

**ANALYSIS AND IMPLEMENTATION OF IFRS 16 - LEASE TOWARDS  
FINANCIAL INFORMATION AT PT X FOR 2018**

By

Farah Farida

11509002

BACHELOR'S DEGREE

in

ACCOUNTING DEPARTMENT

FACULTY OF BUSINESS AND COMMUNICATION



SWISS GERMAN UNIVERSITY

The Prominence Tower

Jalan Jalur Sutera Barat No. 15, Alam Sutera

Tangerang, Banten 15143 - Indonesia

June, 2019

---

**STATEMENT BY THE AUTHOR**

I hereby declare that this submission is my own work and to the best of my knowledge, it contains no material previously published or written by another person, nor material which to a substantial extent has been accepted for the award of any other degree or diploma at any educational institution, except where due acknowledgement is made in the thesis.

Farah Farida

Student

Approved by:

Date

**SWISS GERMAN UNIVERSITY**

Indra Pratama MM, Ak, CA, CMA, CPMA, ACPA

Thesis Advisor

Date

Dr. Nila Krisnawati Hidayat, SE, MM

Dean

Date

---

**Farah Farida**

---

**ABSTRACT**

ANALYSIS AND IMPLEMENTATION OF IFRS 16 - LEASE TOWARDS  
FINANCIAL INFORMATION AT PT X FOR 2018

By:

Farah Farida

Indra Pratama, MM, Ak, CA, CMA, CPMA, ACPA

Thesis Advisor

SWISS GERMAN UNIVERSITY



IFRS 16 (PSAK 73) is the new accounting lease standard, issued by the International Accounting Standard Board, to replace the current accounting lease standard that is IAS 17 (PSAK 30). The new accounting standard will be implemented in Indonesia in 2020. However, early implementation is encourage for companies that already implemented IFRS 15 - Revenue beforehand. This research is a simulation for implementing IFRS 16 (PSAK 73) in 2019 at a private company in Indonesia, that is PT X.

The results of this research shows that there is no significant impact towards PT X financial statements, specifically its Statement of Financial Position, Profit and Loss Statement, and Statement of Cash Flow.

*Keywords: IFRS 16, Accounting Lease Standard, Operating Lease, Financial Lease, Financial Statements.*



SWISS GERMAN UNIVERSITY

## DEDICATION

This thesis is dedicated to my loving and parents and family.



---

## ACKNOWLEDGEMENTS

All praise and gratitude be to ALLAH SWT, the Exalted, the Lord of the universe, for His uncountable blessing that I can complete this thesis report and May peace and blessing of Allah be upon the last prophet Muhammad SAW.

My deepest gratitude first and foremost goes to my family, Mama, Papa, Icha, Anden, Ivan, Henry, Kak Asa, and Mba Dea, who guide me through the errors and mistakes that I make and always support me with the best intention in mind. Thank you for my classmates Fitri (and also roommate for 2 years), Della, Andrew, Fadillah and Remy for all the joys, problems, journeys and lessons we have been through together for the past 4 years. I will surely miss all the study (not really) session, and of course the late night snacks and sudden escapades to escape all the stress and works that keeps on increasing each semester (even when we have an exam tomorrow morning but still, no regrets). Not to forget, thank you Priska, Annisa, Ido, Vivid, Bella, Aliya, and G, who have been such a supportive friends and help me from the start until the end of the report.

Also, to my thesis advisor, Pak Indra Pratama, words cannot express how thankful and grateful I am for your constant patience, guidance, and support throughout this journey. Thank you for being the best supervisor and always answering my never ending questions. I will never forget the endless discussions, at day and even at night. Your endless knowledge and kindness never fails to amaze and inspire me.

Last, I would place my gratitude for others who have not been mentioned, yet direct or indirectly, that support me through this journey.

---

**TABLE OF CONTENTS**

	<b>Page</b>
<b>STATEMENT BY THE AUTHOR.....</b>	<b>2</b>
<b>ABSTRACT .....</b>	<b>3</b>
<b>DEDICATION .....</b>	<b>5</b>
<b>ACKNOWLEDGEMENTS.....</b>	<b>6</b>
<b>TABLE OF CONTENTS.....</b>	<b>7</b>
<b>LIST OF FIGURES .....</b>	<b>8</b>
<b>LIST OF TABLES.....</b>	<b>9</b>
<b>CHAPTER 1 - INTRODUCTION .....</b>	<b>11</b>
<b>1.1 Background .....</b>	<b>11</b>
<b>1.2 Research Problem .....</b>	<b>13</b>
<b>1.3 Objectives.....</b>	<b>14</b>
<b>1.4 Research Objective.....</b>	<b>15</b>
<b>1.5 Contribution Study .....</b>	<b>15</b>
<b>1.6 Research Question.....</b>	<b>15</b>
<b>1.7 Scope and Limitation .....</b>	<b>16</b>
<b>CHAPTER 2 - LITERATURE REVIEW .....</b>	<b>17</b>
<b>2.1 General Theory .....</b>	<b>17</b>
2.1.1 IFRS 16 – Lease .....	17
2.1.1.1 Background and Transition Approach of IFRS 16 .....	19
2.1.1.2 Transition Methods .....	22
2.1.1.3 Standards Impacted by IFRS 16 .....	25
2.1.1.4 Existing Accounting Standard.....	27
2.1.1.5 The New Lease Accounting Model for Lessee .....	27
2.1.2 Financial Statement and Heavy Equipment Industry .....	31
2.1.2.1 Statement of Financial Position.....	32
2.1.2.2 Statement of Cash Flow .....	33
2.1.2.3 Income Statement .....	34
2.1.3 Heavy Equipment .....	35
<b>2.2 Summary of Previous Studies.....</b>	<b>36</b>
<b>CHAPTER 3 – RESEARCH METHODS .....</b>	<b>45</b>
<b>3.1 Population and Sampling.....</b>	<b>45</b>
<b>3.2 Data Sources and Collection Data.....</b>	<b>46</b>
<b>3.3 Theoretical Framework .....</b>	<b>46</b>
<b>3.4 Research Model.....</b>	<b>47</b>
<b>3.5 Method of Data Analysis.....</b>	<b>49</b>

---

3.6 Hypothesis .....	49
<b>CHAPTER 4 – RESULTS AND DISCUSSIONS .....</b>	<b>50</b>
4.1 Descriptive Analysis .....	50
4.1.1 Company Profile .....	50
4.2 Lease Recognition Under IFRS 16 .....	50
4.2.1 Financial Statement Adjustments .....	52
4.3 Hypothesis Testing .....	64
4.3.1 Hypothesis 1 .....	64
4.3.2 Hypothesis 2 .....	66
4.3.3 Hypothesis 3 .....	67
<b>CHAPTER 5 – CONCLUSION AND RECCOMENDATIONS .....</b>	<b>72</b>
5.1 Summary .....	72
5.2 Recommendations .....	74
<b>GLOSSARY .....</b>	<b>76</b>
<b>REFERENCES .....</b>	<b>78</b>
<b>APPENDICES .....</b>	<b>82</b>
<b>CURRICULUM VITAE.....</b>	<b>115</b>



SWISS GERMAN UNIVERSITY