

ABSTRACT

Property and real estate have a direct contribution to the national economy. In addition, property has an impact related to other sectors. In Recent years property contributions to GDP have been stagnant and growth has slowed, one of which can be seen from declining property demand. This also resulted in property developers complaining about the sluggish property industry and choosing to go out of business and some companies suffered losses which, if left uninterrupted, would result in Bankruptcy.

This study aims to analyze the Bankruptcy of property and real estate companies using the Altman and Zavgren models and then compare the two models by analyzing the level of accuracy of each Bankruptcy prediction model.

The data used in this study are secondary data in the form of financial statements of each property and real estate company listed on the Indonesia stock exchange for the period 2014-2018. The sampling technique is purposive sampling with the number of samples obtained is 14 companies.

The results of this study are bankruptcy prediction analysis using the Altman and Zavgren models in property and real estate sub sector companies. Overall, Altman model predicts from 70 financial statements, there are 7 financial statements in the bankruptcy category, 15 in the gray zone category, and 48 in the non-bankruptcy category. Prediction analysis using the Zavgren model contained 17 financial statements in the bankruptcy category, 18 in the gray zone category, and 35 in the non-bankruptcy category. The accuracy of the Altman model is 70% and Zavgren is 53%, so the highest level of accuracy for property and real estate companies in the 2014-2018 period is the Altman Z"-Score model.

Keywords: Bankruptcy, Altman, Zavgren, property and real estate sub sector.