ABSTRACT

An Analysis of Risk Default of the Subsidy House Ownership Credit (KPR)
(Case Study in Jakarta, Bogor, Depok, Tangerang, and Bekasi)

Andri Parna Yudha

Housing and residence are important things for human needs. One of the attempts of government to provide housing for lower income community is the subsidy with KPR facility. In this programme, constraints in terms of return on a loan or mortgage borrowers to the banks which is called non-performing loans (NPL). According to Bank Indonesia regulation explains that limit of NPL maximum is 5%. Based on the data distribution of KPR subsidy of 2004-2009 in the Jabodetabek area found that Jakarta has a level of NPL above 5% in 2004-2008, the area of Bogor, Tangerang, and Bekasi has percentage of bad loans in the year 2004-2007. Depok is the only region with low NPL levels (below 5%) in 2004-2009.

Purposes of the research are to (a) identify the characteristics and condition of KPR subsidy in 2004-2009; (b) identify debt's profile based on KPR subsidy default in Jabodetabek; (c) estimate parameters that influence to KPR subsidy default in Jabodetabek. The research uses descriptif analysis and logistic regression.

Distribution of KPR subsidy based on the location of the debt shows Bekasi is an area that received the most KPR subsidy (44%), then followed by Tangerang (26%), Jakarta (18%), Bogor (10%), and Depok (2%). Distribution of KPR subsidy in Jabodetabek area (Jakarta, Bogor, Depok, Tangerang, and Bekasi) based on the type of work the debt during the year 2004-2009 was dominated by fixed-income households such as private employees (85,04%), military/police (7,85%), and civil servants (6,69%), an entrepreneur (0,41%). NPL KPR subsidy based on the type of work the debt explained that group of private employees has the NPL above 5% for all region except Depok. Distribution of KPR subsidy based on debt's income shows the group of households earn Rp 1.700.000 - Rp 2.500.000 has the largest composition (62,11%) and followed by group income households Rp 1.000.000 - Rp 1.700.000 (35,36%), groups of households earn less than Rp 1.000.000 (2,54%). In general, information on the NPL based on income groups showed that in all regions was only the group earning less than Rp 1.000.000 with NPL below 5%. Distribution of KPR subsidy based on home prices shows a group home with a price of Rp 41.500.000 - Rp 55.000.000 is the largest composition (66,39%), then followed the group of house price Rp 28.000.000 - Rp 41.500.000 (32,23%) and house prices of less than Rp 28.000.000 (1,39%)

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Program Pascasarjana Manajemen dan Bisnis
Institut Pertanian Bogor