

IMPLEMENTATION PSAK 72 AND IFRS 16 IN MANAGEMENT INCOME AND FACILITY RENTAL AT PTNBH

Iis Solihat¹⁾, Dwi Fitra Areski²⁾, Nopi Tikasari³⁾

^{1),2),3)}Accounting Study Program Faculty Economics and Business, Terbuka University, Indonesia

Corresponding author: isolihat@ecampus.ut.ac.id

Abstract

State Universities with Legal Entities (PTNBH) in Indonesia have a strategic role in increasing Power competition in education through autonomy in managing finances and resources. This status give PTNBH flexibility For more independent in a way financial with optimize source non- government revenue, for example rental or for results management asset in the form of land, the purpose of study This is For analyze about stages of the implementation process, impact implementation, factors driver implementation and implementation based on theory implementation based on theory isomorphism form coercive, Research This is study descriptive qualitative. This study uses primary data, which is data from the results of semi-structured interviews with the source person from the manager center business investment. Data collection techniques, in the form of interviews, were implemented both offline and online via Zoom meetings. The interview was conducted and recorded with the permission of the participants. To make it easier, researchers can make a transcript of the interview. Conclusion impact PSAK 72 and IFRS 16 to presentation report finance among them give principle confession more income consistent, transparent, and relevant compared to standard previously (PSAK 23) and IFRS 16 Unified treatment rent in the report finance, delete difference rent operations & financing lease on the lessee side, the aim is for assets & liabilities from contract rent reflected in the balance sheet, increasing transparency.

Keywords: Management finance, rent operations, liabilities, and lessees.

Introduction

State Universities with Legal Entities (PTNBH) in Indonesia have a strategic role in increasing the Power of competition in education through autonomy in managing finances and resources. This status gives PTNBH flexibility for more independence in a financial way, optimizing non-government revenue sources, for example, rental or asset management results in the form of land. Five PTNBH with a total value of assets reach the biggest, including: UI (Rp 40.49 trillion); UGM (Rp 30.02 trillion); UNDIP (Rp 12.46 trillion); IPB (Rp 11.81 trillion); and ITS (Rp 10.86 trillion) (Masitoh Siti, 2022). UI has a larger portion compared to income from Education and the State Budget during 2017-2019 Saptono & Khozen (2021). Some issues that need to be considered by the tax authorities are the issue of tax deductions when the lessee records interest expenses and the issue of transfer when the lessor recognizes the right of use asset.

The image below is a visualization of eight Key Performance Indicators (KPIs) for various State Universities with Legal Entities (PTNBH) in Indonesia. Graph: This shows how each institution is capable of achieving the strategic targets set, such as quality graduates, collaboration among lecturers, and innovation in the curriculum.

In its implementation, autonomy of PTNBH finances is regulated through PP 8/2020, which revises PP 26/2015 concerning the mechanism of funding State Universities as Legal Entities. Based on this PP, the source PTNBH funding consists of the APBN and sources outside the APBN. APBN funding includes two main forms, namely help PTNBH funding and forms other appropriate with applicable regulations. This article uses a descriptive quantitative approach with case study methods. Approach This chosen For give description comprehensive related level PTNBH compliance in implementing PSAK 72 and IFRS 16 Firmansyah & Tama (2021) The implementation of PSAK 72 (2017) resulted in the reclassification of customer advance accounts into contract liabilities and adjustments to several different revenue recognition accounts, such as using the full accrual method , the percentage of completion method, or revenue recognized when the buyer has received the goods or services , as well as analyze management income from contract education and rental facility Amyulianthy et.al. (2022) PSAK 72 presents more transparent financial reports, thus positively impacting investor and company decision-making. This article will evaluate to what extent standards accountancy the implemented based on report data finance , policy internal accounting , and interviews with parties involved in management finance . Gunawan & Yuliani (2018) Companies that have position as an affected lessee in the form of increasing assets and leverage. Government can lose potential tax or get an opportunity to receive new tax revenue from the implementation of

IFRS 16. benefits for the lessor because increasing reserves loss receivables rent that can be reduced from income gross on financial lease, while the lessee is disadvantaged with decreased costs that can be incurred, reduced from income gross. Because payment for financial lease rental cannot be reduced from gross income. An approach that is descriptive allows researchers to describe the actual conditions and challenges faced by PTNBH in implementing standards. According to the Open University, it has implemented Good based on variables of communication, tendencies, and bureaucratic structures.

In Statement Standard Accountancy Financial Accounting Standard (PSAK) number 72, the standard requires that the new confession revenue, recorded income, must be in accordance with the agreed contract. If in the contract there is an element of return goods, recorded income must take into account the possibility of returning goods during the contract period based on experience and risk from Work. The same applies to customers. Arifin (2020) Fraud can occur in various institutions, both in the business and public sectors. In some years, final cases, such as corruption, embezzlement of funds, and budget mark-ups, have been found in educational institutions in Indonesia. PSAK 72 research is closely related to the Principle-Based implementation of the confession income from contract customers. Based on PSAK 72, there are several definitions and operations that will be expanded in the research. The following Principle-Based is a standard Accounting that has guidelines in general and is not based on detailed rules. A principle-based framework is a conceptual framework used by accountants to compile financial 14. guidelines with a wide scope and can be used in various conditions is something beyond main principle-based accounting. So that principle, this can be made into a reference because it is easy to understand and apply to transaction finance.

Income in a business is the amount of money earned or accepted by the company from its activities, almost all of which come from the sale of products or services to customers. For investors, income is not as important as the benefits that are derived from the money that has been accepted after reducing expenditures. In growth, something income is an important indicator of market acceptance of A product or service, a company said. Growth income that is consistent, and growth profit, are considered important for a company for sale to the public through shares to attract investors.

A contract or agreement is something incidental. Where there is a promise to another person or two people to each other, a promise to carry out something, from this incident, arises a connection between the two people, who are called engagement. Therefore, that agreement publishes something of an engagement between the two people who made it. Next contract is a Deeds contract, the law that gives rise to engagement, namely a connection law that occurs between two or more people, which is located in the field of wealth, in which one party is entitled to achievements, and the other party must fulfil the achievements. Meanwhile, an agreement is something in transportation law about a valuable object between two parties, in which a party promises to do something, or not do something, and the other party has the right to demand the contract. Income Confession is the process of forming a post that meets the requirements of the definition element as well as the criteria confession in the balance sheet or the report of profit loss. Every report profit makes a loss, starting with total income, so it requires some additional income. Income needs to be recognized at the right time to reflect the company's performance, so that no errors occur in the presentation of financial information used for decision-making. Specific criteria need to be filled in to determine confession income and generate information relevant and applicable to accounting.

In the article, this explained the identification of several transactions in the company telecommunications, which then have provisions based on each PSAK, compared to every transaction. Based on studies that have been done in a way explicit, it was obtained that, in certain situations of recognition and recording of income, there is a difference, permanent and/or temporary, between two different PSAKs. The implementation of early PSAK 72 is possible for the company's telecommunication; however, with sufficient preparation, it can fulfil the disclosure requirements for income. More carry-on again explained that performance finance based on the three-ratio finance shows more numbers. Good if using PSAK 23, but will be more even or smoother if using PSAK 72. In addition, study this also refers to research previously conducted by (Shabirah HS; 2020) who researched the influence of the application of PSAK 72 on the performance of the company. Difference study. This lies in the variable dependents studied more from one, where researchers add variables for profitability as well.

Draft accrual basis used to describe income that should be received. Recording in a company customized with methods used by the company on an accrual basis. Measurement of Income from services and procurement goods is based on the amount of money to be accepted by the company, or income is measured with market-reasonable rewards received or that will be accepted by the college.

Recognized assets from cost for getting or fulfilling contracts with customers. The company disclosed all accounts in the report finance in detail in CALK. Regarding PSAK 72, you can know through Notes on the Report Finances that have been disclosed per account in the audited financial statements. Notes on the report finance mentioned consist of an explanation of all account posts and legalities, including the Statement Letter Board of Directors, and Auditor's Opinion. Next, about policy accounting applied to recognition income from contract

customers according to PSAK 72, the report finance consists of the report position finance, reports profit loss and income comprehensive other, reports change equity, report cash flow, and CALK. Explanation regarding cash and cash equivalents, inventory, receivables, payables, liabilities, reward work, and other related matters with contract customers. Estimates as well as considerations in Accountancy are always evaluated regularly, including expectations of future events, which are believed to be reasonable based on existing conditions. Explanation about the implementation of PSAK 72 in the matter. This is income from contracts with customers who are effective for the beginning year, which will start on January 1, 2020. Details of cash and cash equivalents consist of cash in banks and deposit accounts, liabilities, and rewards, including term, short-term, and long-term salary and bonuses.

On the other hand, the rules accounting existing leases have been debated and criticized, especially after the Turmoil World Finance 2007-2008, because external treatment of the balance sheet on several agreements, lease Botiraliyeva, YM (2025). Lease accounting plays a crucial role in financial reporting by ensuring transparency in the use of a company's assets and liabilities. Specific Background: The shift from International Accounting Standard (IAS) 17 to International Financial Reporting Standard (IFRS) 16 represents a major development in the recognition and presentation of lease transactions. Knowledge Gap: Although IFRS 16 has been adopted, several academic and practical sources fail to comprehensively discuss its implications and how it differs from the previous standard. Objective: This article analyzes the key features of IFRS 16, compares it with IAS 17, and evaluates its impact on financial statements. Results: The study reveals that IFRS 16 introduces a unified accounting model for lessees, requiring the recognition of right-of-use assets and lease liabilities, thereby significantly impacting financial position and performance metrics.

Based on condition moment this transaction lease operational, which sometimes own substance sufficient economy similar with lease financial, no noted in report finance entity reporter and with thus misleading holder stocks and investors regarding position finance, performance, and cash flow cash Supadmini, S., & Subaweh, I. (2024) PSAK 72 produces more information accurate and valid because income recognized in line fulfillment obligations arising from contract with customers. The implementation of PSAK 72 does not affect financial performance. IFRS 16 stipulates principles of recognition, measurement, presentation, and disclosure of rent for business purposes, with the objective of ensuring that tenants and lessors use business information to provide relevant information that is appropriate to describe transactions. IFRS 16 establishes a comprehensive model for identifying arrangements for leasing and their treatment in financial reports, including good tenants and lessors. IFRS 16 applies the control model for identifying a lease-use business, which distinguishes between a lessee business and a contract service based on whether an asset is identified as controlled by the customer. Although for a big part of the contract, classification based on the Standard new as lease or contract service is Possible. No difference with classification based on the IAS 17 'risk and reward' model, the difference can appear, for example, when determining that the price of the contract is considered significant based on IAS 17. The important thing is that a good lessee and lessor are entitled to rely on the 'grandfather's' judgment regarding whether something that existed on the date of implementation of IFRS 16 contains a lease, so that the entity is not required to bear the cost of evaluation and detailed review (IASB, 2016).

For the lessor, the changes introduced by IFRS 16 are not significant. And, except in matters of sublease, the lessor does not require an adjustment for the moment of transition to rent where he becomes a lessor. Additional requirements have been introduced for modification of the sublease and the lease, and the terms of the lessor disclosure have been expanded.

For the lessee, the situation very different and IFRS 16 is estimated will give impact significant, especially for the previous entity keep part big financing they are outside balance sheet in form rent operation Ichlas, M Standard accounting that refers to to standard international that is International Financial Reporting Standards (IFRS) are mandatory used by all entity as guidelines For make report financial matters. In Indonesia, there is a Financial Standards Board Accountancy Finance (DSAK) which makes rules for adopting IFRS in PSAK (Statement Standard Accountancy Finance), and must be applied by all entities. The purpose of this study is to reveal the implementation of PSAK 16 (revised 2011), which has been convergent with IFRS 16 regarding fixed assets (plant, property, and equipment) in the report of the finance company, as well as the impact on the performance of the company. Treatment accountancy stylish rent operation. This is not available again, except for short-term rent (term), 12 months or less, and the rent asset is worth less. All leases, other included in the room scope, IFRS 16 required, are entered into the balance sheet by the lessee – recognizes 'usage rights' assets and obligations, rent use business related to the moment the beginning rent for business purposes, with confirmation and accounting in a way similar to the rental model financing based on IAS 17.

IFRS 16 provides a detailed guide to help companies evaluate whether a contract contains a lease or services, or both of them. In practice, the difference between lease services and leasing operations is not too emphasized, because it does not matter. This often involves no change in treatment accounting. Analysis started with determining whether something contract fulfil definition lease Rahayu, D. (2020) found that the implementation

of PSAK 72 resulted in significantly improved financial performance for the three companies compared to the previous standard. Differences in revenue recognition provisions under PSAK 72 and the previous standard resulted in slight changes in the value of revenue from customer contracts in the third quarter of 2020, resulting in a smaller revenue value compared to using the previous standard. On the other hand, based on the assessment of the three companies. This means that customers own the right to control the use of assets that can be identified during the term, with certain rewards. Based on the standard new lease, lessee accounting for the second element contract will change because the lease must be recognized on the balance sheet.

Methods

Methodology used in the paper. This covers the investigation and analysis of the condition of the rented new as well as its impact on the future of the business. Some studies are empirical, from in-depth global studies, while others are used to support the conclusions and statements of the writer.

Result and Discussion

Data in the study, namely, primary data and secondary data. Primary data was obtained from semi-structured interviews with the Head of Sub-Directorate Budget and Accounting, Head of Accounting, Head of Budget, and a staff analyst in finance. The interview was implemented online through a Zoom meeting. Iswandana & Suwardi (2019), the potential impact of the adoption of IFRS 16 Leases on PSAK 73 Leases against practice taxation from sector taxpayers in the telecommunications industry. In addition, research aims to identify the policy that is best carried out by the DGT to accommodate the implementation of the standard accounting leasehold, while still protecting the interests of the sector industry, telecommunications, and reception tax. Data primers are also obtained from results recording, meeting coordination, preparation, compilation report, and finance 2020 through Google Meet. After the data was obtained, the author analyzed the data with codified results, transcripts, interviews, and meeting coordination. Mutiha (2022) uses ratios, such as the liquidity ratio, the profitability ratio, and the solvency ratio. Research methods in study This is method mixed method with approach explanatory sequential answer interview from participants made thematization and categorization associated with objective study And connected with theory used researchers Puspamurti & Firmansyah (2020) option implementation early PSAK72 (2017) is permitted before the period effective start valid A number of issuer Possible in implementing PSAK 72 (2017) does not need sufficient effort big, but it's a different matter with other possible issuers need significant effort as well as caught sufficient impact significant like retail, telecommunications, or developers, because fields the must postpone confession income until the handover process accept carried out. UT consists of the 5 faculties which are operational, non-profit. UT also has many entity subsidiaries operating with various types of businesses that, in a way, sustainably produce profit and loss every year. Entity child. There is one that is owned directly, and some are owned in a way that is not direct. The three entity subsidiaries owned directly by UT amount to 3.

Conclusions

Sourced from the description discussion, the conclusion from the study process of implementing PSAK72 and IFRS 16 in UT started with a compilation study. To identify impact changes, namely impact change account, impact compilation report finance consolidation, and impact retrospective the implementation of PSAK 72. A study which made used as a base for compilation framework, base compilation, presentation report, finance, and guidelines, new accounting (KKPK), for replacing the Chancellor's Decree Number 494/ UN1.P/SK /HUKOR/2016. The impact of PSAK 72 on presentation report finance among them is a) presentation report finance consolidation, b) changes title report finance, c) changes component on report finance, the original consists of on four component become five components, d) addition account in report finance, e) changes methods used in confess investment to entity the previous child use equity method become cost method.

Driving factors for the implementation of PSAK72 include the existence of pressure in the form of regulations. The rules are the Decree of the Minister of Research, Technology, and Higher Education Number 379/M/KPT/2018 concerning Policy Accountancy for PTNBH. There are two consequences if No applies it, that is, No received a report from the Ministry, and an audit opinion on the report from the Ministry. No will show a predicate reasonable without exceptions. Based on four variables in the Edward III Model theory, as follows: This implementation of PSAK72 AND IFRS 16 in UT is successful. According to results data analysis based on interviews with the fourth participant in the study here, there is enthusiasm, solidarity, motivation, and empathy tall from the HR compiler financial reports, so that the implementation of PSAK72 and IFRS 16 walks with Good Structure Bureaucracy.

References

- Amyulianthy, R., Rahmat, TI, & Munira, M. (2022). Analysis impact implementation of PSAK 72 on performance finance in the company Manufacturing in Indonesia. *JRAP (Journal of Accounting and Taxation Research)*, 9 (2), 159-169.
- Arifin, J. (2020). Determinants fraud accounting in the environment college high. *EQUITY (Journal of Economics and Finance)*, 4 (2), 187-204.
- Botiraliyeva, Y.M. (2025). Lease Accounting Transformation under IFRS 16: Recognition and Reporting Changes. *Academia Open*, 10 (1), 10-21070.
- Firmansyah, A., & Tama, SB (2021). Differences treatment income from contract with customer before and after Implementation of PSAK 72 in Indonesia. *Bilancia: Journal Scientific Accounting*, 5 (3), 270-280.
- Gunawan, DI, & Yuliani, F. (2018). Opportunities and threats implementation of IFRS 16 leases on aspect Taxation in Indonesia: An Exploratory Study. *The 19th Indonesia Accounting Fair, Depok*, 4-9.
- Ichlas, M. Analysis of The Implementation of IFRS Number 16 In the Financial Report of Pt. Perkebunan Nusantara XIII (Persero). *KIAFE Journal*, 1 (1).
- Iswandana, RMR, & Suwardi, E. (2019). Convergence of IFRS 16 Leases: Potential Implications and Policies Taxation for the Telecommunications Industry Sector. *ABIS: Accounting and Business Information Systems Journal*, 7 (4).
- Mutiha, AH (2022). Analysis impact application of PSAK 72 to performance finance company: Case study on two companies property in Indonesia. *Journal Indonesian Vocational Studies* 10 (1), 1.
- Puspamurti, H., & Firmansyah, A. (2020). Implementation of PSAK 72 related to income from contract with customers at PT Telekomunikasi Indonesia Tbk. *Indonesian Journal of Accounting and Governance*, 4 (2), 73-110.
- Rahayu, D. (2020). Analysis impact application of PSAK 72 to performance finance company telecommunications during the covid-19 pandemic. *Greenomika*, 2 (2), 142-158.
- Saptono, PB, & Khozen, I. (2021). Income tax and VAT issues concerning leases after IFRS 16 convergence in Indonesia. *The Indonesian Journal of Accounting Research*, 24 (2), 259-288.
- Supadmini, S., & Subaweh, I. (2024). Analysis Impact Implementation of PSAK 72 Concerning Accountancy Income Contract with Customer on the Company's Financial Performance (Case Study of PT. Telekomunikasi Indonesia Tbk). *Journal of Accounting, Auditing and Taxation Studies*, 1 (1), 94-1