**A proposed integrated waqf model for financing**

**affordable house in a capital city**

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**Abstract**

**Purpose** – The study aims at exploring a possibility of integrated waqf concept as an alternative instrument for affordable home financing and attempting to develop a cash waqf investment through the surge of 4th industrial revolution as the new mode of financing for reasonable dwelling in a capital city.

**Design/methodology/approach** – This is qualitative research that adopted case study approach accordingly. Three data collection methods were employed which are interviews, document reviews and close-end questionnaires. Five interviewees were conducted in direct and indirect interview sessions. Three Islamic scholars, one housing developer and one practitioner of public banks were considered.

**Findings** – Integrated waqf concept is feasible to finance affordable housing. Together with government, companies; public or private one and society at large, they can work hand in hand to apply the adequate model of waqf as the current mode of financing that in line with *al-shariah*.

**Research limitations/implications** – The utilize of narrow variable of interviewees background may lead to insufﬁciently capture the variations that could potentially exist in the actual business field. It is due to the very current issue of waqf and affordable house.

**Practical implications** – There is a need to synergize action between government, industries and community at large in order to help people who need to rent or purchase a proper shelter. Unproductive waqf land and over dependence on *ribawi* banking system might be solved through this togetherness work.

**Originality/value** – The study provides the new integrated waqf model for people to lease or own an affordable house in a capital city. The model addressed to be the alternative instrument that proposes the *maqasid al-shariah* and adapts with the emerge of the 4th industrial revolution.

**Keyword** Affordable Housing, Waqf model, Financing, *Maqasid al-shariah*.