

ABSTRACT

This research aims to analyze the Musyarakah Mutanaqisah contract in the Griya Idaman housing financing product at Koperasi Syariah Binama Semarang. The study is motivated by the utilization of Islamic financial products, with a focus on Musyarakah Mutanaqisah (MMQ) as a viable alternative compared to Murabahah within the context of Islamic cooperatives in Indonesia. Recognizing the increasing demand for housing in society, this article emphasizes the innovative and competitive nature of Islamic cooperatives in providing housing finance, particularly through the implementation of Musyarakah Mutanaqisah. Given the significant housing shortage in Indonesia, this research focuses on the housing ownership financing offered by Koperasi Syari'ah Binama using the MMQ contract, with the goal of uncovering the reasons behind this unique approach.

The research methodology employs a qualitative approach to understand the phenomena experienced by the research subjects, specifically utilizing a descriptive research design. A case study method is employed to obtain intensive data regarding the implementation of the Musyarakah Mutanaqisah contract in Griya Idaman financing at Koperasi Syari'ah Binama Semarang. Data is collected from two sources, namely primary and secondary. Primary data is directly gathered through in-depth interviews with staff and customers of Koperasi Syari'ah Binama Semarang, while secondary data is derived from previous studies, books, articles, documents, and relevant websites. Data collection techniques involve observation, in-depth interviews, and documentation. Qualitative descriptive data analysis is carried out through steps such as data collection, data reduction, data presentation, and conclusion or verification.

The findings of the research reveal that in practice, the Griya Idaman product financing pattern at Koperasi Binama is categorized into three types: property purchase, repurchase of customer properties, and takeover of property financing. In conclusion, this study establishes that the Griya Idaman product offered by Koperasi Syariah Binama aligns with the legal provisions of Musyarakah Mutanaqisah, regulated by the National Sharia Board of the Indonesian Council of Ulema (DSN-MUI) in Fatwa Number 73/DSN-MUI/XI/2008.