

## SURAT TUGAS

Nomor: 539-R/UNTAR/Pengabdian/II/2023

Rektor Universitas Tarumanagara, dengan ini menugaskan kepada saudara:

HENDANG TANUSDJAJA, S.E., M.M., Ak., CPA.,Dr.

Untuk melaksanakan kegiatan pengabdian kepada masyarakat dengan data sebagai berikut:

Judul : ASPEK AKUNTANSI DAN AUDIT ATAS PENERAPAN PSAK 73 "SEWA"  
DALAM LAPORAN KEUANGAN SEKTOR PASAR MODAL  
Mitra : OJK - PASAR MODAL DAN INSTITUT AKUNTAN PUBLIK INDONESIA  
Periode : 22-23 SEPTEMBER 2022  
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09 Februari 2023

Rektor



**Prof. Dr. Ir. AGUSTINUS PURNA IRAWAN**

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Nomor : 184.A/IX/I API/2022  
Perihal : Permohonan Pembicara PPL I API

20 September 2022

Yth.

**Bapak Dr. Hendang Tanusdjaja, CPA.,CA.,FCPA(Aust).**

Di tempat

Dengan hormat,

Institut Akuntan Publik Indonesia (I API) bersama ini memberitahukan bahwa kami akan menyelenggarakan Pelatihan Profesional Berkelanjutan (PPL) "**ASPEK AKUNTANSI DAN AUDIT DARI PENERAPAN PSAK 73 "SEWA" DALAM LAPORAN KEUANGAN SEKTOR PASAR MODAL**", mohon perkenan Bapak untuk hadir sekaligus bertindak menjadi pembicara/narasumber pada:

Hari, tanggal : Kamis - Jumat, 22 - 23 September 2022  
Waktu : 09.00–12.00 WIB  
Platform : Zoom Webinar

Demikian permohonan ini kami sampaikan, atas perhatian dan kerja sama yang baik, kami ucapkan terima kasih.

Hormat kami,

  
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**Retty Setiawan**

Direktur Eksekutif I API

RS/In-Mi-An



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# Sertifikat

*Diberikan kepada*

**Hendang Tanusdjaja**

*Atas partisipasinya sebagai pembicara*

**PPL IAPI - OJK FAPM : ASPEK AKUNTANSI DAN AUDIT DARI PENERAPAN  
PSAK 73 "SEWA" DALAM LAPORAN KEUANGAN SEKTOR PASAR MODAL**

*yang diselenggarakan dalam rangka Pelatihan Profesional Berkelanjutan (PPL) Terstruktur  
Institut Akuntan Publik Indonesia*

*Kamis - Jumat, 22 - 23 September 2022*

Durasi : 400 menit

Jumlah Kredit : 5 SKP OJK FAPM

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OJK OTORITAS JASA KEUANGAN

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**SESI 3-4**  
**OVERVIEW ASPEK AUDIT DAN DAMPAK COVID-19**  
**TERKAIT PENERAPAN PSAK 73 (EQV IFRS 16)**  
**- EFEKTIF BERLAKU PER 1 JANUARI 2020)**

**PPL WAJIB OJK PASAR MODAL**  
**IAPI PUSAT JAKARTA**

Presented by: Dr. Hendang Tanusdjaja, CPA, CPMA, CA

Jakarta, 22-23 September 2022

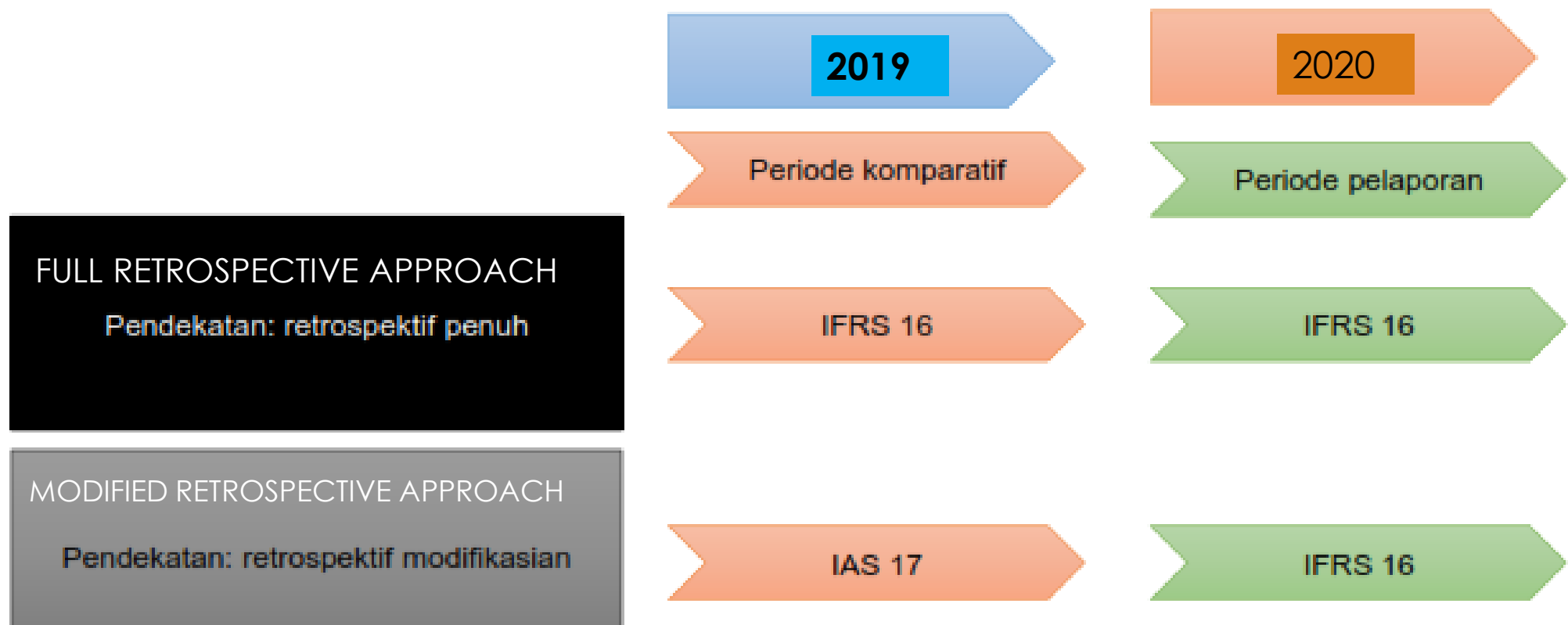
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**PENYANGKALAN:**

Segala pernyataan atau pendapat yang diberikan oleh Penyaji merupakan pandangan pribadi dan tidak mewakili Komite/Dewan atau Organisasi apapun.

## LESSEE- TRANSITION TO IFRS 16 - PERTIMBANGAN ASPEK AUDIT

### Ketentuan Transisi IFRS 16



# LESSEE- TRANSITION TO IFRS 16 - PERTIMBANGAN ASPEK AUDIT

## 1. IDENTIFY POPULATION OF CONTRACTS FOR TRANSITION (1)

- Decide whether to reassess the definition of a lease
- Decide whether to apply recognition exemptions



## 2. DECIDE TRANSITION METHOD

*Cumulative Catch-Up Approach*

OR

*Full Retrospective (apply IAS 8)*



## 3. IDENTIFY POPULATION OF CONTRACTS FOR TRANSITION (2)

- Decide whether to apply transition relief to leases ending within 12 months



## 4. MEASURE LEASE LIABILITY

Decide whether to apply transition relief for:

- Portfolio discount rate
- Use of hindsight

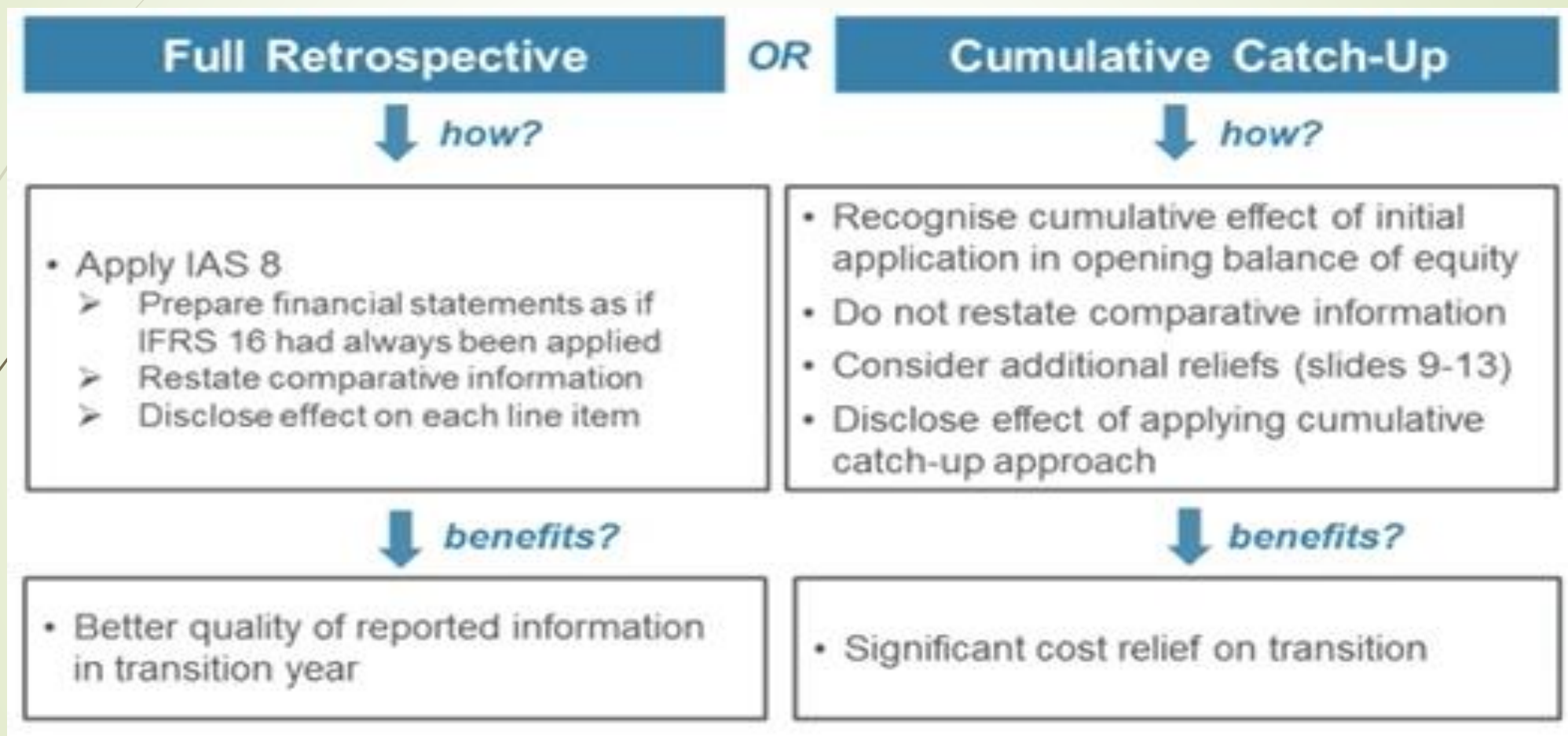


## 5. MEASURE ROU ASSET

Decide whether to apply transition relief for:

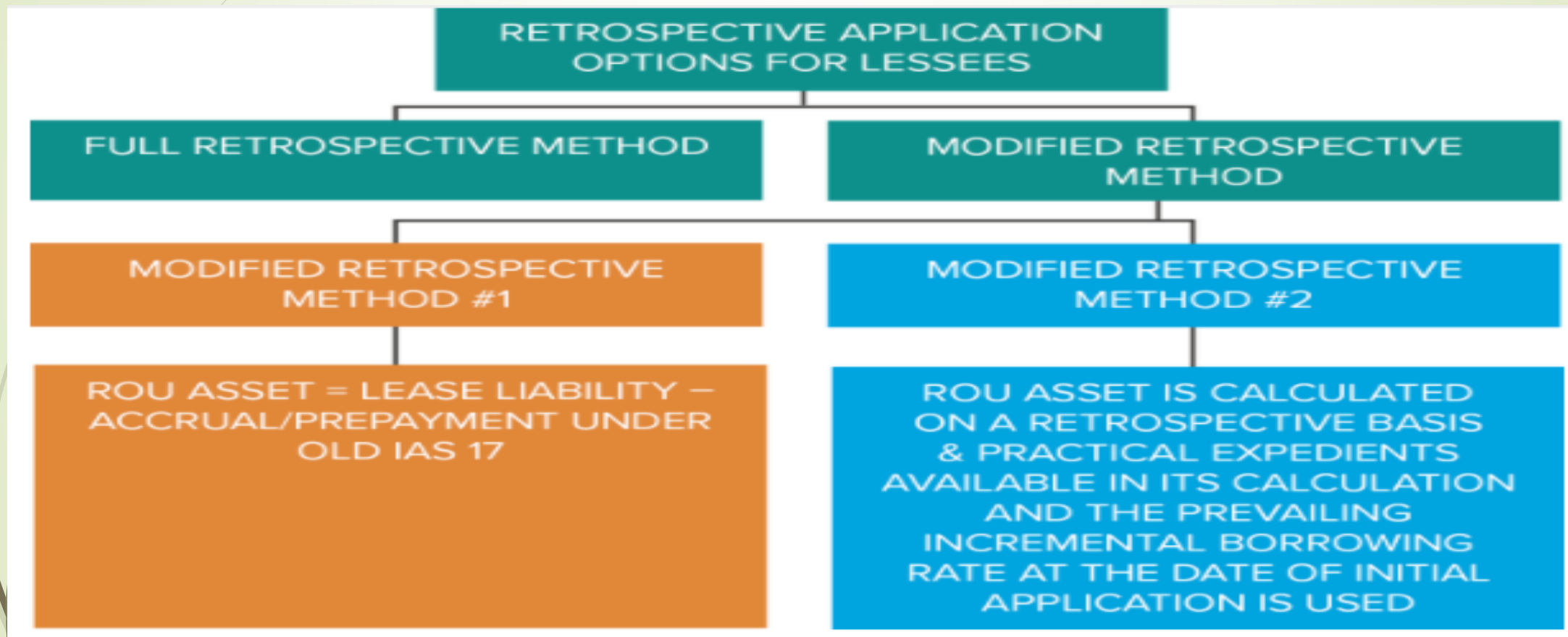
- ROU asset = lease liability
- Onerous leases
- Initial direct costs

# LESSEE- TRANSITION TO IFRS 16 - PERTIMBANGAN ASPEK AUDIT





# TRANSITION TO PSAK 73: - THREE OPTIONS FOR LESSEES



## LESSEE- TRANSITION TO IFRS 16 - PERTIMBANGAN ASPEK AUDIT

Modified retrospective method #1 is simpler to apply in practice but often results in a higher ROU asset balance on transition, which leads to higher amortisation charges in future, and also greater pressure for impairment, especially due to COVID-19. There is no adjustment to the opening balance of retained earnings on 1 January 2020 when using this method because the ROU asset balance equals the lease liability on 1 January 2020.

Modified retrospective method #2 involves more detailed calculations to determine the ROU asset balance on 1 January 2020 because amortisation needs to be determined from the commencement of the lease through to transition date (1 January 2020). If using this method, there will be adjustments recognised in opening balances of retained earnings on 1 January 2020 because the ROU asset and lease liability will not be equal. This method leads to lower amortisation charges in future, and also less pressure for impairment, especially due to COVID-19.

## MODIFIED RETROSPECTIVE METHOD #1 – ADJUST ROU ASSET

- ▶ This transition method specifically requires that **prepaid or accrued lease payments** are adjusted against the ROU asset on transition date (IFRS 16, paragraph C8(b)(ii)). This will result in the ROU asset not actually being the same as the lease liability on 1 January 2020.
- ▶ **Rent-free period liabilities** and **liabilities for fixed rate rental increments** both result in IAS 17 straight-line lease liabilities remaining on the balance sheet on 31 December 2019. Both these balances will also need to be derecognised by adjusting the carrying amount of the ROU asset on transition. While IFRS 16 is not prescriptive in this regard, economically both these balances represent accrued lease payments.
- ▶ Lastly, many lessees would have correctly recognised the ‘asset side’ of make good restoration obligations as leasehold improvements. IFRS 16, paragraph 24(d) requires the cost of dismantling and removing the ROU asset to be included as part of the cost of the ROU asset, therefore post transition, technically these should be derecognised and transferred to the ROU asset. However, practically there is unlikely to be a material difference if these leasehold improvements are kept as a separate asset.

## MODIFIED RETROSPECTIVE METHOD #2 – ADJUST OPENING BALANCE OF RETAINED EARNINGS

- If the entity is using the modified retrospective method #2 to calculate the ROU on transition, IFRS 16 is silent on what to do with remaining IAS 17 balances. However, given that the ROU asset is determined **as if IFRS 16 had been applied since the commencement of the lease**, there is no scope for adjusting these residual balances against the ROU asset on 1 January 2020 because the ROU asset is correctly calculated in accordance with IFRS 16, paragraph 24.

## MODIFIED RETROSPECTIVE METHOD #2 – ADJUST OPENING BALANCE OF RETAINED EARNINGS

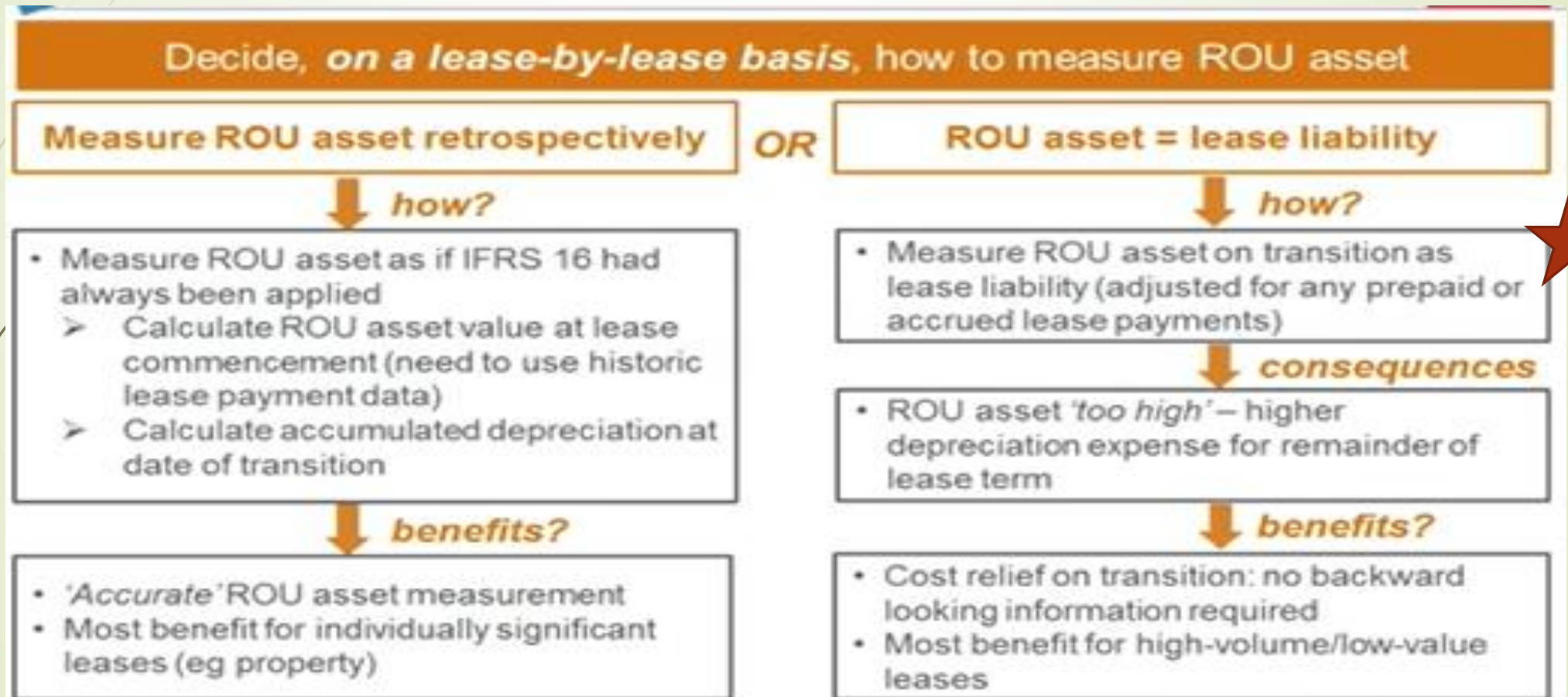
The cost of the right-of-use asset shall comprise: (PSAK 73 /IFRS 16, paragraph 24):

- a) the amount of the initial measurement of the lease liability, as described in paragraph 26;
- b) any lease payments made at or before the commencement date, less any lease incentives received;
- c) any initial direct costs incurred by the lessee; and
- d) an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease, unless those costs are incurred to produce inventories. The lessee incurs the obligation for those costs either at the commencement date or as a consequence of having used the underlying asset during a particular period.

## MODIFIED RETROSPECTIVE METHOD #2 – ADJUST OPENING BALANCE OF RETAINED EARNINGS

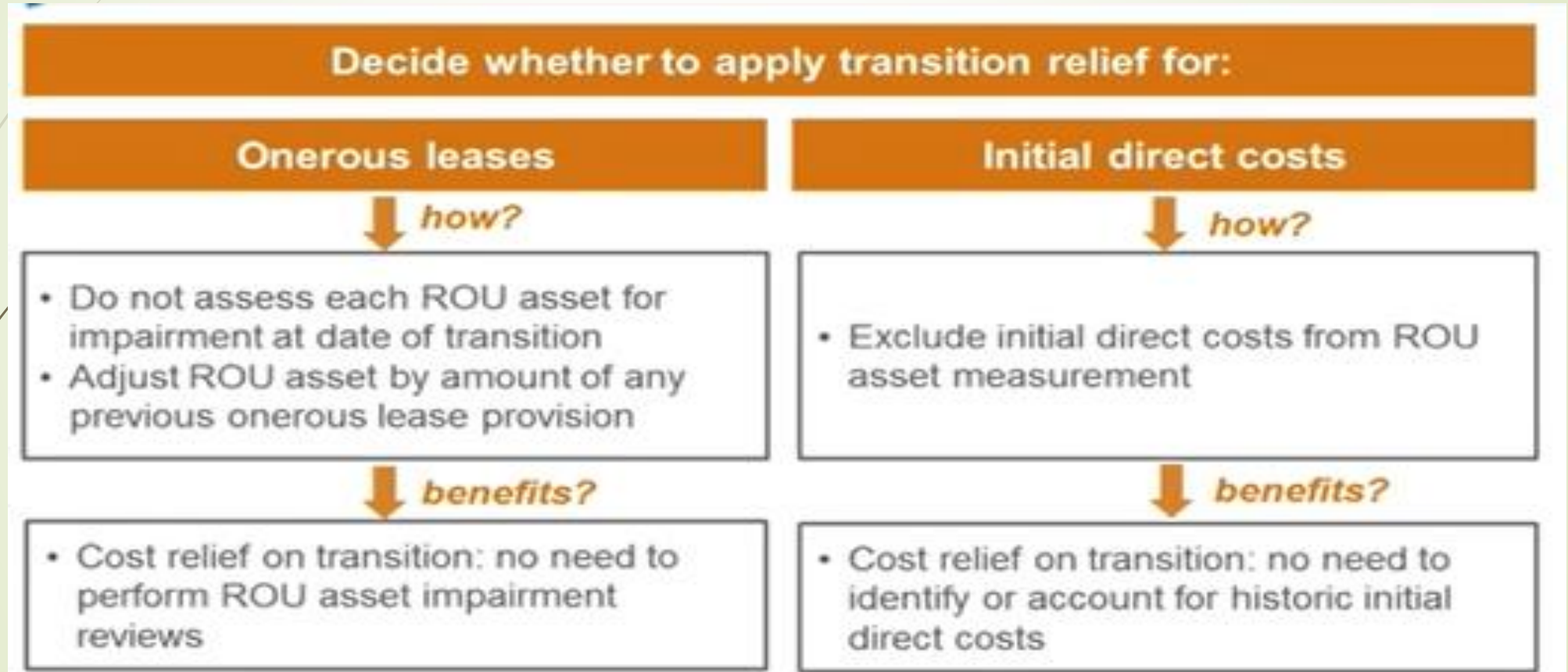
- ▶ Therefore the balance of **prepaid or accrued lease payments**, and **rent free and fixed increment straight-line lease liabilities** are all removed from the balance sheet by adjusting the opening balance of retained earnings on 1 January 2020.
- ▶ The **‘asset side’ of make good restoration obligations** recognised as leasehold improvements will also need to be derecognised on 1 January 2020, and again, this is done by adjusting the opening balance of retained earnings on 1 January 2020. While this asset was retained under modified retrospective method #1 (by leaving as leasehold improvements or transferring to the balance of the ROU asset), under modified retrospective method #2, paragraph 24(d) would have resulted in the ROU asset at the commencement of the lease including the requisite ‘asset side’ of the restoration obligations. Therefore to retain this asset on the balance sheet at 1 January 2020 would be double counting the ‘asset side’ of the restoration obligation. Note that there is no change to the balance on the liability for restoration obligations, which continues to be measured under IAS 37

# MEASURE OF ROU ASSET - PERTIMBANGAN ASPEK AUDIT



# MEASURE OF ROU ASSET

## - PERTIMBANGAN ASPEK AUDIT





# BALANCE SHEET ITEM PSAK 73 & MEASUREMENT - PERTIMBANGAN ASPEK AUDIT

Balance sheet item	Measurement
<b>Leases previously classified as operating leases</b>	
Lease liability	Remaining lease payments, discounted using lessee's incremental borrowing rate at the date of initial application.
Right-of-use asset	Retrospective calculation, using a discount rate based on lessee's incremental borrowing rate at the date of initial application. <i>or</i> Amount of lease liability (adjusted by the amount of any previously recognised prepaid or accrued lease payments relating to that lease). <i>(Lessee can choose one of the alternatives on a lease-by-lease basis.)</i>
<b>Leases previously classified as finance leases</b>	
Lease liability	Carrying amount of the lease liability immediately before the date of initial application.
Right-of-use asset	Carrying amount of the lease asset immediately before the date of initial application.



# AMENDEMEN PSAK 73 SEWA

## - KONSESI SEWA TERKAIT COVID-19 (2020)

### LATAR BELAKANG



# AMENDEMENT PSAK 73 SEWA - KONSESI SEWA TERKAIT COVID-19 (2020)

## ISI AMENDEMENT PSAK 73

**Par.  
46A**

- Opsi bagi penyewa untuk tidak menilai konsesi sewa terkait Covid-19 sebagai modifikasi sewa
- Penyewa menerapkan PSAK 73 konsesi sewa terkait Covid-19 sebagai pembayaran sewa variabel, dan bukan sebagai modifikasi sewa

**Par.  
46B**

- Seluruh syarat konsesi sewa terkait Covid-19 harus terpenuhi agar opsi dapat diterapkan
- a. imbalan revisian secara substansial sama dengan, atau kurang dari, imbalan sewa sesaat sebelum perubahan
  - b. pengurangan pembayaran sewa hanya memengaruhi pembayaran jatuh tempo pada tahun 2020
  - c. tidak ada perubahan substantif lain atas syarat dan ketentuan sewa

# AMENDEMENT PSAK 73 SEWA - KONSESI SEWA TERKAIT COVID-19 (2020)

## TANGGAL EFEKTIF DAN TRANSISI

Par.  
C1A

- Untuk periode pelaporan tahunan yang dimulai pada atau setelah 1 Juni 2020
- Penerapan dini diizinkan

Par.  
C20A

- Penerapan retrospektif
- Dampak kumulatif dari penerapan awal amendemen sebagai penyesuaian terhadap saldo laba awal (atau komponen ekuitas lainnya, yang sesuai)

# RENT CONCESSION AMENDMENT

## - LESSEE RELIEF EXTENDED TO 30 JUNE 2022

- ▶ In May 2020, the Board issued *COVID-19-Related Rent Concessions* (the 2020 amendments), which amended IFRS 16 *Leases*. The 2020 amendments introduced an optional practical expedient that simplifies how a lessee accounts for rent concessions that are a direct consequence of COVID-19. Under that practical expedient, a lessee is not required to assess whether eligible rent concessions are lease modifications, instead accounting for them in accordance with other applicable guidance.
- ▶ The practical expedient introduced in the 2020 amendments only applies to rent concessions for which any reduction in lease payments affects solely payments originally due on or before 30 June 2021. If the Board had taken no further action, the practical expedient would have expired in a few months.
- ▶ The economic challenges presented by the COVID-19 pandemic have persisted longer than anticipated. As a result, lessors and lessees are negotiating rent concessions that extend beyond 30 June 2021.
- ▶ The Board has therefore extended the practical expedient by 12 months – i.e. permitting lessees to apply it to rent concessions for which any reduction in lease payments affects only payments originally due on or before 30 June 2022.

## RENT CONCESSION AMENDMENT

### - LESSEE RELIEF EXTENDED TO 30 JUNE 2022

- The 2021 amendments are effective for annual reporting periods beginning on or after 1 April 2021. Lessees are permitted to apply it early, including in financial statements not authorised for issue. In effect, it is available to be applied now, subject to any local endorsement requirements.
- The 2021 amendments are applied retrospectively with the cumulative effect of initially applying it being recognised in opening retained earnings. The disclosure requirements of Paragraph 28(f) of IAS 8 *Accounting Policies, Changes in Accounting Estimates and Errors* do not apply on initial application.

## RENT CONCESSION AMENDMENT - LESSEE RELIEF EXTENDED TO 30 JUNE 2022

- The original version of the practical expedient was, and remains, optional. However, the 2021 amendments are, in effect, not optional. This is because a lessee that chose to apply the practical expedient introduced by the 2020 amendments has to consistently apply the extension to eligible contracts with similar characteristics and in similar circumstances.
- This means that lessees will need to reverse previous lease modification accounting if a rent concession was ineligible for the original practical expedient under the 2020 amendments but becomes eligible as a result of the extension.

## IFRS 16 AND COVID-19

## - RELATED RENT CONCESSIONS APPLYING IFRS 16 LEASES

- ➔ IFRS 16 sets out specific requirements for how to account for some changes in lease payments—for example, those arising from changes in an index or rate used to determine lease payments. Otherwise the accounting required by IFRS 16 for a change in lease payments depends on whether that change meets the definition of a lease modification.



Assessing whether a change in payments is a lease modification

- IFRS 16 defines a lease modification as a change in the scope of a lease, or the consideration for a lease, that was not part of the original terms and conditions of the lease.
- In assessing whether there has been a change in the scope of the lease, an entity considers whether there has been a change in the right of use conveyed to the lessee by the contract—examples of a change in the scope of a lease include adding or terminating the right to use one or more underlying assets, or extending or shortening the contractual lease term.
- **A rent holiday or rent reduction alone is not a change in the scope of a lease.**

## IFRS 16 AND COVID-19

### - RELATED RENT CONCESSIONS APPLYING IFRS 16 LEASES

- In assessing whether there has been a change in the consideration for a lease, an entity considers the overall effect of any change in the lease payments. For example, if a lessee does not make lease payments for a three-month period, the lease payments for periods thereafter may be increased proportionally in a way that means that the consideration for the lease is unchanged.
- If there is no change in either the scope of the lease or the consideration for the lease, then there is no lease modification.

## IFRS 16 AND COVID-19

### - RELATED RENT CONCESSIONS APPLYING IFRS 16 LEASES

- If there has been a change in either the scope of or the consideration for the lease, an entity next considers whether that change was part of the original terms and conditions of the lease.
- An entity applies paragraph 2 of IFRS 16 and considers both the terms and conditions of the contract and all relevant facts and circumstances.
- Relevant facts and circumstances may include contract, statutory or other law or regulation applicable to lease contracts. For example, lease contracts or applicable law or regulation may contain clauses that result in changes to payments if particular events occur or circumstances arise. Government action (for example, requiring the closure of retail stores for a period of time because of covid-19) might be relevant to the legal interpretation of clauses, such as force majeure, that were in the original contract or in applicable law or regulation. Changes in lease payments that result from clauses in the original contract or in applicable law or regulation are part of the original terms and conditions of the lease, even if the effect of those clauses (arising from an event such as the covid-19 pandemic) was not previously contemplated. In such a case there is no lease modification for the purposes of IFRS 16.
- If a change in lease payments results from a lease modification, a lessee applies paragraphs 44-46 of IFRS 16 and a lessor applies paragraphs 79-80 or paragraph 87 of IFRS 16.

## Changes in payments that are not lease modifications

- If a change in lease payments does not result from a lease modification, that change would generally be accounted for as a variable lease payment. In this case, a lessee applies paragraph 38 of IFRS 16 and generally recognises the effect of the rent concession in profit or loss.
- For an operating lease, a lessor recognises the effect of the rent concession by recognising lower income from leases.

## Partial lease liability extinguishment

- If a change in lease payments results in the extinguishment of a part of a lessee's obligation specified in the contract (for example, a lessee is legally released from its obligation to make specifically identified payments), the lessee would consider whether the requirements for derecognition of a part of the lease liability are met applying paragraph 3.3.1 of IFRS 9 Financial Instruments.

## IFRS 16 AND COVID-19

### - RELATED RENT CONCESSIONS APPLYING IFRS 16 LEASES

#### **Impairment of assets**

- ▶ IAS 36 Impairment of Assets applies in determining whether right-of-use assets (for lessees) and items of property, plant and equipment subject to an operating lease (for lessors) are impaired. The circumstances that give rise to rent concessions as a result of the covid-19 pandemic are likely to indicate that assets may be impaired. For example, loss of earnings during the period covered by a rent concession may be an indicator of impairment of the related right-of-use asset. Similarly, longer-term effects of the covid-19 pandemic could affect the expected ongoing economic performance of right-of-use assets.
- ▶ Lessors will also need to consider the applicable requirements of IFRS 9, for example when accounting for any impairment of lease receivables.

## IFRS 16 AND COVID-19

### - RELATED RENT CONCESSIONS APPLYING IFRS 16 LEASES

#### Disclosure

- Lessees and lessors must also apply the disclosure requirements of IFRS 16 and other IFRS Standards, such as IAS 1 Presentation of Financial Statements.
- For example, IFRS 16 requires both lessees and lessors to disclose information that gives a basis for users of financial statements to assess the effect that leases have on their financial position, financial performance and cash flows. The information disclosed will need to be sufficient to enable users of financial statements to understand the impact of covid-19-related changes in lease payments on the entity's financial position and financial performance (paragraph 31 of IAS 1).

## BERBAGAI JENIS HAK ATAS TANAH/BANGUNAN

- **Hak Milik** adalah hak terkuat, terpenuh dan turun temurun. Pemegang Hak Milik dapat menjual, menjaminkan, menyewakan, menggunakan sebagai inbreng (setoran modal bentuk tanah), menghibahkan, menyerahkan kepada negara.
- **Hak Guna Bangunan** adalah Hak mendirikan dan mempunyai bangunan di atas tanah bukan milik sendiri, atas persetujuan pemegang Hak Milik atau Hak Pengelolaan, sepanjang 30 tahun, dapat diperpanjang 20 tahun.
- **Hak Guna Usaha** adalah hak mengusahakan tanah yang dikuasai negara untuk 25-35 tahun, dapat diperpanjang 25 tahun, untuk usaha pertanian/perkebunan, perikanan dan peternakan. Di dalamnya termaktub izin mendirikan bangunan.



## BERBAGAI JENIS HAK ATAS TANAH/BANGUNAN

- **Hak Pakai** adalah hak menggunakan, memungut hasil penggunaan tanah, bukan perjanjian sewa-menyewa atau perjanjian pengolahan tanah, di dalamnya termaktub hak mendirikan bangunan dan memetik manfaat atas pembangunan tersebut, sesuai PP 40/1996 berjangka waktu 25 tahun dapat diperpanjang 15 tahun
- **Hak Pengelolaan (HPL)** tidak termasuk dalam rumpun Hak Atas Tanah, Tanah Wakaf atau Hak Jaminan Atas Tanah tersebut diatas. Hak individu/ perorangan vide Pasal 4 UUPA mencakupi Hak Atas Tanah, Tanah Wakaf, dan Hak Jaminan atas Tanah. Hak atas tanah mencakupi Hak Milik, HGU, HGB, Hak Pakai, dan Hak Sewa. Hak Jaminan atas Tanah mencakupi Hak Tanggungan dan Hak Gadai.

## ISU HAK ATAS TANAH

- Basis for Conclusions IFRS 16 Leases paragraf BC139(b) mendeskripsikan dasar pemikiran IASB bahwa pencatatan suatu transaksi bergantung pada substansi dari transaksi tersebut, dan bukan pada bentuk legalnya. Konsekuensinya, jika suatu kontrak memberikan hak yang secara substansi merepresentasikan pembelian aset tetap, maka hak tersebut memenuhi definisi aset tetap dan dicatat sesuai IAS 16 Property, Plant and Equipment (yang merupakan rujukan PSAK 16: Aset Tetap), tanpa memperhatikan apakah hak kepemilikan legal aset tetap tersebut telah beralih.
- Selanjutnya, Basis for Conclusions IFRS 16 paragraf BC140 menegaskan bahwa IFRS 16 diterapkan untuk kontrak yang memberikan hak untuk menggunakan aset pendasar selama suatu jangka waktu, dan tidak diterapkan untuk transaksi yang mengalihkan pengendalian atas aset pendasar tersebut kepada entitas.
- Transaksi yang mengalihkan pengendalian atas aset pendasar tersebut merupakan penjualan atau pembelian aset yang masuk dalam ruang lingkup Pernyataan lain (sebagai contoh, IFRS 15 Revenue from Contracts with Customers yang merupakan rujukan PSAK 72: Pendapatan dari Kontrak dengan Pelanggan atau IAS 16).

## KRITERIA PENGENDALIAN SUATU ASET (PSAK 72/IFRS 15 PAR 38)

Entitas mempertimbangkan indikator pengalihan pengendalian (control transfer), yang mencakup, tetapi tidak terbatas pada, INDIKATOR BERIKUT:

1

- Entitas memiliki hak kini atas pembayaran aset.

2

- Pelanggan memiliki hak kepemilikan legal atas aset.

3

- Entitas telah mengalihkan kepemilikan fisik atas aset

4

- Pelanggan memiliki risiko dan manfaat signifikan atas kepemilikan aset

5

- Pelanggan telah menerima aset

## PENGECEUALIAN INDIKATOR NO. 2: BERALIHNYA HAK KEPEMILIKAN LEGAL ATAS ASET (PSAK 73 – DK05)

### BASIS FOR CONCLUSION IFRS 16 PAR 139(B)

- Secara spesifik telah mengecualikan indikator beralihnya hak kepemilikan legal atas aset dalam membedakan apakah suatu transaksi merupakan transaksi sewa atau pembelian aset tetap. Dalam konteks ini, faktor pengalihan risiko dan manfaat menjadi indikator yang penting dalam menentukan klasifikasi transaksi tersebut, karena faktor tersebut memberikan indikasi yang kuat bahwa suatu pihak telah memperoleh kemampuan untuk mengarahkan penggunaan aset, dan memperoleh secara substansial seluruh sisa manfaat dari aset tersebut.
- Dalam hal pola fakta untuk hak atas tanah yang bersifat sekunder, misalnya pada umumnya skema HGB di Indonesia, DSAK IAI mencermati indikasi yang kuat bahwa risiko dan manfaat secara substansial telah dialihkan kepada entitas yang memiliki hak tersebut. Sebagai contoh, pada umumnya HGB dapat dijual kembali oleh entitas dan entitas dapat menggunakan hak atas tanah tersebut sebagai jaminan atau kolateral. Selain itu, nilai kini dari hak residual tanah diperkirakan kecil karena hanya berupa biaya administrasi dan pajak terkait kepada pemerintah, dan bahwa biaya pengurusan perpanjangan HGB tidak substansial.

## PENGECEUALIAN INDIKATOR NO. 2: BERALIHNYA HAK KEPEMILIKAN LEGAL ATAS ASET

(PSAK 73 – DK05)

- Jika dianalisis secara menyeluruh menggunakan kriteria pengalihan pengendalian sebagaimana dibahas dalam paragraf DK05 di atas, maka terdapat indikasi yang kuat bahwa dalam pola fakta tersebut pengendalian atas hak atas tanah telah beralih kepada entitas, karena entitas telah memperoleh kemampuan untuk mengarahkan penggunaan aset, dan memperoleh secara substansial seluruh sisa manfaat dari aset tersebut. Dalam pola fakta ini, entitas dapat menyimpulkan bahwa transaksi tersebut secara substansi menyerupai pembelian tanah, meskipun hak kepemilikan legal tidak berpindah kepada entitas, sehingga entitas menerapkan IAS 16 Property, Plant and Equipment.

## ANALISIS HAK ATAS TANAH (PSAK 73/IFRS 16 –DK09)

- Terdapat kemungkinan bahwa, dalam suatu jenis hak atas tanah tertentu atau dalam suatu pola fakta tertentu, entitas tidak memiliki kemampuan untuk mengarahkan penggunaan aset pendasar, dan tidak memperoleh secara substansial seluruh sisa manfaat dari aset pendasar tersebut, sebagai contoh dalam hal Hak Guna Bangunan (HGB) di atas Hak Pengelolaan (HPL). Dalam kasus tersebut, entitas menyimpulkan bahwa transaksi tersebut tidak mengalihkan pengendalian atas aset pendasar, melainkan semata mengalihkan hak untuk menggunakan aset pendasar, sehingga entitas menerapkan perlakuan akuntansi atas transaksi sewa yang diatur dalam PSAK 73: Sewa

## ANALISIS HAK ATAS TANAH (PSAK 73/IFRS 16 –DK10)

- ➔ Jika dengan menerapkan prinsip dan pertimbangan yang tercantum dalam Dasar Kesimpulan Pernyataan ini entitas menyimpulkan bahwa suatu transaksi secara substansi menyerupai pembelian tanah, maka dalam hal pengukuran selanjutnya, jika entitas memilih model biaya, entitas menerapkan ketentuan yang ada dalam PSAK 16: Aset Tetap paragraf 58 yang menyatakan bahwa tanah memiliki umur manfaat tidak terbatas, kecuali kuari dan tanah yang digunakan untuk tempat pembuangan akhir, dan oleh karena itu tidak disusutkan.

# CALCULATING THE PRESENT VALUE OF THE FUTURE LEASE PAYMENTS

Generally, the easiest way to calculate the present value of the future lease payments is using the Excel formula for present value: PV (RATE, NPER, PMT, (FV), TYPE).

- ▶ **RATE** is the rate implicit \* in the lease (if known or practicable to determine), but if this is not known, then use the lessee's incremental borrowing rate.
- ▶ **NPER** is the number of periods (the length of the lease term).
- ▶ **PMT** is the lease payment. This includes the fixed payments and variable payments based on an index or rate. It also includes non-lease component costs when the lessee has elected to include these.
- ▶ **FV** is any expected payment at the end of the lease. For the lessee, this would be a BPO or guaranteed residual value only. If there is no BPO or guaranteed residual value, assume this amount is nil. If there is both a BPO and a guaranteed residual value, the BPO is used as the required payment.
- ▶ **TYPE** specifies whether the payments of the lease are at the beginning or end of the period: 1 indicates the beginning of the period, and 0 (or leaving it blank) indicates the end of the period.



# LATIHAN KASUS 1: SEWA-LESSEE

Pada tanggal 1 Januari 2020, PT Smart Energi (penyewa) menandatangani kontrak sewa untuk peralatan dengan persyaratan sebagai berikut:

- ▶ Pembayaran sewa tahunan yang jatuh tempo setiap awal tahun sebesar \$ 55.000
- ▶ Termasuk dalam pembayaran sewa adalah \$ 3.000 untuk biaya asuransi dan pemeliharaan
- ▶ Jangka waktu sewa adalah tujuh tahun
- ▶ Pada akhir masa sewa, terdapat jaminan nilai residual sebesar \$ 10.000, yang diharapkan akan dibayar oleh PT Smart Energi.
- ▶ Sewa tersebut memiliki tingkat bunga implisit sebesar 6,1%, yang diketahui oleh PT Smart Energi.

PT Smart Energi menggunakan metode penyusutan garis lurus untuk asetnya dan memiliki periode pelaporan yang berakhir 31 Desember.

Peralatan tersebut diharapkan memiliki umur manfaat 10 tahun

# LATIHAN KASUS 1: SEWA-LESSEE

Anda diminta:

1. Buat ayat jurnal oleh penyewa untuk mengakui kontrak sewa pada tanggal 1 Januari 2020 dan ayat jurnal yang diperlukan sesuai PSAK 73- Sewa, pada tanggal 31 Desember 2020 dengan asumsi bahwa aset tersebut tidak mengalami penurunan nilai.
2. Buat skedul amortisasi untuk liabilitas sewa selama seluruh periode sewa dan ayat jurnal yang diperlukan oleh penyewa pada 2022 untuk mengukur liabilitas sewa pada tanggal 31 Desember 2022.

## LATIHAN KASUS 2: SEWA-LESSEE

Pada tanggal 31 Desember 2020, perjanjian sewa yang dimiliki PT Bahtera Maju (Penyewa) dengan PT Lessor Sejahtera (Pesewa) telah berakhir. Sewa tersebut awalnya selama 10 tahun. Pada tanggal insepasi sewa, aset tersebut diharapkan memiliki umur manfaat selama 15 tahun.

Perjanjian sewa memiliki pembayaran sewa opsional (***bargain purchase option***) yang memberi Penyewa opsi untuk membeli aset seharga \$ 10.000 pada akhir masa sewa. Pada tanggal 31 Desember, sebelum pembayaran sewa opsional, PT Bahtera Maju memiliki saldo dan akun terkait dengan sewa ini sebagai berikut:

Aset Hak Guna	\$75,000
Akumulasi Penyusutan	\$50,000
Liabilitas Sewa	\$10,000

## LATIHAN KASUS 2: SEWA-LESSEE

### Anda diminta:

Persiapkan ayat jurnal yang diperlukan sesuai PSAK 73 -Sewa, untuk setiap situasi terpisah berikut di bawah ini:

- a. PT Bahtera Maju memutuskan untuk menggunakan opsinya dan membayar jumlah pembayaran sewa opsional tersebut untuk mentransfer hak milik aset.
- b. PT Bahtera Maju memutuskan untuk tidak menggunakan opsinya dan, oleh karena itu, tidak membayar jumlah pembayaran sewa opsional tersebut di akhir masa sewa.

## LATIHAN KASUS 3: SELLER-LESSEE ACCOUNTING ISSUES

On September 1, 20X9, Bleu Co. (the seller-lessee) sold a building to Rouge Inc. (the buyer-lessor) for \$3,000,000, which was fair market value. The building had a cost of \$2,800,000 and accumulated depreciation of \$400,000 on the date of the sale. At the same time, Bleu entered into an arrangement with Rouge for a right to use the building for 22 years. The terms of the arrangement include:

- ▶ An annual lease payment of \$134,600 is due at the end of each year and represents fair market rent.
- ▶ The lease has an implied interest rate of 5.2%, which is known to Bleu.
- ▶ The building has a remaining life of 35 years, at which time the residual value will be nil.

### Required

- ▶ Prepare the initial journal entry required by Bleu to recognize the sale and leaseback of the building on September 1, 20X9

# *Question and Comments*

**Thank You**

# SOLUSI KASUS 1

- a) The lease payments to include in the lease liability are:
- ▶ Fixed payments: \$55,000 annually, payable at the beginning of the period. This payment includes a non-lease component of \$3,000. Therefore, the net amount is \$52,000.
  - ▶ Variable payments: There are none.
  - ▶ Guaranteed residual payment: The amount is \$10,000.
  - ▶ Non-lease component costs: \$3,000 is included in the monthly payment. However, as PT Smart Energi has not made an election for this to be included in the lease payments, it is removed in calculating the lease liability.
  - ▶ As the rate implicit in the lease is known (6.1%), that is the rate used for discounting.

Therefore, the lease payments only include the annual payments of \$52,000, made at the beginning of the year.

# SOLUSI KASUS 1

Interest rate (RATE) = 6.1%

Number of payments (NPER) = 7

Payment (PMT) = \$52,000

Future value (FV) = \$10,000 (guaranteed residual)

Type of payment = Beginning of period (insert a 1)

= PV(RATE, NPER, PMT, FV, TYPE)

= \$313,506

As the first payment on the lease is due at the commencement date, it is excluded from the present value of the lease liability. The lease liability will be set up at an amount equal to the present value of payments less the first payment (\$313,506 – 52,000 = 261,506).



# SOLUSI KASUS 1

Lessee		
<b>January 1, 2020</b>		
Dr. ROU asset	\$313,506	
Dr. Prepaid insurance and maintenance	\$3,000	
Cr. Lease liability		\$261,506
Cr. Cash		\$55,000
<i>To set up the lease.</i>		

Dr. Depreciation expense	44,787	
Cr. Accumulated depreciation — ROU asset		44,787

# SOLUSI KASUS 1

b) The amortization schedule for the lease is as follows:

	Payments	Interest expense (6.1%)	Lease liability balance
<b>Balance Jan 1, 2020</b>			\$261,506
<b>December 31, 2020</b>		\$15,952	277,458
<b>January 1, 2021</b>	\$52,000		225,458
<b>December 31, 2021</b>		13,753	239,211
<b>January 1, 2022</b>	52,000		187,211
<b>December 31, 2022</b>		11,420	198,631
<b>January 1, 2023</b>	52,000		146,631
<b>December 31, 2023</b>		8,944	155,575
<b>January 1, 2024</b>	52,000		103,575
<b>December 31, 2024</b>		6,318	109,893
<b>January 1, 2025</b>	52,000		57,893
<b>December 31, 2025</b>		3,531	61,424
<b>January 1, 2026</b>	52,000		9,424
<b>December 31, 2026</b>	10,000	576	—

# SOLUSI KASUS 1

The journal entries for 2022 are:

## ❖ January 1, 2022

Dr. Lease liability	52,000	
Dr. Prepaid insurance and maintenance	3,000	
Cr. Cash		55,000
<i>To record the lease payment.</i>		

## ❖ December 31, 2022

Dr. Interest expense	11,420	
Cr. Lease liability		11,420
<i>To record the interest expense for the year.</i>		

Dr. Insurance and maintenance expense	3,000	
Cr. Prepaid insurance and maintenance		3,000
<i>To expense the insurance and maintenance for the year.</i>		

## SOLUSI KASUS 2

- a) PT Bahtera Maju pays the Bargain Purchase Option (BPO atau Pembayaran Sewa Opsional). The following entries are required:

Dr. Asset	25,000	
Dr. Accumulated depreciation — ROU asset	50,000	
Cr. ROU asset		75,000
<i>To record the owned asset and derecognize the ROU asset.</i>		

Note that PT Bahtera Maju will continue to depreciate the asset, and that the annual depreciation amount for each of the next five years will be \$5,000 ( $\$25,000 / 5$ ).

Dr. Lease liability	10,000	
Cr. Cash		10,000
<i>To record payment of the BPO.</i>		

## SOLUSI KASUS 2

b) PT ~~Bahtera Maju~~ does not pay the BPO. The following entries are required:

Dr. Loss on derecognition of ROU asset	25,000	
Dr. Accumulated depreciation — ROU asset	50,000	
Cr. ROU asset		75,000
<i>To derecognize the ROU asset.</i>		

Dr. Lease liability	10,000	
Cr. Gain on derecognition of ROU asset		10,000
<i>To derecognize the lease liability.</i>		

Effectively, there is a net loss of \$15,000 on derecognition of the lease.

## SOLUSI KASUS 3:

First, the transaction must be assessed to determine whether a sale has taken place. As there are no repurchase requirements outlined in the agreement, we can conclude that control of the asset was transferred and that a sale did in fact take place. Note that the selling price of \$3,000,000 is equal to fair market value. The net book value of the asset given up is \$2,400,000 (\$2,800,000 – \$400,000).

This lease does not qualify as a short-term lease (because it is for 22 years). It also does not qualify as a low-value lease because the fair value of the asset is \$3,000,000. Therefore, this lease will be recognized as an ROU asset and lease liability.

The lease payments to include in the lease liability are:

- fixed payments of \$134,600 annually, payable at the end of the period
- no other lease payments

As the rate implicit in the lease is known, the rate of 5.2% is used for discounting.

## SOLUSI KASUS 3:

Interest rate (RATE) = 5.2%

Number of payments (NPER) = 22

Payment (PMT) = \$134,600

Future value (FV) = \$0 (no guaranteed residual or BPO)

Type of payment = End of period (insert a 0)

= PV(RATE, NPER, PMT, FV, TYPE)

= \$1,739,876

The gain on sale of the asset is  $\$3,000,000 - (\$2,400,000) = \$600,000$ .

However, only a portion of the gain can be recognized and that is the portion of claim that was transferred to the buyer-lessor.

- Seller-lessee's proportionate claim = PV of lease payments / Fair value of asset given up =  $\$1,739,876 / \$3,000,000 = 57.996\%$
- Proportion of claim on asset transferred to buyer-lessor =  $(\$3,000,000 - \$1,739,876) / \$3,000,000 = 42.004\%$
- ROU asset = (PV of lease payments / Fair value of asset given up) × Book value of asset given up =  $(\$1,739,876 / \$3,000,000) \times (\$2,800,000 - \$400,000) = \$1,391,901$

## SOLUSI KASUS 3:

The gain on sale to be recognized represents the buyer-lessor's portion of the use of the asset, because this represents the amount of "ownership" that was transferred.

- ▶ Gain on sale recognized = Buyer-lessor's proportionate claim × (Fair market value of asset sold – Book value of asset sold) =  $42.004\% \times (\$3,000,000 - \$2,400,000) = \$252,024$
- ▶ The journal entries required on September 1, 20X9, are as follows:

Dr. Cash	3,000,000	
Dr. ROU asset – building	1,391,901	
Dr. Accumulated depreciation – building	400,000	
Cr. Building		2,800,000
Cr. Lease liability		1,739,876
Cr. Gain on sale and leaseback		252,025

The lease payments are allocated to the lease liability as described earlier, and the ROU asset is depreciated over 22 years on a straight-line basis.



# APPLICATION OF TRANSITION OPTIONS -EXAMPLE

## **Example facts:**

- 5-year lease, entered into on 1 January 2017;
- CU100 payable on second day of each year;
- 8 per cent discount rate at lease commencement;
- 12 per cent incremental borrowing rate at date of transition; and
- straight-line depreciation of the right-of-use asset is appropriate.

# APPLICATION OF TRANSITION OPTIONS -EXAMPLE

## **Option 1**

The liability and asset are both calculated as if IFRS 16 had always been applied, with comparative amounts restated. The liability on the commencement date of the lease is calculated as the present value of the future rentals, discounted using a rate of 8 per cent.

The impact on the statement of financial position as at the date of transition is a reduction in net assets of CU19 (asset of CU259 and liability of CU278), with an expense of CU281 recognised in the income statement post-transition.

# APPLICATION OF TRANSITION OPTIONS -EXAMPLE

Date	Asset	Liability	Total expense
Lease commencement – 1 Jan 2017	431	431	
Year ended 31 Dec 2017	345	358	113
Year ended 31 Dec 2018	259	278	106
<b>Amounts recognised at transition on 1 Jan 2019</b>	<b>259</b>	<b>278</b>	
Year ended 31 Dec 2019	172	193	102
Year ended 31 Dec 2020	86	100	93
Year ended 31 Dec 2021	0	0	86
<b>Total expense post-transition</b>			<b>281</b>

# APPLICATION OF TRANSITION OPTIONS

## -EXAMPLE

### **Option 2A**

Comparative amounts are not restated and the liability is calculated as the present value of the three outstanding rentals of CU100, discounted using the incremental borrowing rate at the date of transition of 12 per cent.

The asset is calculated as if IFRS 16 had always been applied, but using the incremental borrowing rate at the date of transition of 12 per cent.

# APPLICATION OF TRANSITION OPTIONS

## -EXAMPLE

Date	Asset	Liability	Total expense
Lease commencement - 1 Jan 2017	404		
Year ended 31 Dec 2017	323		
Year ended 31 Dec 2018	242		
<b>Amounts recognised at transition on 1 Jan 2019</b>	<b>242</b>	<b>269</b>	
Year ended 31 Dec 2019	161	189	101
Year ended 31 Dec 2020	81	100	92
Year ended 31 Dec 2021	0	0	81
<b>Total expense post-transition</b>			<b>274</b>

The impact on the statement of financial position as at the date of transition is a reduction in net assets of CU27 (asset of CU242 and liability of CU269), with an expense of CU274 recognised in the income statement post-transition.

# APPLICATION OF TRANSITION OPTIONS

## -EXAMPLE

Date	Asset	Liability	Total expense
<b>Amounts recognised at transition on 1 Jan 2019</b>	<b>269</b>	<b>269</b>	
Year ended 31 Dec 2019	179	189	110
Year ended 31 Dec 2020	90	100	100
Year ended 31 Dec 2021	0	0	90
<b>Total expense post-transition</b>			<b>300</b>

### Option 2B

Comparative amounts are not restated and the liability is calculated as the present value of the three outstanding rentals of CU100, discounted using the incremental borrowing rate at the date of transition of 12 per cent. The asset is then set equal to the liability.

The net impact on the statement of financial position as at the date of transition is nil (asset = liability) but the expense post-transition is CU300.

# COMPARATION OF TRANSITION OPTIONS

Overall, it can be seen that in straightforward scenarios Options 1 and 2A both reduce net assets on transition, although if the incremental borrowing rate at the date of transition is different to the original implicit discount rate, the amount of the reduction will likely differ.

Option 2B leads to nil impact on net assets at transition but, because the asset is set higher than it otherwise would have been, the expense post-transition is higher than under Options 1 and 2A.

## COMPARATION OF TRANSITION OPTIONS

An advantage of Options 2A and 2B is that they don't require an entity to go back and determine what the discount rate would have been at lease commencement. For longer-term leases that began several years ago, this may result in significant time savings, albeit determining an incremental borrowing rate can still present its own challenges.