

The Management of Vacant Land for Vocational Training Purposes: A Sharia Economic Law Perspective at Adnan Al Charish Islamic Boarding School, Bojonegoro, Indonesia

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Abstract

Purpose - Islamic boarding schools have great economic potential through asset management, but there are still many Islamic boarding schools that face the problem of property or abandoned land that has not been utilized optimally. This study aims to analyze the management mechanism of abandoned land at the Adnan Al Charish Islamic Boarding School in Bojonegoro from the perspective of Maqashid Syariah and evaluate its impact on the economic welfare of students.

Method - This study uses a qualitative approach with a single case study design. Data were obtained through in-depth interviews, participatory observations, and documentation studies.

Results - The results of the study show that the management of abandoned land is carried out through asset legalization, land conversion into Job Training Center (BLK), establishment of Enterprises Owned by Islamic Boarding Schools, and multimedia training for students. In the perspective of Maqashid Sharia, this management reflects the principles of *hifz al-mal* through asset optimization and *hifz al-'aql* through increasing the capacity and skills of students. The resulting economic impact encompasses increased institutional income for pesantren, strengthened economic independence, employment generation, and improved student welfare through supplementary revenue streams and educational financing support mechanisms.

Implications - This study contributes to the literature by demonstrating that Maqashid Sharia-based abandoned land management can function as a strategic model for achieving sustainable economic independence and improving student welfare in Islamic boarding schools.

Keywords: Sharia Economic Law; Land Management; Islamic Boarding School; Vocational Training; Productive Asset Management; Sustainable Development.



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INTRODUCTION

Pesantren as the oldest Islamic educational institution in Indonesia has a strategic role not only in the spiritual development of students, but also in the economic empowerment of the community. In Indonesia, there are more than 28,000 pesantren with 18.49 million students spread throughout the archipelago, making pesantren a potential economic force that is not yet fully optimal. One of the problems faced by Islamic boarding schools is the management of assets or assets that are not yet productive, which in fiqh terminology is referred to as (Kominfo, 2020 ;Ulya, 2021) abandoned property.

Abandoned property is an asset that is owned but not managed optimally so that it does not provide maximum economic benefits. From the perspective of Sharia Economic Law (HES), the management of abandoned property is important because it is related to the principle (Nurhendi , 2024) of *hifz al-mal* (maintenance of property) which is one of the *Maqashid of Sharia*(Jaharuddin, 2020; Novirman, 2023). Islam emphasizes that wealth must be managed productively and should not be left behind because it is contrary to the principles of economic justice and the welfare of the ummah.(Djamil , 2023)

One of the concrete forms of abandoned property management is realized through the use of abandoned property that has not been used for a long time, then changed into a Job Training Center (BLK), this is carried out by the Adnan Al Charish Bojonegoro Islamic Boarding School. This land, which originally did not provide economic benefits, is now used as a means of skills training for students, especially in the field of multimedia.

The construction of this BLK is a strategic step for Islamic boarding schools in optimizing land assets so that they do not continue to be in unproductive conditions. so that it is in line with the principles of Maqashid Syariah in maintaining and developing property (*hifz al-mal*) and improving the quality of human resources (*hifz al-'aql*).

Adnan Al Charish Bojonegoro Islamic Boarding School which was founded in 1985 by KH. M. Charish Adnan is one of the Islamic boarding schools that has various assets, both in the form of land, buildings, and other productive assets. As with Islamic boarding schools in general, some assets in these Islamic boarding schools have not been managed optimally and are still in the status of abandoned assets.

This condition is a challenge as well as an opportunity for pesantren managers to turn these assets into a source of income that can improve the welfare of students. However, previous writings on this pesantren mostly

discuss its history and religious activities, while studies that specifically analyze the management and optimization of abandoned assets from the perspective of economics and fiqh are still very limited. Therefore, this study focuses on the study of the strategy of optimizing abandoned assets in this Islamic boarding school.(Laduni.id, 2022)

Previous research has shown that good management of waqf assets and productive pesantren can have a significant impact on economic independence of Islamic boarding schools and student welfare. A similar study was also conducted by Fina Fathila Salsabila previously which concluded that the use of waqf land with management (Amin, 2021; Fahri & Zaki, 2022; Stuttgart, 2022) *Ijarah* has great benefits that can be used as an alternative funding in providing the welfare of cottage families (Salsabila, 2023). This research is different With two previous studies that focused on the normative aspects of Islamic economic law, this study used *Maqashid Syariah* As the main analytical framework to assess the extent to which the management of abandoned land is able to realize the economic benefits of students, especially in *Hifz al-Mal and Hifz al-'Aql*.

Based on this background, this research aims to: (Ilmi & Putra, 2024) first, analyzing the management mechanism of abandoned land at the Adnan Al Charish Islamic Boarding School in Bojonegoro *Maqashid Syariah*, second, evaluating the economic impact of abandoned land management through its use as a Job Training Center (BLK) on student welfare, and third, formulating a model of abandoned land management based on *Maqashid Syariah* effective and sustainable for Islamic boarding schools in Indonesia.

This research is important because it makes a theoretical contribution to the development of the concept of abandoned land that is still rarely discussed in contemporary Islamic economic literature. Practically, the results of the research can be a reference for other Islamic boarding schools in optimizing asset management to improve student welfare and economic independence of Islamic boarding schools.

METHODS

This study uses a descriptive qualitative approach with *a single case study design* with a *Maqashid Syariah perspective*, especially aspects of *hifz al-mal* and *hifz al-'aql* as the main analytical framework. The selection of the research location was based on the consideration that the Adnan Al Charish Bojonegoro Islamic Boarding School has various types of assets, some of which are still abandoned assets and are in the process of being transformed into productive assets.

Primary data was obtained through in-depth interviews with key informants consisting of: (1) pesantren leaders and administrators (2 people), (2) senior students involved in pesantren business units (3 people). Secondary data was obtained from pesantren documents, business unit financial statements, asset ownership data, and literature related to pesantren asset management and sharia economic law.

Data collection is carried out through three main techniques. First, participatory observation was carried out for 2 months to observe asset management activities and their impact on student welfare. Second, the interview is semi-structured with an open-ended question guide to explore information about governance mechanisms, constraints, and perceived economic impacts. Third, a study of documentation of pesantren archives, land ownership deeds, financial statements, and regulations related to asset management.

The approach used in this study adheres to Jasser Auda's view regarding *Maqashid Syariah* Contemporary (Sutisna et al., 2020). That is, classical meanings have been developed that can be applied according to the needs of the times, circumstances, and places. Contemporary meanings include: (1) *Hifdzu al-diin* (preserving religion) changed to Giving freedom and respecting beliefs; (2) *Hifdzu al-Nafs* (preserving the soul) to be the protection of human rights and dignity; (3) *Hifdzu al-Aql* (keeping the intellect) develops into the development of a mindset and scientific research; (4) *Hifdzu al-Nasl* (protect offspring), become concerned and develop the role of family institutions; (5) *Hifdzu al-Maal* (protect property), develop into economic development and equitable distribution of welfare levels.

Data analysis using a spiral analysis model developed by Creswell (Cresswell, 2023) With stages: (1) *Organize data* namely the organization of data from interviews, observations, and documentation, (2) *Reading and memorizing* i.e. reciting and making important notes, (3) *describe, classify, and interpret* i.e. describe, classify, and interpret data based on a conceptual framework that interprets data based on a conceptual framework of perspective *Maqashid Syariah* in particular *Hifz al-Mal* and *Hifz al-'aql* and economic impact on student welfare (4) *Represent and visualize* That is, presenting findings in the form of narratives, tables, and diagrams.

DISCUSSION

Identification and Categorization of Assets at Adnan Al Charish Islamic Boarding School

The study found that abandoned assets left behind at Adnan Al Charish Islamic Boarding School can be effectively transformed into productive economic resources through integrated legal certification, institutional restructuring, and skills-based training programs. The transformation resulted in measurable economic, educational, and social welfare impacts, showing that sharia maqashid based asset management can serve as a sustainable empowerment model for Islamic boarding schools.

Based on the results of observations and interviews, the findings show that the Adnan Al Charish Islamic Boarding School has various types of assets, but a significant portion of it is still underutilized, especially 2.5 hectares of waqf land and unused buildings. This suggests that the core problem is not asset scarcity but poor asset productivity and management systems. The internal asset audit conducted by the pesantren shows the first step towards accountable governance.

However, without productivity-based classification, assets tend to remain idle. From a sharia perspective, this condition is contrary to the principle of hifz al-mal, which emphasizes not only protection but also the productive use of wealth. Therefore, the categorization of assets based on economic potential becomes a strategic managerial intervention and not just an administrative activity.

Table 1. Categories and Potential of Abandoned Assets

Yes	Asset Type	Area/Quantity	Initial Status	Economic Potential
1	Productive waqf land	2.5 Ha	Abandoned	Agriculture/entrepreneurship
2	Old buildings	2 units	Not used	Renovation for business
3	Farmland	1.5 ha	Minimal management	Modern agribusiness
4	Unused inventory	±50 items	Saved	For Sale/Rent

Source: Adnan Al Charish Islamic Boarding School Data (2024)

Based on the asset mapping of the Adnan Al Charish Islamic Boarding School as shown in the Table above, this Islamic boarding school has various types of assets with different levels of utilization, ranging from waqf land, buildings, and agricultural land. Of the total assets, this study specifically focuses on the study of 2.5 hectares of waqf land that was previously in abandoned status, because this asset has the greatest economic potential but has not been optimally utilized for a long time. The land is in an unproductive condition and has not made an economic contribution to the pesantren or the welfare of students.

Along with the increasing need for Islamic boarding schools for economic independence and student capacity building, the abandoned land was then converted into a Job Training Center (BLK) as a form of benefit-based productive asset management. The use of abandoned land through the construction of BLK is seen as strategic because it not only revives assets that were previously of no economic value, but also has a direct impact on improving the skills, independence, and welfare of students, so that it is in line with the principles of *hifz al-mal* within the framework of *Maqashid Sharia*.

Mechanism for Transforming Abandoned Assets into Productive Assets

This study found that waqf assets left behind at the Adnan Al Charish Islamic Boarding School can be effectively transformed into productive economic resources through integrated legal certification, institutional restructuring, and skills-based training programs. This transformation has resulted in measurable economic, educational, and social welfare impacts, showing that sharia-based asset management based on the principles of maqashid can be a model of sustainable empowerment for Islamic boarding schools. Adnan Al Charish Islamic Boarding School follows several mechanisms based on Sharia Economic Law. First, legalization and certification of assets through the Indonesian Waqf Agency (BWI) and the National Land Agency to ensure legal certainty of ownership in accordance with Law Number 41 of 2004 concerning Waqf as part of efforts to maintain and optimize assets (*hifz al-mal*).

Second, the development of productive waqf is carried out through the use of land that was previously abandoned and not used at all, then directly changed into a Job Training Center (BLK) as a form of productive asset management that is oriented towards empowering and increasing student capacity. Third, the establishment of Islamic Boarding School-Owned Enterprises (Buntren) that manages business units. Buntren's organizational structure is professionally designed by involving senior students as managers to provide entrepreneurial experience.

Fourth, multimedia training programs for students to prepare competent human resources in managing productive assets according to sharia economic principles. This Buntren and multimedia training program directly utilizes the results of abandoned land management, both as a source of financing and as a means of training students' skills (Robbani & Yasid, 2021).

Analysis of Abandoned Asset Management in the Perspective of *Sharia Maqashid*

Empirical findings show that the conversion of abandoned land into BLK operationally fulfills *hifz al-mal* not only in a protective sense but in a developmental sense. This supports the contemporary interpretation of *maqashid* that positions the growth of assets and social benefits as indicators of sharia compliance. Furthermore, the integration of multimedia training strengthens *hifz al-'aql*, showing that the management of productive assets in pesantren can simultaneously generate economic and intellectual value. This dual impact suggests that *maqashid*-based asset management results in multidimensional welfare outcomes rather than mere financial returns (Arifyanto, 2025).

The transformation of abandoned land into a job training center (BLK) shows the concrete efforts of the pesantren in reviving assets in accordance with the *Maqashid Syariah*, namely *Hifz al-Mal and Hifz al-'aql*. By creating productive land through BLK, pesantren not only keep their assets from stagnation, but also create learning spaces, skills, and student capacities, which are consistent with *Maqashid Syariah* as a sharia purpose in preserving intellect and property (Bashori et al., 2025).

Study *Maqashid Syariah* Underlining that the main goal of sharia is to protect property while realizing the welfare of the wider community, including efforts to empower the economy through increasing *Access to productive resources* and equitable distribution of benefits. The use of productive assets such as land for BLK not only has an impact on the status of the property itself, but also strengthens the economic capacity of students, in line with the objectives of the BLK *Maqashid Syariah* to achieve social welfare and improve the quality of life of the community (Fattah, 2024).

Approach *Maqashid Syariah* In the management of productive assets, it is emphasized that optimizing the economic potential of abandoned land is not just an administrative effort, but is a manifestation of the sharia goal to protect assets productively and increase the benefits of the people. In the context of Islamic boarding schools, this means that previously unused land is now a source of learning and livelihood for students through the Job Training Center, so that it is in line with the principles of productive asset management that

contribute to the economic empowerment of the community. (Rupita & Mawardi, 2025)

In addition to the aspect of property protection, the management of abandoned land that was converted into a Job Training Center also reflects *Maqashid Sharia* i.e. *Hifz al-'aql* (maintenance of individual intelligence and capacity) (Afifah, 2024). Literacy *Maqashid Syariah* About Productive Assets highlights that good management does not only maximize economic returns, but also strengthening individual capabilities through education, training, and human resource empowerment. This is in line with the principle *Maqashid* who want every use of property to advance the quality of life and productivity potential of the community, especially students, so that land that was originally only an unproductive asset is now a means to improve economic capabilities and work skills. (Bashori et al., 2025)

The Job Training Center (BLK) has a multimedia training program. In this program, students and students are equipped with technical skills in the operation of visual production support devices, such as professional cameras, drones, and supporting equipment for documentation and filmmaking activities. This training is designed to adapt to the needs of the creative industry and digital media that continues to grow, so that the skills students gain can be applied and relevant to the needs of the current job market.

Land conversion refers to efforts to keep property from redundancy by making it a productive asset that generates income through multimedia services such as documentation, drone shooting, and the production of visual content, this is in line with *Hifz al-Mal* and *Hifz al-'aql* (Robbani, 2022). At the same time, training in the operation of cameras and audiovisual equipment contributes to the enhancement of students' intellectual capacity and skills relevant to the needs of the creative industry. Thus, BLK not only functions as a means of optimizing land assets, but also as a medium for student empowerment that integrates property protection and human resource development in one goal *Maqashid Syariah* (Fauziyah et al., 2021).

Economic Impact on Student Welfare

1. Increasing Income and Economic Independence of Islamic Boarding Schools

The results of the study show that the transformation of abandoned assets into productive assets has a significant impact on the income of Islamic boarding schools. Financial statement data shows an increase in pesantren revenue from productive business units by 35% in the 2022-2024 period. This shows that productive waqf functions as a sustainable institutional income model rather than incidental income.

This increase in income is in line with the findings of Bastomi et al. (2018) which show that productive waqf management is able to make a

significant economic contribution to Islamic boarding schools. The economic independence of Islamic boarding schools increases with reduced dependence on donations and student contributions. The management of the pesantren stated that 20% of the operational costs of the pesantren can now be financed from the results of productive asset management (Taufiq & Wahid, 2023).

The creation of jobs for students and the surrounding community is also a positive impact felt. A total of 10 students were directly involved in the management of the pesantren business unit and received wages according to their contributions. In addition, 5 residents of the surrounding community also work as a complement to multimedia personnel with a profitable profit-sharing system. This shows that pesantren plays a role as a center for local economic empowerment. (Rijan, 2024; Seconds, 2025)

2. Impact on Student Economic Welfare

The findings show that improved student well-being occurs through three channels: cost reduction, skill acquisition, and income opportunities. This suggests that productive asset management contributes to short-term financial assistance and long-term human resource development. Compared to the traditional Islamic boarding school economic model that relies on subsidies, this model creates participatory well-being where students become active economic actors. This pattern suggests that asset-based empowerment is more sustainable than donation-based support.

Through multimedia training held at BLK, students gain practical skills that can be directly applied in productive economic activities, such as providing documentation services, taking photos using drones, and producing visual content. Students' involvement in these activities allows them to earn additional income managed collectively and individually, thus helping to meet their daily economic needs and supporting financial independence.

The direct impact on the economic welfare of students can be seen from several aspects. First, reducing education costs through scholarship programs from the results of productive business units. Data shows that 15% of students get full scholarships and 20% get tuition waivers. This helps the families of underprivileged students to still be able to receive quality education at Islamic boarding schools.

Second, improving the quality of educational facilities and student dormitories through the allocation of income from productive assets. The renovation of dormitories, the provision of modern libraries, and the construction of computer laboratories can be realized without burdening student dues. Third, entrepreneurship skills development programs for students through training and direct practice in managing business units.

Students not only gain religious knowledge but also economic skills that can be applied after graduation. (Darunnajah, 2025)

Interviews with senior students involved in business units reveal that the experience of managing a business provides practical skills and boosts confidence. One of the students stated, "In addition to learning religious science, we also learned how to manage a business according to sharia. This is very beneficial for our future."

3. Social Impact and Empowerment of the Surrounding Community

The findings of this study show that the transformation of abandoned assets into BLK-based productive units produces measurable social spillover effects for the surrounding community, not only internal benefits for students. Community members are directly involved through employment opportunities and partnership schemes in multimedia services, which contribute to additional household income. This shows that the management of productive assets in pesantren functions as a driver of the local economy rather than an institution-centered program.

These results reinforce previous research that shows that economically independent pesantren tend to produce positive welfare effects for the surrounding community, especially through job creation and micro business collaboration (Loyal, 2022; Extract, 2020). However, unlike previous models that focused on agricultural or retail business units, the BLK multimedia model found in this study suggests that digital skills-based empowerment can expand participation opportunities and market reach.

Furthermore, the BLK program operates not only as a training center but as a platform for community empowerment through skill transfer and collaborative production activities. This shows that asset revitalization combined with vocational training produces a double result: economic activation and social capacity building. This pattern is consistent with the community-based development approach where religious institutions play a role as socio-economic centers (Falah & Zaki, 2020; Hariyanto, 2020).

Therefore, the management of abandoned land through BLK can be understood analytically as a maqashid-oriented empowerment mechanism, because it simultaneously increases asset productivity (*hifz al-mal*) and strengthens community capacity. This confirms that the social function of pesantren extends when asset management is associated with structured skills programs rather than just charitable distribution.

4. Comparative Analysis with Other Islamic Boarding Schools

This study reveals that the productive transformation of abandoned waqf assets at the Adnan Al Charish Islamic Boarding School follows a governance-based and skills-based empowerment model. When compared to research in other Islamic boarding schools, the same pattern of results emerged, namely increasing economic independence and community benefits, but the operational model was significantly different. Studies in other Islamic boarding schools mainly emphasize agribusiness and livestock-based productive waqf, while this study found a business model based on digital multimedia as the main vehicle for transformation.(Son and al., 2023) (Bastomi) et al., 2021)

The similarity of this pattern shows that sharia-based productive asset management is an effective model to improve the economic welfare of Islamic boarding schools and students. The difference lies in the type of business unit developed according to the local potential of each pesantren. Adnan Al Charish Islamic Boarding School focuses more on multimedia and documentation, while other Islamic boarding schools develop agribusiness, livestock, or creative industries.

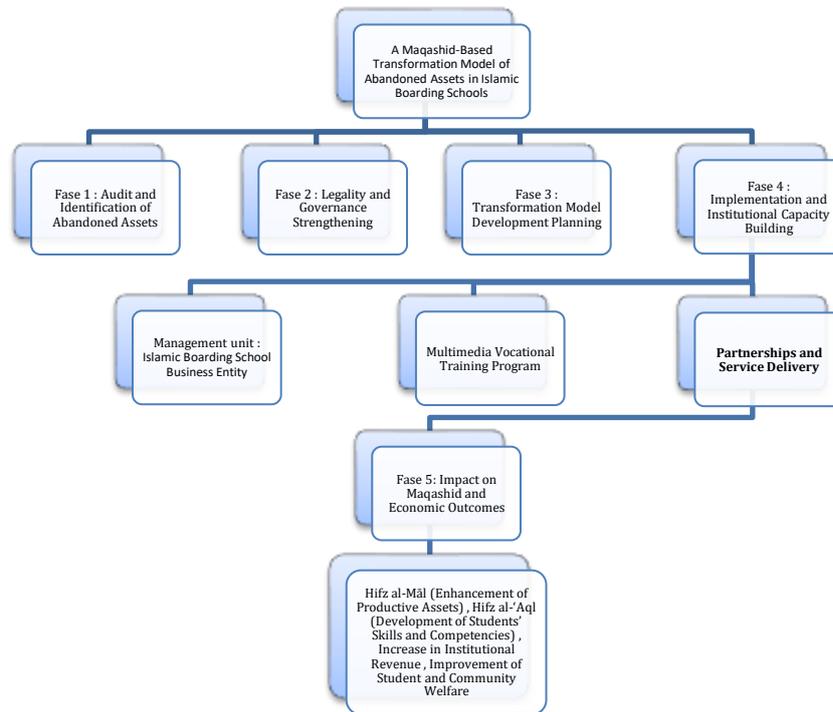


Figure 1. Flow Chart of Transformation of Abandoned Assets into Productive Assets

The image depicts a transformation model based on the management of Islamic boarding school assets that are abandoned into productive units through legalization, institutional structuring, and BLK-based skill development within the framework of sharia maqashid.

CONCLUSION

Based on the results of the research, it can be concluded that the management mechanism of abandoned land at the Adnan Al Charish Bojonegoro Islamic Boarding School is carried out in stages and planned through the process of asset legalization, land conversion into a Job Training Center (BLK), and operational management involving students. In the perspective of *Maqashid Syariah*, management reflects the application of the principle of *hifz al-mal*, namely maintaining and developing assets so that they are not in redundant conditions, as well as *hifz al-'aql* through the provision of facilities for developing students' capacity and skills. Thus, previously unproductive land has been successfully optimized as an asset that has economic and social value.

Furthermore, the management of abandoned land through its use as BLK has a real economic impact on the welfare of students. The multimedia training held at BLK equips students with practical skills that can be used in productive economic activities, such as the provision of documentation services and the production of visual content. This activity generates additional income for students and Islamic boarding schools, supports education financing, and gradually increases students' economic independence. This impact shows that the management of abandoned land is not only oriented towards asset optimization, but also contributes directly to improving student welfare.

Based on these findings, this study concludes that an effective and sustainable *Maqashid Syariah-based* abandoned land management model for Islamic boarding schools can be realized through the integration of asset legality, land use for skill-based productive activities, and student empowerment as the main actor. This model places waqf land not only as a physical asset, but as an instrument of economic empowerment and human resource development. Therefore, this abandoned land management model has the potential to be replicated by other Islamic boarding schools in Indonesia as an effort to realize economic independence and sustainable benefits.

Suggestions

Based on the findings of the study, several suggestions can be proposed. First, for the Adnan Al Charish Islamic Boarding School, it is recommended to continue to develop the diversification of productive business units and increase the capacity of human resource managers through modern sharia-

based management training. Digitization of asset management systems also needs to be implemented to increase efficiency and transparency.

Second, for other Islamic boarding schools in Indonesia, the results of this research can be a reference model in optimizing the management of abandoned assets. Each pesantren needs to conduct an internal asset audit to identify economic potential that can be developed according to local conditions. Third, the government through the Ministry of Religion and the Indonesian Waqf Agency needs to provide technical assistance, training, and regulatory facilitation for Islamic boarding schools in managing productive assets.

Fourth, further research needs to be conducted to analyze the long-term impact of abandoned property management on the economic sustainability of Islamic boarding schools and the welfare of student alumni. Comparative studies between Islamic boarding schools in various regions are also important to identify *best practices* for sharia-based productive asset management.

Declaration of Conflict of Interest

The author declares that there is no conflict of interest related to the publication of this article.

Author's Contribution (CRediT Author's Statement)

Alfinatur Rohmah: Conceptualization, Data Collection, Formal Analysis, Writing – Preparation of Original Drafts.

Agus Sholahudin Shidiq: Methodology, Supervision, Writing – Review & Editing.

Muhammad Zaenal Abidin: Validation, Supervision, Writing – Review & Editing.

All authors have read and approved the final manuscript and agree to be responsible for all aspects of the work.

Generative AI

During the preparation of this manuscript, the author utilized several AI-assisted digital and generative tools to support the technical and linguistic aspects of the writing.

ChatGPT (OpenAI) is used solely to assist in language editing, improve sentence structure, improve academic tone, and refine paraphrased

expressions. QuillBot is used to support paraphrasing and improve the clarity of selected sentences while retaining their original meaning. Google Translate is used for limited translation assistance to ensure appropriate English words. For literature search and reference management, the authors use Publish or Perish and Google Scholar to identify relevant academic sources and citation metrics. Mendeley is used to organize references, manage citations, and format bibliographies according to journal guidelines.

All tools are used exclusively to support writing clarity, language refinement, reference organization, and literature identification. They are not used for data collection, data analysis, interpretation of findings, or formulation of research conclusions. All research design, analysis, interpretation, and final content remain solely the responsibility of the author.

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