

**PENGARUH PENERAPAN KEBIJAKAN *LOAN TO VALUE* (LTV) SEBELUM DAN  
SEDUDAH PERATURAN BANK INDONESIA  
No. 11/25/PBI/2009 TERHADAP PERTUMBUHAN KREDIT PROPERTI  
(Studi Kasus Pada Bank BCA, BTN, Mandiri, Panin)**

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**ABSTRAK**

Penelitian ini bertujuan untuk menganalisis pengaruh penerapan kebijakan *Loan to Value* (LTV) sebelum dan sesudah Peraturan Bank Indonesia terhadap pertumbuhan kredit properti (studi kasus pada bank BCA, BTN, Mandiri, Panin).

Metode yang digunakan adalah metode deskriptif dan komparatif, dengan teknik pengumpulan data studi dokumentasi, metode wawancara dan studi kepustakaan. Rancangan pengujian hipotesis menggunakan uji normalitas dan uji *paired sample t-test* (dependent).

Berdasarkan hasil perhitungan uji *paired sample t-test* (dependent) menunjukkan ada penurunan rata-rata pertumbuhan kredit di bank BCA sebesar 2,29%, BTN mengalami penurunan sebesar 3,80%, bank Mandiri mengalami penurunan 2,85% dan bank Panin mengalami penurunan sebesar 10 % setelah ada penerapan kebijakan *Loan to Value* (LTV) menurut Peraturan Bank Indonesia No. 11/25/PBI/2009 yang tidak terlalu signifikan. Tidak ada perbedaan pertumbuhan kredit properti yang signifikan sebelum dan sesudah penerapan kebijakan *Loan to Value* (LTV) menurut Peraturan Bank Indonesia No. 11/25/PBI/2009. Jadi tidak terdapat pengaruh penerapan *Loan to Value* (LTV) sebelum dan sesudah Peraturan Bank Indonesia No. 11/25/PBI/2009 terhadap pertumbuhan kredit properti.

**Kata Kunci:** *Loan to Value* (LTV), Pertumbuhan kredit properti.

**THE INFLUENCE OF APPLYING THE POLICY LOAN TO VALUE (LTV) BEFORE AND AFTER THE INDONESIAN BANK REGULATION NO. 11/25/PBI/2009 ON THE GROWTH OF PROPERTY LOAN (Case Study on Banks BCA, BTN, Mandiri, Panin)**

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**ABSTRACT**

*The research is to analyzed the influence of applying the policy Loan to Value (LTV) before and after the Bank Indonesian Regulation No. 11/25/PBI/2009 on the growth of peoperty loans (case study banks BCA, BTN, Mandiri, Panin).*

*The method used are descriptive and komparative methods, the techniques of data collection study of documentation, interviews and literature study. The design of hypothesis testing using the normality test and paired samples t-test (dependent).*

*Based on calculations paired samples t-test (dependent) showed no decline in average loan growth in Banks BCA for about 2,29 %, BTN decreased for about 3,80%, Mandiri decreased for about for about 2,85%, Panin decreased for about 10% after a policy Loan to Value (LTV) according to Bank Indonesian Regulation No. 11/25/PBI/2009 which is not significant. No difference significant growth in property loans before and after implementation of policies Loan to Value (LTV) according to Bank Indonesia Regulation No. 11/25 / PBI / 2009. So there is no influence of applying the policy Loan to Value (LTV) before and after the Bank Indonesia Regulation No. 11/25 / PBI / 2009 on the growth of property loans.*

**Keywords: Loan to Value (LTV), The Growth of Property Loans.**