Service Center, starting with rental and collection sections and ending with the approval by the Chairman of Jaffaria WAQF Directorate.
- The lease of the constructions built on the waqf properties: Initiating the auction through the Investor Services Center or the WAQF Property Investment Gate (based on the case), endorsement of the Survey, Lease and Auction Committee (founded by Jaffaria WAQF Directorate Council) and, finally, the approval by the Chairman of Jaffaria WAQF Directorate.
- Property development requests: Initiating the auction through the Investor Services Center or the WAQF Property Investment Gate (based on the case), consideration and evaluation of bids according to the price and type of project by the Survey, Lease and Auction Committee (founded by Jaffaria WAQF Directorate Council), and, finally, the approval by the Chairman of Jaffaria WAQF Directorate.
- Requests to construct the real properties on the waqf lands: Initiating the auction through the Investor Services Center or the WAQF Property Investment Gate (based on the case), consideration and evaluation of bids according to the price and type of project by the Survey, Lease and Auction Committee (founded by Jaffaria WAQF Directorate Council), and, finally, the approval by the Chairman of Jaffaria WAQF Directorate.

How can I lease using the Online WAQF Property Gate?

You can lease by using the website of the Online Waqf Property Gate www.jwdgate.com, as follows:

- 1- Getting acquainted with the available properties and investment opportunities.
- 2- Choosing the right property for leasing and investment, following the conditions and provisions stipulated in the lease advertisement.
- 3- Choosing and filling out the right lease form.
- 4- Following up on the request through the “managing transactions” link on the website of the Online WAQF Property Gate.

The investor is also advised to watch the introductory video about the services provided by the WAQF Property Gate.

What are the main services provided by the WAQF Property Gate?

The WAQF Property Gate provides a bunch of online services, including offering the investment opportunities available in the Jaffaria WAQF Directorate with their initial and estimated prices, dates of open and online auctions, the online auction system, inquiry or leasing request submission, follow-up of leasing requests and other related services.

What are the services provided by the WAQF Property Gate for the real (existing) lessees in the Directorate?

The activities that are permissible on the waqf properties are determined in line with the Laws of the Kingdom of Bahrain and the Resolutions of the Jaffaria WAQF Directorate related to the performance by the lessees or investors of specific commercial or service activities, by renting out lands and properties of the Directorate and of the waqf parties overseeing them, in compliance with the provisions of the Islamic Law (Sharia), the Laws of the Kingdom of Bahrain and the lease regulations.

The main investment activities include (but not limited to) markets, trading sites and shops, residential buildings, investment buildings, universities, schools and kindergartens, hospitals, medical centers and constructions, car service stations, slaughterhouses and barns, agricultural nurseries, bakeries, restaurants, car sale shows, warehouses and stores, factories, workshops and any other activities approved by the Directorate.

May the non-Bahraini applicant submit his or her application for the offers of lease and investment in the Jaffaria WAQF Directorate?

Yes, the non-Bahraini applicant may submit his or her application for the offers of lease and investment, provided that he or she has a Bahraini sponsor, in line with the laws, rules, conditions and guarantees enacted in the Jaffaria WAQF Directorate.

What is the time expected to finish the lease process?

The time expected to finish the lease and investment process varies upon the type of the lease. For short contract lease, the time can be limited to one working day. As for other contract leases, this time may be extended to a maximum of two weeks, based on the rules of open auctions provided in the lease and investment advertisement.

Should the lessee satisfy the condition of financial solvency?

The adequate financial solvency is one of the main conditions of lease, subject to the type of the submitted request.

What are the time-limits for lease and investment contracts?

The time-limits for the lease and investment contracts are:

- Short lease requests (residential and commercial sites): One year, to be considered for renewal.
- The lease for agricultural lands and constructions built on the waqf properties: Five years, to be considered for renewal.
- Property development requests: Fifteen years, to be renewed.
- Requests to construct the real properties on the waqf lands: Twenty five years, to be considered for renewal.

What are the conditions that the lessee should satisfy?

The lessee should satisfy the following conditions:

- 1- The applicant should possess Bahraini nationality or have a valid residence in Bahrain (or a Bahraini sponsor for his or her request).
- 2- The applicant's financial solvency should match the type of request.
- 3- He or she should be obliged to comply with the Laws of the Kingdom of Bahrain and the rules enacted in the Jaffaria WAQF Directorate.
- 4- He or she should present all documents needed in line with the request.

Is the online payment service available in the website of the WAQF Property Investment Gate?

This service will be available soon in the website of the WAQF Property Investment Gate.

What are the obligations of the lessee?

The lessee should be obliged to:

- Observe the laws of the Kingdom of Bahrain, and also the rules and resolutions that are enforced in the Jaffaria WAQF Directorate
- Use the real property for the originally intended purposes and get the necessary technical permissions and licenses.
- Keep the leased property in a good condition, and maintain it regularly.
- Insure the property according to the instructions by the Directorate.
- Build the project based on the articles of the contract and its appendices.
- Pay the lease money as per contract in time, without any delays.
- Observe the health and safety standards that are enforced in the rules of the Kingdom of Bahrain.
- Deliver the property in a good condition upon the end of the contract.



التمويل العقاري (900,000 ج.د.) • مكتب رقم 32 (200,000 ج.د.) • عقار رقم 2005 - مجمع قرى المعثي (600,000 ج.د.) • مكان رقم 432 (120,000 ج.د.) • مكتب رقم 23 (200,000 ج.د.)



نبذة عن مركز العقارات

يتمثل مشروع بوابة العقارات الوقفية الإسلامية أحد المشاريع المصرية الرائدة التي أطلقتها إدارة الوقايف المحفزة لعرض كافة العقارات الوقفية الإسلامية على الجمهور عبر شبكة الانترنت بشفاوية مخصصة، حيث تسعى الإدارة لوضع استراتيجية التداول العقاري الوطني والمساهمة الفعالة من مشروع بوابة العقارات الوقفية الإسلامية والذي يمثل نقلة نوعية في تطوير العقارات الوقفية وإدارتها بصورة حديثة وإشراعية.

- أسعار
- طريقة الدعم العقاري
- مؤشرات العرض والطلب
- دليل العقارات الوقفية

العقارات الوقفية الإسلامية



العقارات في المنطقة الجنوبية



العقارات في المنطقة الوسطى



العقارات في منطقة الشمال



العقارات في منطقة الحاصبة



على العقارات الوقفية الإسلامية

عناصير المشروع الإستراتيجية والإشراعية

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- الأسواق الشعبية
- المراكز التجارية
- مكاتب المحاميات
- المجمعات السكنية التجارية
- المركز الكبرى
- التشقق السكنية
- الارواح التجارية
- المصنعة التجارية
- وحدات التذاكر السياحية

العقارات المتوفرة

العقارات
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المكاتب
2

التذاكر
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البيوت
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المشقق
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