

EVALUASI PERTUMBUHAN PASAR REITS DI SINGAPURA, MALAYSIA, THAILAND, & HONGKONG SEBAGAI PEMBANDING PASAR DIRE DI INDONESIA

Oleh : Cita Vaga

This research aims to understand the history of REITs market in Singapore (S-REITs), Malaysia (M-REITs), Thailand (Thai-REITs), and Hongkong (HK-REITs), along with the current regulation, with the intention to boost DIRE 's market in Indonesia. By understanding the background of REITs growth in Singapore, Malaysia, Thailand, and Hongkong, one can comprehend the condition of DIRE in Indonesia. Whilst understanding the regulation can help to understand how the regulation can help DIRE to invigorate DIRE 's market. Qualitative descriptive model research is done to obtain information as mention above.

The conclusion of this research is DIRE have experience the same occurrence as other successful REITs market in the region. Regulators have amend the regulations to invigorate the market. While other comparisons have successfully develop REITs market, DIRE is still stagnant in zero growth condition. Only after comparing the regulations, it is revealed that DIRE 's gearing ratio and income taxes might hinders its growth to be as fast as other comparison. Regulators need to improve these conditions to increase interest towards DIRE.

Keywords: REITs, DIRE, Qualitative Descriptive, Regulations, Gearing Ratio, and Tax