

ABSTRACT

Pratama, Habib Arizal. Thesis. 2014. Title “Comparative Analysis of the Method of Measurement Investment Property Based on PSAK Number 13 (Adoption IAS 40) and US GAAP Against Operating Profit PT Lippo General Insurance, Tbk ”

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Key word : Method of Measurement, Investment Property, Operating Profit

The measurement of property held to find out the value of property investment. There is a fair value method and cost method which based on PSAK 13 (adoption of IAS 40) and historical cost which based on US GAAP to measure investment property. The purpose of this research is to know the difference in the application of method of measurement of investment property based on PSAK 13 (adoption of IAS 40) and US GAAP and to know the impact of the differences in comparison the application of the method of measurement based on property investment PSAK 13 (adoption IAS 40) and US GAAP against operating profit PT Lippo General Insurance, Tbk in 2013.

This research using descriptive qualitative approach. Data collected using document methods. Data analysis was done by means of measuring the property with all methods, both fair value method, cost method and historical cost method. After measured, measurement results are compared and summed up the application of the method where the most profitable PT Lippo General Insurance, Tbk.

The results showed that there is a difference between fair value and cost method based on PSAK 13 (adoption of IAS 40) and the historical cost method based on US GAAP. Application of fair value method is to do repeated measurements without depreciate investment properties each year. Application of cost method is to do a revaluation and depreciate investment properties each year. While in application of the historical cost method is to depreciate the investment property without the ways are re-evaluated every year. By applying different measurement methods, it would have an impact on the value of investment properties, the number of operating profit and performance of PT Lippo General Insurance, Tbk. Based on the measurement of property investment with all those methods, method of measurement of investment properties that provide the greatest impact against the value of investment properties, the number of operating profit and the company's performance is by applying fair value method.