

## ABSTRAK

Properti, *real estate* dan konstruksi bangunan salah satu aset yang sangat penting bagi negara karena properti, *real estate* dan konstruksi bangunan berpengaruh terhadap perkembangan ekonomi nasional. Perkembangan ekonomi nasional dilihat pada pembangunan infrastruktur tahun 2017 menjadi salah satu tumpuan pencapaian target pertumbuhan ekonomi dan pemerataan kesejahteraan secara nasional. Pembangunan infrastruktur juga berkontribusi pada penyediaan lapangan pekerjaan untuk mengurangi angka kemiskinan di Indonesia. Tujuan penelitian ini adalah untuk mengetahui pengaruh *Debt to Asset Ratio* (DAR), *Debt to Equity Ratio* (DER), dan *Long Term Debt to Equity Ratio* (LTDER) terhadap *Return on Asset* (ROA) pada perusahaan *property, real estate* dan konstruksi bangunan tahun 2013 – 2017. Berdasarkan tujuan penelitian maka Jenis penelitian yang digunakan dalam penelitian ini yaitu *causal-explanatory*. Metode analisis data yang digunakan dalam penelitian ini meliputi analisis statistik deskriptif dan analisis inferensial dengan sampel yang dipilih menggunakan metode *purposive sampling*, terdapat 34 sampel perusahaan yang dijadikan bahan penelitian ini. Hasil penelitian menunjukkan *Debt to Asset Ratio*, *Debt to Equity* dan *Long Term Debt to Equity Ratio* berpengaruh negatif terhadap *Return on Asset* perusahaan properti, *real estate* dan konstruksi bangunan yang terdaftar di Bursa Efek Indonesia dengan pengaruh 4,9% dan sisanya sebesar 95,1% dijelaskan oleh sebab-sebab lain di luar model.

Kata-kata kunci : *Debt to Asset Ratio*, *Debt to Equity*, *Long Term Debt to Equity Ratio*, *Return on Asset*

## ABSTRACT

*Property, real estate and building construction is one of the most important assets for the country because property, real estate and building construction affect the national economic development. National economic development seen in infrastructure development in 2017 is one of the cornerstones of achieving the target of economic growth and national welfare equality. Infrastructure development also contributes to providing jobs to reduce poverty in Indonesia. The purpose of this study was to determine the effect of Debt to Asset Ratio (DAR), Debt to Equity Ratio (DER), and Long Term Debt to Equity Ratio (LTDER) to Return on Assets (ROA) in property, real estate and building construction companies period 2013 - 2017. Based on the research objectives, the type of research used in this study is causal-explanatory. The data analysis method used in this study includes descriptive statistical analysis and inferential analysis with the sample selected using the purposive sampling method, there were 34 sample companies that were used as material for this study. The results showed that Debt to Asset Ratio, Debt to Equity and Long Term Debt to Equity Ratio negatively affected Return on Assets of property, real estate and building construction companies listed on the Indonesia Stock Exchange with an influence of 4.9% and the remaining 95.1 % is explained by other reasons outside the model.*

*Key words: Debt to Asset Ratio, Debt to Equity, Long Term Debt to Equity Ratio, Return on Asset*

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