

Financial Management Framework December 2014

Non-Current Asset Policies for the Queensland Public Sector

For reporting periods beginning
on or after 1 July 2014

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OVERVIEW

The introduction to the Non-Current Asset Policies for the Queensland Public Sector (NCAP) discusses the purpose and scope of the NCAP.

This section consists of the following sub-sections:

Sub-section

Background

Scope

Purpose

Prescribed Requirements

BACKGROUND

Effective and efficient asset management

The efficient and effective management of Queensland's public sector non-current assets is essential to the delivery of the Government's fiscal obligations as set out in its *charter of fiscal responsibility*.

For the purposes of these policies such assets may be under the control or stewardship of:

- *departments* - which carry out general government, shared service provider and commercialised business unit functions; or
- *statutory bodies* - which carry out general government, trading and public finance activities.

The policies apply both to assets controlled by agencies and those administered on a whole-of-Government basis.

SCOPE

Section 23(1) of the *Financial and Performance Management Standard 2009* (FPMS) requires departments and statutory bodies to manage assets in accordance with the asset management system established under section 15(1) of the FPMS.

This system must provide for identifying, acquiring, maintaining, disposing of, valuing or revaluing, recording and writing-off assets in accordance with the *Non-Current Asset Policies for the Queensland Public Sector*.

Mandatory policies:
Departments and Statutory Bodies

Departments and all statutory bodies (including for-profit statutory bodies) must apply the policies set out in this document, as per section 23(3) of the FPMS.

These policies also apply to **controlled entities** of the above agencies to the extent necessary to ensure consistency in accounting policies in accordance with AASB 127 *Consolidated and Separate Financial Statements*.

This policy document does not consider financial assets, tax assets, agricultural assets or inventories.

PURPOSE

The purpose of these policies is to provide a framework for identifying, valuing, recording and writing-off non-current physical and intangible assets. In particular, the policies aim to:

- clarify the definition of, and accounting recognition concepts for, assets;
- provide guidance on determining the periodic cost of using assets (depreciation/amortisation);
- specify a basis for valuing non-current assets; and
- set out the approach to be adopted in regularly reviewing the carrying amount of assets and, where appropriate, writing down or revaluing assets.

PRESCRIBED REQUIREMENTS

FPMS establishes minimum asset management requirements

Under section 61 of the *Financial Accountability Act 2009*, each accountable officer and each statutory body is responsible for managing the agency efficiently, effectively and economically. Agencies are to develop linkages between the asset management systems and financial reporting processes to ensure assets are appropriately valued, managed and recorded in agency financial statements. Section 23 of the FPMS requires each department and statutory body to establish an asset management system that provides for identifying, acquiring, managing, disposing of, valuing, recording and writing off assets.

A prerequisite of sound asset management is relevant, reliable and timely information about those resources. This information is necessary to:

- assess whether particular assets are being utilised in the manner that most effectively meets the goals and objectives of the organisation;
- assess whether assets controlled by the organisation are properly maintained, enabling the agency to meet its current and future requirements;
- plan for the future replacement of assets;
- identify and plan for the disposal of surplus or under-utilised assets;
- effectively manage the risks associated with asset control;
- determine the cost of the outputs, products and services provided by the agency; and
- assess, where appropriate, the commercial competitiveness of the agency.

The *Non-Current Asset Policies for the Queensland Public Sector* contains both Queensland Treasury and Trade specific policy and guidance in unison with some of the pertinent requirements of the Australian Accounting Standards and pronouncements. All requirements of applicable accounting standards, however, are not repeated within these policies. Accordingly, these policies must be read and interpreted in conjunction with the relevant Australian Accounting Standards and are not intended to be read in substitution for them.

Specifically, the policies must be read in conjunction with the accounting and disclosure requirements contained in:

- the *Financial and Performance Management Standard 2009*;
- the *Framework for the Preparation and Presentation of Financial Statements* (the Framework) as amended by AASB CF 2013-1 *Amendments to the Australian Conceptual Framework*;
- AASB 13 *Fair Value Measurement*;
- AASB 101 *Presentation of Financial Statements*;
- AASB 116 *Property, Plant and Equipment*;
- AASB 117 *Leases*;
- AASB 120 *Accounting for Government Grants and Disclosure of Government Assistance*;
- AASB 136 *Impairment of Assets*;
- AASB 138 *Intangible Assets*;
- AASB 140 *Investment Property*;
- AASB 5 *Non-Current Assets Held for Sale and Discontinued Operations*; and
- relevant AASB Interpretations.

Requirements of the Standards have not been reproduced in full in this document.

Non-Current Asset Policies for the Queensland Public Sector

>> NCAP 1 – Recognition of Assets



OVERVIEW

This Non-Current Asset Policy (NCAP) discusses the principles underlying the recognition of property, plant and equipment and intangible assets.

NCAP 1 consists of the following sub-sections:

Reference	Sub-section
1.1	Definition of an Asset
1.2	Asset Recognition Principles
1.3	Initial Recognition of Assets
1.4	Capitalisation Vs Expensing of Costs Incurred
1.5	Mandated Asset Classes
1.6	Asset Recognition Thresholds
1.7	Guidance on Particular Asset Types
1.8	Grouping of Assets
1.9	Portable and Attractive Items
1.10	Stocktakes
Appendix	
1.1	Non-Current Asset Classes and Thresholds
1.2	Descriptions of Classes of Property Plant and Equipment
1.3	Description of Classes of Intangible Assets
1.4	Asset Recognition
1.5	Valuation on Initial Recognition of Asset
1.6	Capitalising Vs Expensing Examples (Physical)
1.7	Capitalising Vs Expensing Examples (Intangibles)

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1.1 DEFINITION OF AN ASSET

Definition

The *Framework for the Preparation and Presentation of Financial Statements* (the Framework) defines an asset as:

a resource controlled by the entity as a result of past events and from which future economic benefits are expected to flow to the entity.

The key features are that:

- the agency must control the asset;
- there was a past transaction or event which gave rise to the control; and
- there must be future economic benefits expected to flow to the agency.

Each of these features is discussed below. A flowchart depicting the decision table is included in **Appendix 1.4**.

Control

Power to obtain future economic benefits and restrict other's access

An agency controls an asset if it has the power to obtain the future economic benefits flowing from the resource and to restrict the access of others to those benefits. In determining the existence of an asset, the right of ownership is not essential. An agency must simply have the ability to control the benefits which are expected to flow from the asset.

All agencies control assets that they use in meeting their objectives.

Control is demonstrated, on balance, by the ability of the agency to:

- use the asset to achieve its objectives;
- obtain a benefit from the sale of the asset;
- charge for the use of the asset; and
- deny use of the asset to others.

Other factors that must be considered in determining whether control exists are:

- access to the asset may be more relevant than mere possession or ownership; and
- ownership of an asset may not be necessary to control access to the benefits derived from the asset e.g. assets that are the subject of a finance lease.

There may be situations that arise where there could be doubt as to which agency of a group of agencies controls a particular asset or whether an agency controls an asset or only administers that asset on behalf of the Government as a whole.

Shared control

In rare instances no one agency may have exclusive control of an asset(s) i.e. 'shared control' exists. Shared control exists when decisions about the asset require unanimous consent of the agencies sharing control (e.g. decisions about how to use the asset, when to dispose/replace the asset, etc.) and all future economic benefits associated with the asset (e.g. fulfilment of business objectives, proceeds from sale, etc.) are shared between these agencies. Such shared control may be contractual or implied. In this case, both agencies must recognise their 'share' of the future economic benefits of the asset on a proportional basis, subject to satisfaction of the recognition criteria contained in the Framework.

It is possible that an agency may cede control of an asset to another entity. In these instances the agency ceding control must not recognise the asset, but provide an explanation in the notes to its financial statements if the asset and/or overall transaction are material to the agency.

Past Transaction or Event

Purchase or transfer

The assets of an agency must result from past transactions or other past events. The past transaction will generally be the purchase of the asset; however other transactions or events may generate assets, such as the transfer of assets from other agencies or donations.

Transactions or events expected to occur in the future do not give rise to assets. For example, the intention to purchase an asset does not meet the definition of an asset.

Future Economic Benefits

Cash flows or provision of goods and services

Future economic benefits embodied in an asset have the potential to contribute, directly or indirectly, to the flow of cash or cash equivalents to the agency. Future economic benefits are synonymous with the notion of service potential and need not necessarily be in the form of cash but can include revenue from a future sale, cost savings or other benefits resulting from the use of the asset by the agency.

In the case of not-for-profit agencies, the future economic benefits may be in the form of providing goods and services in accordance with the agencies' objectives. The fact that not-for-profit agencies do not charge, or do not fully charge, their customers for the goods and services they provide does not deprive those outputs of utility or value.

For example, assets such as monuments, museums, and historical treasures enrich the community. These assets benefit the agencies by enabling them to meet their objectives of providing needed services to the community.

An asset is not recognised on the Statement of Financial Position when expenditure has been incurred for which it is considered improbable that economic benefits will flow to the agency beyond the current accounting period e.g. expenditure on feasibility studies for the construction of infrastructure.

Instead, such a transaction results in the recognition of an expense in the Statement of Comprehensive Income. This treatment does not imply either that the intention of management in incurring expenditure was other than to generate future economic benefits for the agency or that management was misguided. The only implication is that the degree of certainty that economic benefits will flow to the agency beyond the current accounting period is insufficient to warrant the recognition of an asset.

1.2 ASSET RECOGNITION PRINCIPLES

Recognition

Property, plant and equipment is defined in AASB 116 *Property, Plant and Equipment* (AASB 116) as:

tangible items that are held for use in the production or supply of goods or services, for rental to others, or for administrative purposes and are expected to be used during more than one period.

In terms of the Framework and AASB 116, assets are only to be recognised by an agency when:

- it is probable that future economic benefits will eventuate; and
- the asset possesses a cost or other value that can be measured reliably.

Probability that Future Economic Benefits will Eventuate

Must be greater than 50%

In determining whether to recognise an asset, an agency must consider the degree of uncertainty that attaches to the flow of future economic benefits from that particular asset. If it considers that it is more rather than less likely that future economic benefits will eventuate, then this arm of the recognition test will be satisfied.

Reliable Measurement

Market value expert advice

The value of assets can usually be measured reliably using a number of methods. These include:

- For purchased assets this would be the price charged by the supplier.
- For manufactured assets the value can be derived using information from labour and other costing systems.
- The agency obtaining expert advice or a value from the market place.
- In certain circumstances the agency may need to make an estimation of a cost or value (the use of reasonable estimates is an essential part of the preparation of financial statements and does not undermine their reliability).

In the rare circumstance that the value cannot be measured reliably but it is probable that future economic benefits will flow to the agency, an asset is not to be recognised. In this situation, the agency must disclose in the notes to its financial statements the reason for why a reliable measure of value could not be determined.

For those assets acquired at no cost or for nominal consideration refer below.

1.3 INITIAL RECOGNITION OF ASSETS

Circumstances resulting in the initial recognition of assets include:

- acquisition involving consideration;
- assets acquired at no cost or for nominal consideration, including those acquired as a result of machinery-of-Government changes; and
- assets not previously recognised.

A flowchart relating to Initial Asset Valuation is contained in **Appendix 1.5**.

Acquisition Involving Consideration

Initially at cost

Property, plant and equipment acquired for consideration are accounted for in accordance with AASB 116. This Standard requires that an item of property, plant and equipment that qualifies for recognition as an asset shall initially be measured at its cost. Cost is defined as:

the amount of cash or cash equivalents paid or the fair value of the other consideration given to acquire an asset at the time of its acquisition or construction or, where applicable, the amount attributed to that asset when initially recognised in accordance with the specific requirements of other Australian Accounting Standards.

This includes the initial purchase costs discussed in NCAP 1.4.

On exchange recognise at fair value

One or more items of property, plant and equipment may be acquired in exchange for a non-monetary asset or monetary assets, or a combination of monetary and non-monetary assets. The cost of such an item of property, plant and equipment must be measured at fair value unless:

- (a) the exchange transaction lacks commercial substance; or
- (b) the fair value of neither the asset received nor the asset given up is reliably measurable.

Fair value is defined in AASB 13 as:

the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

If the acquired asset is not measured at fair value, its cost is measured at the carrying amount of the asset given up.

The value of an item of property, plant and equipment held by a lessee under a finance lease is determined in accordance with AASB 117 *Leases*.

Initial Acquisition of Assets at No Cost or for Nominal Consideration

Assets acquired for no cost initially recognised at fair value

Assets acquired at no cost or for a nominal consideration, other than those acquired through machinery-of-Government changes, must be recognised initially at fair value as at the date of acquisition (refer to NCAP 3 Valuation of Assets). In such cases, the initial recognition is as “assets received below fair value” (an item of ‘Other Revenue’), not as a credit to an asset revaluation surplus.

Further guidance regarding assets acquired at no cost or for nominal consideration is provided in paragraphs Aus15.1 to Aus15.3 of AASB 116.

In the case of any intangible assets acquired at no cost or for a nominal consideration, fair value must only be recognised where there is an active market for the asset(s) concerned. Agencies should also refer to guidance in NCAP 1.7 Guidance on Particular Asset Types and NCAP 3.7 Specific Valuation Issues in regard to intangible assets.

For heritage and cultural assets, agencies should refer to the guidance about heritage, artworks and cultural assets in NCAP 3.7.

Machinery-of-Government changes – see APG 9 & APG 18

For assets acquired through machinery-of-Government changes, refer to APG 9 Accounting for Contributions by Owners and Distributions to Owners and APG 18 Machinery-of-Government Changes for treatment and disclosure of these assets (refer also NCAP 3).

Subsequent measurement requirements are explained in NCAP 3.

Assets Provided Under Government Grants

Must not recognise assets at nominal values

In situations when an asset is acquired free of charge, or for nominal consideration, by way of a government grant, for-profit agencies are to recognise both the asset and the grant at fair value, in accordance with AASB 120 *Accounting for Government Grants and Disclosure of Government Assistance*. Although permitted under AASB 120, Queensland Treasury and Trade policy is that agencies **must not** recognise such assets at their nominal values.

Grants are not to be deducted from carry amount of related asset

It is Queensland Treasury and Trade policy that Government grants are **not** to be deducted from the carrying amount of the related asset. Government grants related to assets (including non-monetary grants at fair value) are to be presented in the Statement of Financial Position as deferred income, recognised as income on a systematic and rational basis over the useful life of the asset.

Assets Not Previously Recognised

Changes in Accounting Estimates

Recognise from date meet criteria

Assets not recognised in previous periods that subsequently meet the recognition criteria (not as a result of an error) shall be recognised from the date that the criteria are met.

Example

An amount may have been initially expensed because it was assessed as not probable that future economic benefits would result, based on the information available at that time e.g. costs of \$50,000 relating to the development of a software product were expensed as there was no viable asset at that time.

Outlays expensed stay expensed

If new information comes to light to change that assessment, for example, there is now demand for the software product (i.e. probable future economic benefits will flow); an asset should be recognised in relation to any subsequent expenditure that exceeds the asset recognition threshold. If we now spend \$150,000 on further developing the item, the \$150,000 will be capitalised but not the previous \$50,000.

Expenditure that was expensed in prior periods must not be reversed and capitalised as part of the cost of the asset, as this is not a correction of an error, rather it is similar to a revision of an accounting estimate. In line with Appendix 1.1, as there is no active market for this software, the asset is not revalued (i.e. it is recorded at cost).

Revisions may be made to estimates if changes occur in the circumstances on which the estimate was based or as a result of new information or more experience.

Example

Change to take form of note for errors

An entity purchased a painting for \$2,000. This amount was expensed at the time as the asset recognition threshold was \$5,000. Three years later, demand for the works of this particular artist increased, such that the painting is now valued at \$50,000.

This is considered a change in an accounting estimate, as new information has become available since the previous estimate was made. The entity cannot reverse the \$2,000 previously expensed, but should recognise the asset at its current fair value of \$50,000. The increase in value is treated as a revaluation of an asset recognised at zero value.

Asset	Dr	50,000	
Asset Revaluation Surplus	Cr		50,000

Errors

Material changes in asset values as a result of errors in prior periods are retrospectively corrected

Where assets are identified that have not been previously recognised due to error e.g. during asset verification, this is treated as the correction of an error under AASB 108 *Accounting Policies, Changes in Accounting Estimates and Errors*. Refer also to APG 11 *Accounting Policies, Changes in Accounting Estimates and Errors*.

Such errors include the effects of mathematical mistakes, mistakes in applying accounting policies, oversights or misinterpretation of facts, and fraud.

Material errors made and discovered in the same reporting period are generally corrected before the financial report is authorised for issue. However, where material errors are not discovered until a subsequent period, these prior period errors must be corrected in the comparative information presented in the financial report for that subsequent period. If the error occurred before the earliest period presented, the opening balances of assets, liabilities and equity shall be restated for the earliest prior period presented.

Example

An agency conducted a physical verification of buildings in June 20X4. It was found that one building had not previously been recorded in the asset register. Investigations revealed that the building had been transferred to the agency as part of a Machinery-of-Government change on 1 July 20X1. At 1 July 20X1 the building had a fair value of \$1,000,000 and accumulated depreciation of \$100,000. The building has a useful life of 50 years, and as at 1 July 20X1, a remaining useful life of 45 years. It is depreciated on a straight-line basis at \$20,000 per year.

As the error occurred before the earliest period presented in the financial statements, the agency will need to make the following entry to the opening balances of the earliest period presented in its financial report i.e. 20X2-X3 to correct the omission (assuming the finance system is unable to open up the 20X2-X3 period for journal postings and the building has not been revalued based on independent or internal appraisal because it has not experienced significant and volatile change in its fair value):

20X4

30 June	Buildings	Dr	1,000,000	
	Accumulated Depreciation	Cr		100,000
	Contributed Equity	Cr		900,000

(To record asset at its original transfer value against Contributed Equity as it results from a MOG change)

	Accumulated Surpluses	Dr	40,000	
	Accumulated Depreciation	Cr		40,000

(To record prior period depreciation impacts: 20X1-X2 \$20,000; 20X2-X3 \$20,000)

	Depreciation Expense	Dr	20,000	
	Accumulated Depreciation	Cr		20,000

(To record current year depreciation (ie.20X3-X4))

1.4 CAPITALISATION VS EXPENSING OF COSTS INCURRED

On initial recognition of an asset, or where subsequent costs are incurred, a decision must be made as to whether those costs are capitalised into the value of the asset or expensed through the Statement of Comprehensive Income.

Capitalise purchase/ construction costs + costs to prepare asset for use

On initial recognition, all costs incurred in purchasing or constructing the asset and getting it ready for use (including work in progress) are capitalised to the value of the asset. Examples of these costs are provided below. Costs incurred initially to purchase or construct an asset must be distinguished from costs incurred

subsequently to add to, or replace part of, a completed asset, or to purchase or construct a separately identifiable asset.

In relation to costs incurred subsequent to the initial purchase, expenditure on assets must be capitalised (i.e. added to the carrying amount of the asset) when it improves the condition of the asset beyond its originally assessed standard of performance or capacity. This can occur through:

Test for increased economic benefits

- an increase in the annual service potential provided by the asset; or
- increasing the useful life of the asset.

Initial Purchases – Costs capitalised

The following costs are included in the cost of an item of property, plant and equipment upon initial purchase or construction and are capitalised:

Directly attributable costs are capitalised

- the purchase price, including import duties and non-refundable purchase taxes, after deducting trade discounts and rebates.
- any costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended.

Examples of directly attributable costs include:

- costs of employee expenses arising directly from the construction or acquisition of the item of property, plant and equipment;
- costs of site preparation;
- initial delivery and handling costs;
- installation and assembly costs;
- costs of testing whether the asset is functioning properly (after deducting the net proceeds from selling any items produced while bringing the asset to that location and condition, such as samples produced when testing equipment); and
- professional fees.
- the initial estimate of the costs of dismantling and removing the item and restoring the site on which it is located, where that obligation is recognised and measured in accordance with AASB 137 *Provisions, Contingent Liabilities and Contingent Assets*.

In the case of work in progress, agencies must ensure they assess the suitability of costs for capitalisation at the time they are incurred, to reduce the need for a subsequent impairment write-down.

Stop capitalising costs when asset is located and ready to use

Once the item of property, plant and equipment is in the location and condition necessary for it to be capable of being operated in the manner intended, the capitalising of costs must cease.

Recognise a restoration provision when legally required to restore a site

Example

An agency operates a power station and associated coal mine where its licensing agreement requires it to remove the power station at the end of production and restore the construction site and mine site. It is estimated that 90 per cent of the eventual restoration costs relate to the removal of the power station and restoration of damage caused by building it, and 10 per cent arise from restoring the mine site after the extraction of coal. At the reporting date, the power station has been constructed but no coal has been extracted.

The construction of the power station creates a legal obligation under the terms of the licence to remove the power station and restore the site on which it is constructed. This is termed an obligating event. At the reporting date, however, there is no obligation to rectify the damage that will be caused by extraction of the coal.

A provision is recognised for the best estimate of 90 per cent of the eventual costs that relate to the removal of the power station and restoration of damage caused by building it. These costs are included as part of the cost of the power station. The 10 per cent of costs that arise through the extraction of coal are recognised as a provision when the coal is extracted, as this becomes the obligating event that is necessary before a provision can be recognised.

Refer Interpretation 1 *Changes in Existing Decommissioning, Restoration and Similar Liabilities* for guidance on the accounting treatment for changes in the measurement of decommissioning, restoration and similar liabilities that are recognised as part of the cost of an item of property, plant and equipment.

Initial Purchases – Costs expensed

Expense general administration, overhead and training costs

General administration and other indirect/overhead costs and training costs are not to be capitalised. Because training costs rarely are of a type to qualify for capitalisation, Queensland Treasury and Trade policy requires all training costs to be expensed.

Incidental Operations

Incidental operations may occur before or during construction or development activities. For example, income may be earned through using a building site as a car park until construction starts. Because incidental operations are not necessary to bring an item to the location and condition necessary for it to be capable of operating in the manner intended by management, the income and related expenses of incidental operations are recognised in the Statement of Comprehensive Income and included in their respective classifications of income and expense in the relevant reporting period.

Third-Party Costs

In the course of constructing assets, particularly infrastructure assets, it may be necessary for an agency to relocate or replace assets belonging to another entity, e.g. removing and replacing pipes, relocating trees, relocating power lines, etc.

Such costs may actually relate to assets which are controlled by another reporting entity (i.e. a third party). Third party costs that are directly attributable to, not just associated with, bringing the constructing agency’s asset to the location and condition necessary for its intended operation, may be capitalised by the constructing agency, as per AASB 116 paragraph 16(b). To capitalise third party costs there must be a discernible nexus to evidence that such a cost is necessary in bringing the asset into the location and condition for its intended use.

Expense third party costs incidental to bringing asset to location and desired operational condition

Directly attributable costs need to be distinguished from costs incurred in connection with the acquisition of an asset but which are not necessary to bring the asset to the location and condition necessary for it to operate as intended. Examples of costs that are not considered to be directly attributable costs include:

- Ex gratia or special payments such as compensation for relocation costs paid to land occupants who are not legal owners of the land.

- Payments of a compensatory nature made to individuals, community groups or other organisations to ensure they are not disadvantaged by the construction work.
- Compensation paid to local businesses for loss of trade as a result of changes to the roads resulting in traffic being diverted around the location of their business are not be considered directly attributable costs and, therefore, should be expensed when incurred.

If an agency determines the third party costs would not be incurred again when the asset is replaced, it is QTT policy that one of the following options be taken in relation to third party costs:

1. *Include initially in work in progress, and subsequently expense as capital grant*

WIP, then capital grant

This option would generally apply when the other entity will become responsible for the ongoing operation and/or maintenance of the item (particularly where the item resulting from these costs is situated on land controlled by that other entity).

2. *Expense, classified according to nature of costs*

Expense, according to nature of cost

This is the most conservative approach. This reduces the likelihood and/or extent of subsequent revaluation decrements and impairments.

Example

As part of a road construction activity, an agency must remove sewerage pipes belonging to the local council. As part of the construction process, the sewerage pipes are replaced under the road base. The agency incurs the cost to replace the sewerage pipes.

The agency determines that if the road was to be completely replaced on the same site, the cost to remove and replace the sewerage pipes would need to be incurred again. That is, the removal and replacement costs would need to be replicated in determining the revalued carrying amount of the road asset.

On this basis the costs are capitalised to the asset as part of the initial costs of construction and no impairment for third party costs is warranted.

Example

An agency is constructing a new dam and has agreed to relocate power lines and roads which would be flooded as part of the project. The power lines belong to Energex and the roads belong to the local council. The agency incurs the cost to relocate and replace the power lines and roads.

The agency determines that should the dam be replaced (even if replaced on the same site) the costs of relocating the power lines and the roads will not need to be incurred again.

On this basis, the agency initially includes the third part costs (costs incurred in relocating the power lines and the roads) in the work in progress for the costs of construction. After construction is completed, before transferring work in progress costs to the completed asset record, those costs incurred in relocating the power lines and roads are separately identified and expensed as a capital grant.

Demolition/Restoration Costs

Write off demolished assets

Where an asset is to be demolished and a new asset constructed in its place, the carrying amount of the old asset must be written off in accordance with the provisions of AASB 116 and is **not** to be capitalised into the cost of the new asset under any circumstances.

In the rare cases where a Provision for Restoration is justified (due to there being a legal or constructive obligation to restore the site), the estimated costs of dismantling and removing the asset are included in the initial provision and are charged against the provision when they are incurred, with any costs over and above the amount of the provision expensed. Amounts credited to the provision (to establish or increase it) are debited to the original asset and are therefore not capitalised as site preparation costs of the new asset. (Legal and constructive obligations are each defined in paragraph 10 of AASB 137 *Provisions, Contingent Liabilities and Contingent Assets*. Reference should also be made to AASB 116 paragraphs 16 and 18 regarding capitalisation of such costs to an asset.)

In all other cases, demolition and/or restoration costs should be recognised as an expense.

Link the asset management system to financial reporting

The *Financial and Performance Management Standard 2009* requires agencies to develop asset management systems for efficiently, effectively and economically managing assets of each agency (including disposal of assets). Agencies are to develop linkages between the asset management systems and financial reporting processes to ensure assets that are appropriately valued, managed and recorded in agency financial statements.

Example

ABC department has received written funding approval from the Cabinet Budget Review Committee and has an asset disposal plan approved by the Director-General to demolish Building A and replace it with Building B. The department has not created a provision for restoration costs during the life of Building A. The current value of Building A is \$100,000 with \$95,000 accumulated depreciation. It will cost the department \$1million to demolish the old asset and prepare the site for the construction of Building B. The following transactions would need to be processed:

Asset Write-off Expense	Dr	5,000	
Accumulated Depreciation - Building A	Dr	95,000	
Building A	Cr		100,000
(to write off building A)			
Demolition Costs Expense	Dr	1,000,000	
Cash/Payables	Cr		1,000,000
(to record the demolition costs as an expense)			

Refer also to NCAP 3.7 Specific Valuation Issues.

Parts

Parts are generally classified as inventory and are recognised in the Statement of Comprehensive Income when consumed. However, major parts may be capitalised into the cost of the item of property, plant and equipment if the recognition principles as outlined in NCAP 1.4 are satisfied and either:

- the agency expects to use the major parts or stand-by equipment during more than one period; or

- spare parts are purchased specifically for a particular asset or class of assets and would become redundant if that asset or class were discontinued.

If parts are capitalised, the remaining carrying amount of the replaced parts must be derecognised.

Expenditure subsequent to Initial Purchase

Repairs and Maintenance

Expense all outlays that do not meet the recognition criteria

Outlays that do not meet the criteria for recognition as an asset must be expensed as repairs and maintenance as incurred. For example, expenditure that merely restores an asset to its original functionality, or repairs damage or wear and tear that would have prevented the asset reaching its original estimated useful life, must be expensed as repairs and maintenance.

Replacement of Components

For some complex assets, significant components with different estimated useful lives are separately identified for accounting purposes. Deciding whether expenditure on asset components should be capitalised follows the same process outlined for assets above, i.e. does the expenditure increase the annual service potential or useful life of the component beyond the originally assessed standard. (Refer also to NCAP 2 Complex Assets)

Day-to-Day Servicing

Expense day-to-day servicing costs

General day-to-day servicing of an item of property, plant and equipment is not to be capitalised into the cost of an asset. Generally, these costs will primarily be the costs of labour and consumables and may include the cost of immaterial parts. They are generally described as 'repairs and maintenance' and are recognised in the Statement of Comprehensive Income as incurred.

Overhauls/Refurbishments

Must meet the asset recognition criteria to be capitalised

Some items of property, plant and equipment may have parts which require replacement at regular intervals. For example, a furnace may need to be relined after a certain number of hours of use or aircraft interiors such as seats may require replacement several times during the life of the airframe of the aircraft.

In other instances, items of property, plant and equipment may be renewed on an unplanned or ad hoc basis, such as replacing the interior walls of a building.

In these instances, an agency recognises the cost of replacing part of such an item in the carrying amount of the item of property, plant and equipment when that cost is incurred only if the asset recognition criteria are met. The carrying amount of those parts that are replaced must be derecognised (refer to AASB 116 paragraphs 13 and 14).

Regular Major Inspections

Capitalise if a condition of continued use

As a condition of continuing to operate an item of plant and equipment, some agencies will be required to undertake regular major inspections for faults, regardless of whether faults are indicated or parts of the item are replaced. For example, some aircraft must have a major inspection every 5,000 flying hours (this may equate to approximately every five years).

When each major inspection is performed, its cost is recognised as a replacement in the carrying amount of the item of property, plant and equipment if the recognition criteria are satisfied.

Any remaining carrying amount of the cost of the previous inspection must be derecognised.

Costs of performing every-day inspections are not to be capitalised.

No Provisions for Future Maintenance

No provisions for future maintenance

The creation of a provision for future maintenance of non-current assets is not permitted as such action would be inconsistent with the principles for the recognition of provisions as detailed in AASB 137 *Provisions, Contingent Liabilities and Contingent Assets*. A provision is a liability and for a liability to be recognised, a past event must have occurred.

Special Purpose Vehicles

There are occasions when agencies need to establish special purpose vehicles (SPVs) (e.g. a proprietary company established under the *Corporations Act 2001*) for the sole purpose of constructing a significant infrastructure asset.

SPVs preparing general purpose financial statements are required to comply with the Australian accounting standards. On this basis, SPVs cannot assume that all expenditure incurred can be capitalised as part of the cost of constructing an asset.

Therefore, in deciding what costs form part of the cost of construction of the asset and therefore should be capitalised, and what costs should be expensed, SPVs are to refer to the Australian accounting standards. In particular, AASB 116 *Property Plant and Equipment*, which states that only those costs that are directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in a manner intended by the SPV management can be capitalised. Any administration and other general overhead costs incurred by the SPV must be expensed.

1.5 MANDATED ASSET CLASSES

Asset Class

The lowest note level disclosure in the financial statements

A 'class' of non-current assets is a grouping of assets of a similar nature and use in an entity's operations, which, for the purposes of disclosure, is shown as a single item in the financial report **without supplementary dissection**. That is, a class is the lowest note level disclosure in the financial statements.

Queensland Treasury and Trade has mandated all agencies **must** adopt the asset classes specified for Property, Plant and Equipment and Intangibles in Appendix 1.1. **Appendix 1.1** also sets out the measurement method prescribed for each class for all not-for-profit agencies consolidated into the whole-of-Government financial statements.

The asset classes outlined are mandated to achieve consistency in reporting asset information across the Queensland Public Sector to provide more reliable and relevant information to users of financial statements and asset managers. Further guidance is provided in subsequent sections.

The requirement to disclose classes of property, plant, equipment and intangibles is provided for in AASB 116 *Property, Plant and Equipment* and AASB 138 *Intangible Assets*.

See **Appendices 1.2** and **1.3** for asset class descriptions.

Details of Particular Asset Classes

Infrastructure

For the purposes of this policy, the definition of infrastructure is as follows:

Infrastructure definition

A long-life physical asset that consists of an entire system or network (including components), not otherwise defined, which provides the foundation to support Government services and enhance the capacity of the economy.

An infrastructure asset is primarily stationary in nature, purpose built, with a long useful service life, and associated with a network or system.

The following are examples of items included in the definition of *Infrastructure*:

- Water and Wastewater Systems
- Street Lighting Systems
- Dams
- Bridges
- Electricity Supply Systems
- Gas Supply Systems/ Networks
- Pipelines
- Rail Network
- Harbour and Port Facilities
- Wharves
- Bus Stations
- Road Networks
- Hangers
- Runways
- Sewerage Systems

The above examples are not an exhaustive list of Infrastructure items.

External services are land improvements

Exclusions from the definition of 'Infrastructure' include **Buildings** (including treatment plants) and **Land Improvements** which include **External Services** unless they are an ancillary part of an infrastructure system (such as a sewerage pump station or landscaping around an infrastructure asset etc.).

External services include the services above or below ground but external to buildings and which are within the confines of a parcel of land. These services are more appropriately classified as Land Improvements. Refer to Land Improvements below.

Land Improvements

Land improvements are long-life attachments to parcels of land that increase the land's usefulness or value, have a limited useful life, and are depreciated. They include **External Services** (as defined above) and other items that are within the confines of a parcel of land (e.g. external services within school grounds, correctional facilities and ambulance stations etc).

The following are examples of items included in *Land Improvements*:

- Covered Play Areas
- Fountains
- Landscaping and Improvements
- Sheds
- Parking Lots (bitumen car parks)
- Parking Barriers
- Retaining Walls
- Centralised Energy Systems
- Roads, Footpaths, Paved Areas
- Outbuildings and Covered Ways
- Stormwater and Sewer Drainage
- Water and Gas Supply
- Fire Protection Systems
- Electric Light & Power
- Communication Systems

The above examples are not an exhaustive list. Agencies can choose to record and depreciate Land Improvements assets as part of the main asset otherwise they are to be recorded and depreciated separately from the main asset.

Land Improvements are to be recognised in the same class as the main asset to which they are attached (e.g. Buildings).

Major Plant and Equipment

This is not a mandatory class.

Major Plant and Equipment is a voluntary class

This asset class may be used at management discretion. For instance, an agency may wish to consider using Major Plant and Equipment where some assets within the class have potential for high price volatility and/or valuations (e.g. foreign exchange fluctuations, high incidence of obsolescence, exposure to market forces, etc).

All plant and equipment assets with a value over \$5,000 must be capitalised as either Major Plant and Equipment or Plant and Equipment. In most cases, the default classification for new plant and equipment assets will be Plant and Equipment.

Examples of Major Plant and Equipment include:

- Aircraft
- Specialised Vehicles
- Shipping Vessels
- Earthmoving Equipment
- Hi-Tech Equipment

The list above is illustrative only. Each agency should consider their assets based on their individual agency circumstances.

First Time Adoption of the Major Plant and Equipment Class

Restate on a gross basis and immediately revalue

Upon initial adoption, the non-current assets transferred to the new class are required to be transferred from the existing plant and equipment class into the Major Plant and Equipment asset class. On transfer to Major Plant and Equipment, the gross and accumulated depreciation amounts should be retained initially. The assets are to be revalued immediately after transfer to the new class, and any revaluation increments or decrements treated as follows:

- revaluation increments are to be credited directly to an asset revaluation surplus; and
 - revaluation decrements are to be recognised in accumulated surplus/deficit.
- In subsequent years, revaluations are to be treated the same way as that specified in AASB 116.

Reporting/Disclosure

The agency's accounting policy notes must disclose:

- the new asset class;
- the criteria used to determine these assets; and
- the types of assets included in this category.

In the period of initial recognition of the Major Plant and Equipment class, and thus the reclassification of items in the financial statements and comparative amounts, the agency is to disclose:

- the nature of the reclassification
- the amount of each item or class of items that is reclassified
- the reason for the reclassification

Intangible Assets

Descriptions of classes of intangible assets are contained in **Appendix 1.3**.

Software

When determining whether computer software is to be classified as property, plant and equipment or as an intangible, the agency must use judgement to assess whether the tangible or intangible element is more significant. For example, computer software for a computer-controlled machine tool that cannot operate without that specific software is an integral part of the related hardware and it is treated as property, plant and equipment. The same applies to the operating system of a computer.

Software not integral to the hardware and below threshold must be expensed

When the software is not an integral part of the related hardware, computer software is treated as an intangible asset where it meets the asset recognition threshold, otherwise it is expensed.

The Purchased Software class refers to software that is substantially used in the form it was purchased without material changes programmed by the agency. Purchased software also includes software purchased by another Queensland government agency and subsequently transferred, by way of a machinery-of-Government change or other transfers, to the current holder of the software asset.

Internally Generated Software is composed of the software purchased to generate the asset plus all costs necessary to get the asset ready for use. Internally generated software also includes software internally generated by another Queensland government agency and subsequently transferred, by the mechanism of a machinery-of-Government change or other transfers, to the current holder of the software asset.

1.6 ASSET RECOGNITION THRESHOLDS

Expense assets valued below the designated threshold

Agencies usually control a number of low value items that satisfy the asset recognition criteria, but if accounted for individually as assets would result in significant costs for limited benefits. To avoid such a situation and to facilitate a consistent threshold for whole-of-Government consolidation purposes, asset recognition thresholds have been established.

Queensland Treasury and Trade has mandated thresholds for the initial recognition of non-current assets for not-for-profit agencies that are consolidated into the whole-of-Government financial statements. Refer to Appendix 1.1 for the thresholds. These thresholds are to be complied with as section 23(3) of the *Financial and Performance Management Standard 2009* (FPMS) requires all accountable officers and statutory bodies to comply with the *Non-Current Asset Policies for the Queensland Public Sector*.

For-profit statutory bodies and agencies *not consolidated* into the whole-of-Government financial statements have the discretion to determine alternative asset recognition thresholds in consultation with their internal and/or external auditors. This policy may be early-adopted by eligible agencies where possible (e.g. where an eligible agency has a 31 December financial year end). Any such alternative threshold must facilitate the financial statements providing more relevant and reliable information (as per AASB 108 *Accounting Policies, Changes in Accounting Estimates and Errors*). A change in recognition threshold should be accounted for as a change in accounting policy in accordance with AASB 108, including the requirement for retrospective application.

A non-current asset with a cost (or where an asset is acquired at no or nominal cost, its fair value) at the time of acquisition which is less than the mandated asset recognition threshold must be expensed in the period of acquisition.

1.7 GUIDANCE ON PARTICULAR ASSET TYPES

Easements

For the purposes of this policy easements are defined as:

An “interest” in land or property – a right to use land or property of an external entity for a limited purpose (as right of passage).

Easements accounted for in accordance with AASB 138 *Intangible Assets*

By their nature, easements are intangible and are to be accounted for in accordance with AASB 138 *Intangible Assets*.

Land under Roads

Land under roads is defined in AASB 1051 *Land Under Roads* as

Land under roadways, and road reserves, including land under footpaths, nature strips and median strips.

On adoption of AASB 1051, Queensland agencies were required to make an election in relation to the recognition of all land under roads acquired on or before 1 July 2008. The election was effective from 1 July 2008.

Consequently, all departments and statutory bodies holding land at 30 June 2008, that met the definition of ‘land under roads’, were required to recognise that land at fair value in accordance with AASB 1051 (refer to Appendix 1.1 for further information).

All land under roads acquired on or after 1 July 2008 must be recognised.

Land under roads acquired on or after 1 July 2008 must be recognised in accordance with AASB 116 *Property, Plant and Equipment*.

For the purposes of this policy, land under roads only relates to land to which the *Land Act 1994* applies. It does not capture land under internal roads such as those on TAFE or hospital sites.

Land under roads is to be recorded in the asset class ‘Land’ and therefore, subject to the asset recognition threshold of \$1.

Leased Assets

Recognise at the lower of fair value and the present value of the minimum lease payments

AASB 117 *Leases* requires that assets acquired under finance leases be recognised initially at an amount equal to the fair value of the leased property or, if lower, the present value of the minimum lease payments, using the interest rate implicit in the original lease contract as the discount factor. A corresponding liability for the lease payments must also be recorded.

Assets acquired under a finance lease are subject to the same revaluation requirements as assets that are owned or otherwise controlled by the agency.

Assets acquired under an operating lease are not controlled by the agency and must not be recognised as assets.

AASB 13 *Fair Value Measurement* does not apply to leasing transactions within the scope of AASB 117 *Leases*.

Intangible Assets

Agencies are to refer to, and comply with, AASB 138 *Intangible Assets* in accounting for intangible assets.

Shared Service Solutions system development and implementation costs

As a major information and communication technology project affecting all government agencies, certain Shared Service Solutions system development and implementation costs will need to be capitalised for the whole of government SAP system as internally generated intangible assets where appropriate, having regard to the relevant Accounting Standards and policies. Further guidance in relation to accounting for these costs is contained in the *Guidelines for Accounting Treatment of Costs Associated with SSS Implementation* available at the following link:

http://corptech.govnet.qld.gov.au/forms_processes/Pages/capitalisation_guidelines.aspx

No or Nominal Cost

If acquired for no consideration - recognise at fair value

Intangible assets acquired at no cost or for a nominal consideration, other than those acquired through machinery-of-Government changes, must be recognised initially at fair value as at the date of acquisition, provided there is an active market for the asset(s) concerned. If it is not possible to determine a fair value, they are not to be recognised on the Statement of Financial Position but rather disclosed in a note to the financial statements, if such items are material in a qualitative sense.

In situations when an intangible asset is acquired free of charge, or for nominal consideration, by way of a government grant, the agency is to recognise both the asset and the grant at fair value, in accordance with AASB 120 *Accounting for Government Grants and Disclosure of Government Assistance* (for-profit agencies) or AASB 1004 *Contributions* (not-for-profit agencies). Although permitted under AASB 120, agencies must not recognise such intangible assets at their nominal values.

Measurement after Recognition

Where there is an active market, intangible assets are to be carried at fair value (refer to NCAP 3 Valuation of Assets). If an active market ceases to exist, such intangibles must be held at cost, with the fair value that was last determined by reference to an active market being deemed to be “cost” from that time until such time as an active market exists.

Intangible assets, both at cost and fair value, are subject to amortisation and impairment testing.

The reinstatement and capitalisation of costs previously recognised as an expense is prohibited.

Investment Property

Buildings that are leased principally to other Queensland State Government agencies are not to be classified as investment property either in the agency’s financial statements or in the whole-of-Government consolidated financial statements, unless the asset is surplus to requirements and held specifically to earn income.

Service Concession Arrangement Assets

SCA asset to be recognised only when existence of State-owned asset is established

A physical asset is only recognised when it is certain that a State-owned asset will actually eventuate (when it is certain the agency will control the future economic benefits) from the service concession arrangement e.g. a signed agreement between relevant parties which outlines the structure of the arrangement, and which includes

an agreement to the extent of stipulating the eventual/ultimate ownership of the asset by the State.

Due to the form and complexity of individual service concession arrangements, Queensland Treasury and Trade's position is for departments and statutory bodies to continue applying existing applicable accounting standards and interpretations relevant to the individual arrangement concerned.

Assets arising from service concession arrangements are to be accounted for in accordance with the relevant standards e.g. leases.

For further guidance, refer to APG 17 Service Concession Arrangements: Grantor.

1.8 GROUPING OF ASSETS

Only networks can be grouped together for capitalisation

Agencies are **not** to group similar or like-natured assets, including personal computers, which do not meet the definition of a network. Only assets that form a network or part of a network are to be grouped for capitalisation. For the purposes of this policy, a network is defined as:

A chain of interconnected but dissimilar assets connected for the provision of the one simultaneous service.

Examples of a network of assets include:

- *Computer network* (excluding personal computers): the network includes the network operating system in the client and server machines, the cables connecting them and all supporting hardware in between such as bridges, routers and switches.
- *Leasehold improvements*: leasehold improvements include wall construction, painting, cabling, carpeting, glazing, joinery, built in desks, cabinets and work stations.
- *Land improvements*: including landscaping, sheds, retaining wall, parking lots, covered play areas, etc.

In relation to part replacements of networks, such acquisitions are to be capitalised, when and only when it is probable that future economic benefits in excess of the original standard of performance of the network will flow to the agency in future financial years and the acquisition is material to the class of asset.

If part of the network is capitalised, the remaining carrying amount of the replaced part must be derecognised.

1.9 PORTABLE AND ATTRACTIVE ITEMS

Certain items that have values below the asset recognition threshold are, by their nature, susceptible to theft or loss. Such items, termed portable and attractive, may include personal computers, programmable calculators, cameras, power tools, ladders and like items.

Record in a separate register

Regardless of the treatment of these types of assets for financial reporting purposes, such items must be registered for physical control purposes. It may be appropriate to specify a control threshold to exclude very low value items. If a separate Register of Portable and Attractive Items is not maintained such assets may instead be recorded at 'nil' value in the Asset Register of the agency. Portable and attractive items are not reported in an agency's financial statements.

1.10 STOCKTAKES

Verify existence of assets on regular basis

Stocktake of assets (also known as asset verifications) are to be undertaken on a regular basis. That is, the existence of assets (including inventories), are to be verified on a regular basis.

The frequency of the asset verification procedure should be decided after considering the risk profile and materiality of each class of asset. For the purposes of this policy, 'regular' means, as a minimum, all assets are physically verified at least once every 3 years, on a rolling basis.

In undertaking the asset verification process, it is expected that the assets are sighted. Assets not located during this process are to be written off in that year, subject to materiality, in accordance with the agency's accounting policies and procedures, and authorised by an appropriately delegated officer.

Land, building and infrastructure assets are generally verified during condition assessments or revaluations which are undertaken by an independent professional valuer or internal expert.

APPENDIX 1.1 NON-CURRENT ASSET CLASSES AND THRESHOLDS

(Refer to NCAP 1.5)

	Asset Class	Asset Recognition Threshold *	Measurement Method**
Property, Plant and Equipment	<ul style="list-style-type: none"> Land 	\$1 (all land)	Revaluation
	<ul style="list-style-type: none"> Buildings 	\$10,000	Revaluation
	<ul style="list-style-type: none"> Infrastructure 	\$10,000	Revaluation
	<ul style="list-style-type: none"> Major Plant and Equipment (optional class) 	≥\$5,000 (at discretion of agency management)	Revaluation
	<ul style="list-style-type: none"> Plant and Equipment 	\$5,000	Cost***
	<ul style="list-style-type: none"> Library Reference Collections 	\$1,000,000	Revaluation
	<ul style="list-style-type: none"> Leased Assets (finance lease) 	Threshold of class to which asset would belong if not subject to finance lease	Revaluation (per AASB 117)
	<ul style="list-style-type: none"> Heritage and Cultural Assets 	\$5,000	Revaluation
	<ul style="list-style-type: none"> Work in Progress 	n/a	Cost
Intangibles	<ul style="list-style-type: none"> Software Purchased Software Internally Generated Intellectual Property Other Intangibles 	\$100,000	No active market – Cost Active market – Revaluation (per AASB 138)
	<ul style="list-style-type: none"> Digital Library Reference Collections 	\$1,000,000	No active market – Cost Active market – Revaluation (per AASB 138)
	<ul style="list-style-type: none"> Digital Library Heritage Collections 	\$5,000	No active market – Cost Active market – Revaluation (per AASB 138)
	<ul style="list-style-type: none"> Software Work in Progress Intellectual Property work in Progress 	n/a	Cost

* These recognition thresholds apply only to not-for-profit agencies that are consolidated into the whole-of-Government financial statements, and only upon initial recognition. For-profit statutory bodies and agencies

not consolidated into the whole-of-Government financial statements have the discretion to determine alternative asset recognition thresholds in consultation with their internal and/or external auditors. This policy may be early-adopted by eligible agencies where possible (e.g. where an eligible agency has a 31 December financial year end).

*** For-profit statutory bodies and agencies not consolidated into the whole-of-Government financial statements have the discretion to choose either the cost or revaluation model for property, plant and equipment as per AASB 116. This policy may be early-adopted by eligible agencies where possible (e.g. where an eligible agency has a 31 December financial year end). Where a for-profit statutory body consolidated into the whole-of-Government financial statements chooses the cost model, it is still required to provide fair values to Queensland Treasury and Trade for whole-of-Government reporting purposes. Refer to NCAP 3.3 Application of Fair Value Basis for more guidance*

**** As this class is designed to capture items of stable value and/or frequent turnover, carrying amount is considered to approximate fair value.*

APPENDIX 1.2 DESCRIPTIONS OF CLASSES OF PROPERTY PLANT AND EQUIPMENT

(Refer to NCAP 1.5)

Asset Classes	Examples of Assets Forming the Asset Class
Land	Land and Land under roads (land under roads includes land under roadways, and road reserves, including land under footpaths, nature strips and median strips).
Buildings*	Buildings, Building Fit outs, Sporting Facilities, Other structures and Improvements and associated Land Improvements*.
Infrastructure*	Electricity, Gas, Water, Transport, Environmental, Sewerage, Forestry, Recreation, Amenities and associated Land Improvements* .
Major Plant and Equipment	Examples of Major Plant and Equipment may include: Aircraft, Specialised Vehicles, Shipping Vessels, Earthmoving Equipment and Hi-Tech Equipment.
Plant and Equipment	Furniture, Fixtures and Fittings including Leasehold Improvements to Buildings, Computer Equipment, Office Equipment, Common Use/General Purpose Libraries, Motor Vehicles, Agricultural and Farming Equipment, and other items not otherwise included in the asset class, Major Plant and Equipment.
Library Reference Collections	General and specialised items, usually not able to be borrowed, but available for use, even if archived. Generally have variable uses (e.g. undergraduate and research purposes), and a longer useful life than common use collections, but not held indefinitely. If possible, would generally be replaced if lost or damaged.
Heritage and Cultural Assets	Works of Art, Cultural Collections, Heritage Library Collections, National Parks, Heritage Buildings/other items of cultural or historical significance.
Leased Assets	Any assets acquired under a finance lease arrangement.
Work in Progress	Property, plant and equipment under construction or in the process of being constructed but yet to meet the recognition criteria of being in the location and condition necessary for it to be capable of operating in the manner intended by management.

**Land improvements are to be included in the class Buildings or Infrastructure based on their proximity to the asset to which they relate. See NCAP 1.5 for details of what is to be included in Land Improvements.*

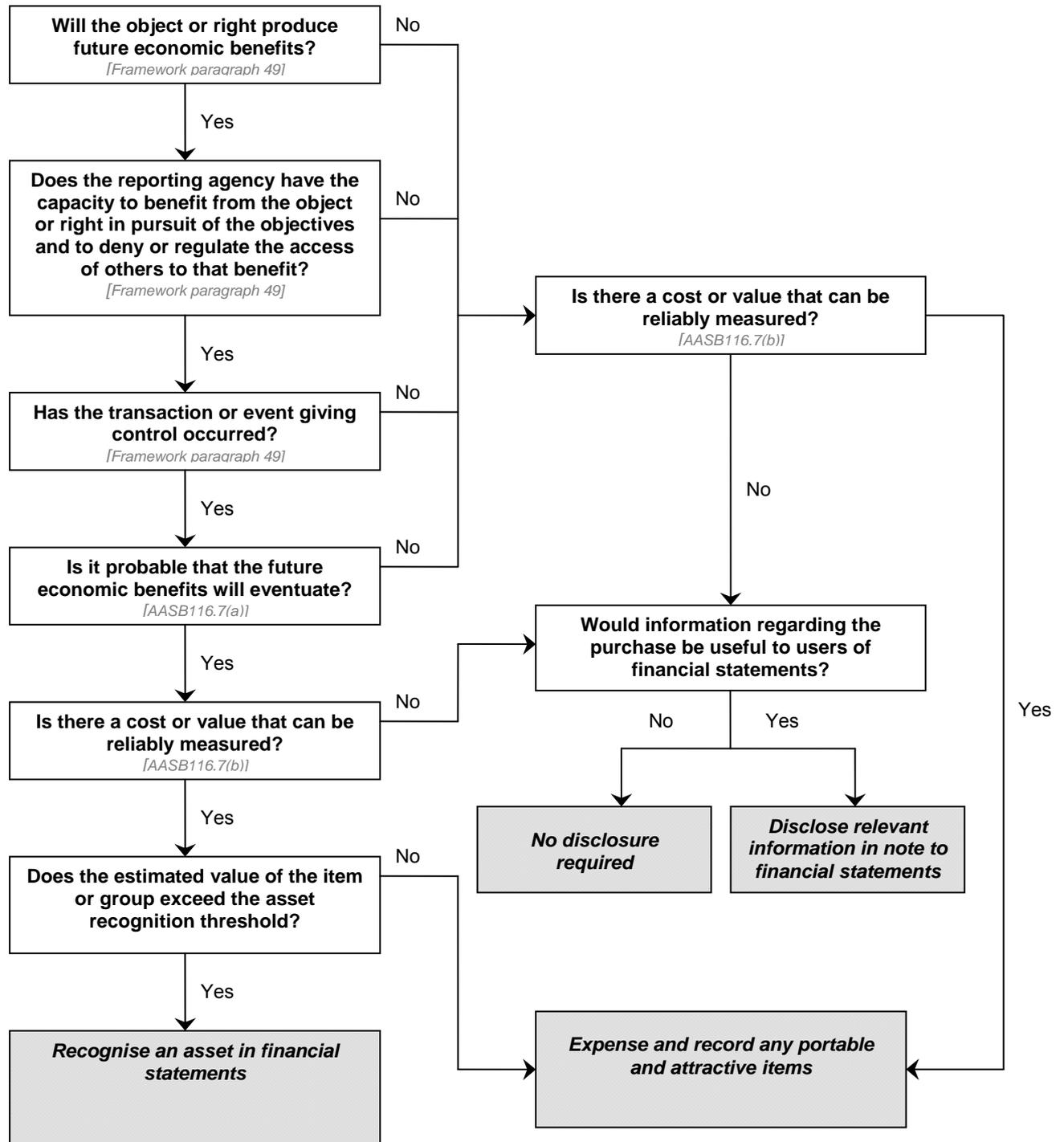
APPENDIX 1.3 DESCRIPTIONS OF CLASSES OF INTANGIBLE ASSETS

(Refer to NCAP 1.5)

Asset Classes	Examples of Assets Forming the Asset Class
Software Purchased	Software predominantly purchased from external providers; Purchased software transferred from another Queensland government agency
Software Internally Generated	Software predominantly built within the agency; Internally generated software transferred from another Queensland government agency
Software Work in Progress	Software being built which is not yet in location and ready for use
Intellectual Property	Patents, Copyrights
Intellectual Property Work in Progress	Intellectual property being developed which is not yet patented or copyrighted
Other Intangibles	Licences
Digital Library Reference Collections	General and specialised library items in digital/electronic format, usually not able to be borrowed, but available for use, even if archived. Generally have variable uses, but not held indefinitely. If possible, would generally be replaced if lost or damaged.
Digital Library Heritage Collections	Library items of cultural or heritage significance in digital/electronic format, usually not able to be borrowed, but available for use, even if archived.

APPENDIX 1.4 ASSET RECOGNITION

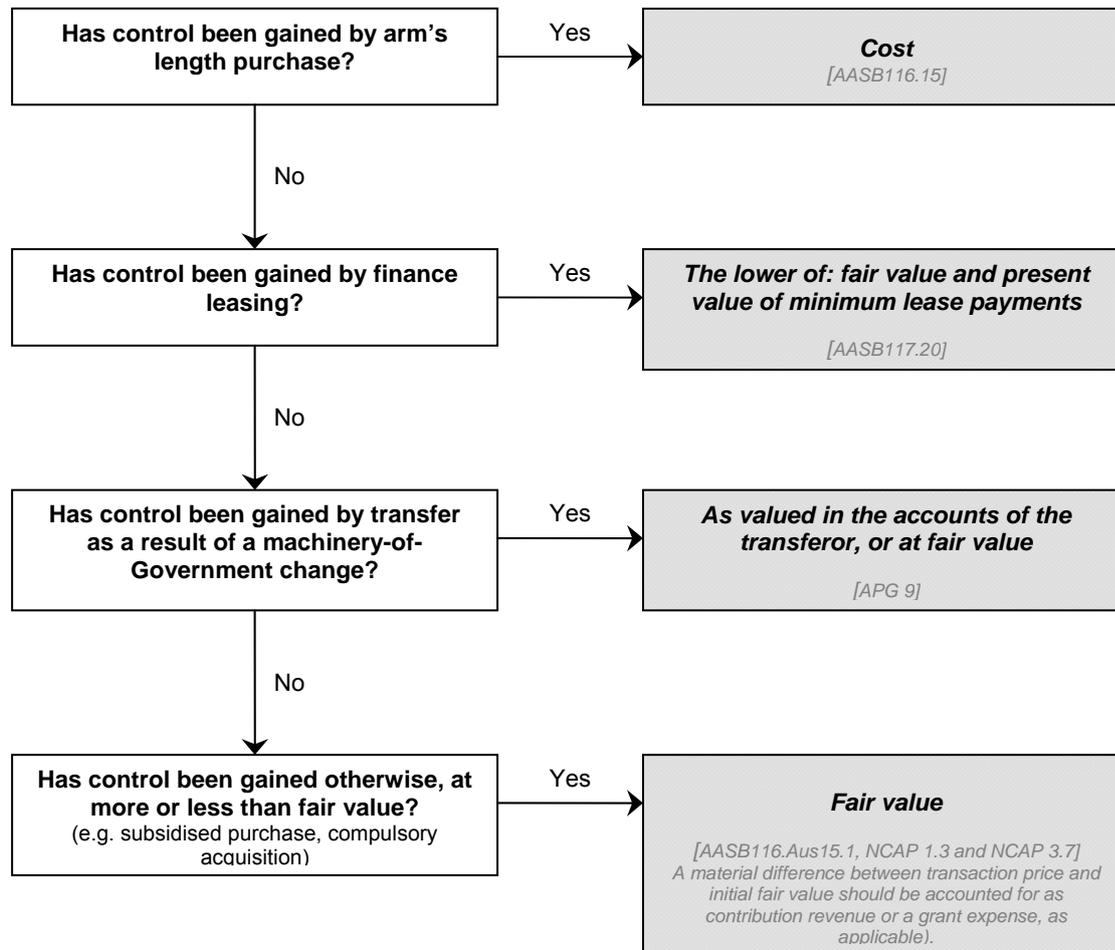
(Refer to NCAP 1.1)



APPENDIX 1.5 VALUATION ON INITIAL RECOGNITION OF ASSET

(Refer to NCAP 1.3)

For Assets coming under agency control within the current reporting period
(As per NCAP 1.1, the right of ownership is not essential in determining control)



APPENDIX 1.6 CAPITALISING VS EXPENSING EXAMPLES (PHYSICAL)

Example Costs Incurred	Treatment
Cost to purchase an asset (including import duties, non-refundable purchase taxes) minus any trade discounts and rebates	Capitalise – this represents initial cost to acquire the asset
Initial delivery and handling of an asset	Capitalise – these costs are directly attributable in bringing the asset to the location necessary for it to be capable of operating in its intended manner
Installation and assembly of an asset	Capitalise – directly attributable in bringing the asset into the condition necessary for it to be capable of operating in its intended manner
(Initial) testing of whether the asset is functioning properly	Capitalise – directly attributable in bringing the asset into the condition necessary for it to be capable of operating in its intended manner
Removing and replacing pipes owned by another entity in the process of constructing a dam	Capitalise – necessarily incurred in completing the project of building the dam (i.e. unavoidable in constructing the dam)
Major refurbishment of a floor in a building resulting in increased capacity (accommodates more staff after refurbishment)	Capitalise – improves the condition of that floor of the building beyond its originally assessed standard of capacity through increased annual service potential
Costs incurred in training staff	Expense – not directly attributable in preparing the asset for use
Minor works done to maintain the asset to ensure it continues at the current level of service until the end of its useful life	Expense – does not improve the condition of the asset beyond its originally assessed standard of performance or capacity i.e. it does not increase the annual service potential nor does it increase its useful life
Property searches in preparation of selling property (currently not yet in “held for sale” class)	Expense – does not improve the condition of the property beyond its originally assessed standard of performance or capacity i.e. it does not increase the annual service potential nor does it increase its useful life
Repainting walls in a building	Expense – maintaining the condition of the building and does not improve the condition of the building such that it increases its annual service potential or its useful life

APPENDIX 1.7 CAPITALISING VS EXPENSING EXAMPLES (INTANGIBLES)

Example Costs Incurred	Treatment
Purchase price (including import duties, non-refundable purchase taxes, minus any trade discounts and rebates)	Capitalise – this represents initial cost to acquire the asset
Material and services in generating the asset	Capitalise – directly attributable in preparing asset for its intended use
Fees to register a legal right	Capitalise – directly attributable in preparing asset for its intended use
Costs incurred in testing a system in pre-production	Capitalise – this exercise forms part of the development phase (AASB 138 paragraphs 57 and 59)
Systems configuration	Capitalise – this is part of building/developing the system and is directly attributable in preparing the system for its intended use
Costs incurred in examining a viable option for replacing a system	Expense – investigation undertaken and is part of the research phase – unable to demonstrate that an intangible asset exists that will generate probable future economic benefits
Training	Expense – not directly attributable in preparing the asset for use
40 (annual) Software user licences costing \$2,500 each	Expense – these individual licences do not meet the recognition threshold for intangible asset. They should not be grouped together for capitalisation as they do not satisfy the definition of a network
Costs incurred in documenting policies and guidelines	Expense – these activities are in connection with the development of an asset but are not necessary in preparing it for use

Non-Current Asset Policies for the Queensland Public Sector

>> NCAP 2 – Complex Assets



OVERVIEW

This Non-Current Asset Policy (NCAP) defines a complex asset and prescribes the requirements for the accounting for significant components.

NCAP 2 consists of the following sub-sections:

Reference	Sub-section
2.1	Introduction
2.2	Definition of a Complex Asset
2.3	Significant Component of a Complex Asset
2.4	Depreciation of Significant Components
2.5	Reviews of Complex Assets
2.6	Replacement of Significant Components
2.7	Disclosure Requirements
Appendix 2.1	Identification of the Significant Components of a Complex Asset



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2.1 INTRODUCTION

Complex assets include special purpose buildings, road infrastructure, water distribution networks and aircraft. A special purpose building is one designed for a specific function and which cannot be converted readily to other uses, e.g., hospitals, correction facilities. Residential dwellings, general classroom blocks and general office buildings are not considered to be special purpose buildings.

The requirement to separately identify and depreciate significant components of assets is provided for in AASB 116 *Property, Plant and Equipment*.

Separately identify and depreciate significant components

The separate identification, recognition and depreciation of significant components of complex assets will provide more reliable and relevant information to users of the financial statements and asset managers. Where significant components have materially different lives from the complex asset, the impact on depreciation expense may be material.

When the change in depreciation expense from separately identifying significant components is material to the class to which the assets relate, the significant components are separately identified and depreciated. This results in more accurate costs being allocated to the financial period to which they relate.

A flowchart to assist in the identification of significant components is in **Appendix 2.1**.

2.2 DEFINITION OF A COMPLEX ASSET

For the purposes of this policy a **complex asset** is defined as:

*a physical asset capable of disaggregation into separate and identifiable **significant components**.*

The following are examples of complex assets that are capable of being broken into components which are potentially significant:

- *Special Purpose Building* (e.g. hospitals and correctional facilities): A special purpose building may have components including cooling systems, electronic security systems and elevators.
- *Road Infrastructure*: The components may include: initial earthworks, formation, pavement, seal, kerb and channelling, road furniture and footpaths.
- *Water Distribution Network*: The components of this type of network may include water reservoirs (dams), water treatment works, major delivery pipes and water distribution systems.
- *Aircraft*: The aircraft body, the interiors such as seats and galleys and engines of the aircraft would be components of the aircraft.

Each identifiable component should be tested against the following criteria to determine whether it constitutes a significant component for accounting and reporting purposes.

2.3 SIGNIFICANT COMPONENT OF A COMPLEX ASSET

To satisfy the definition of a significant component of a complex asset, the component must meet **all** of the following criteria. The component must:

- be separately identifiable and measurable and able to be separated from the complex asset; **and**

- require *replacement at regular intervals* during the life of the complex asset to which it relates i.e., its life differs in duration from another component of the complex asset; **and**
- exceed the asset recognition threshold for the agency (N.B. agencies must not establish an additional mandatory threshold for identifying whether a component is significant) ; **and**
- have a *significant value* in relation to the total cost of the complex asset; **and**
- have a different estimated useful life from the complex asset so that failure to depreciate it separately would result in a *material difference* in the annual depreciation expense for that asset.

Agencies should assess their assets on a case by case basis when identifying complex assets and their significant components.

Replacement at Regular Intervals

Regular interval suggests a system of organisation or planned timeframe, generally occurring more than once.

While not conclusive evidence of the regular replacement of assets, the following may demonstrate a planned replacement schedule is in place:

Demonstrated by:

- historical data
- regular fiscal limit funding

- historical data that clearly shows evidence of replacement at regular intervals; and/or
- funding has been allocated from an agency's fiscal limit for future, regular upgrades, e.g. the asset management plan provides for replacement.

Significant Value

Each agency will need to consider its own circumstances when making a decision on when a component has a significant value compared to the total fair value, or cost of the complex asset (in the case of a *for-profit* statutory body or agency *not consolidated* into the whole-of-Government financial statements). For the purposes of this policy, 'significant' denotes considerable amount or effect.

On this basis, a component that has a value within the range of 5 - 10% compared to the total cost of the complex asset will be a matter of judgement for the agency, but a component with a value greater than 10% will generally be considered significant.

Material Difference in Depreciation

Judgement 5-10%
Material > 10%

Again, each agency will need to consider its own circumstances when making a decision on what is material. As a rule of thumb, any difference in depreciation expense within the range of 5% -10% will be a matter of judgement for the agency, but a difference greater than 10% will generally be considered material in relation to the complex asset.

Dissimilar components of a complex asset must not be combined to test for materiality, e.g. a communication system should not be added to an air conditioning system. However, where multiple similar units/parts exist and are treated as one component e.g. multiple air conditioning units within a single complex asset, it would be appropriate to group these parts in testing whether the impact on depreciation expense is material.

Where an agency is the lessor of property, plant and equipment subject to an operating lease, it may be appropriate for amounts associated with favourable and unfavourable attributes of the lease terms, relative to market terms, to be depreciated separately, as cited in paragraph 44 of AASB 116.

Measurement

Components must be measured on the same basis as the complex asset to which they belong, i.e., if the asset is valued at cost, the component must also be valued at cost but if the revaluation method is used, both the asset and its components must be fair valued.

Recognition

In line with assessing relevance for financial reporting purposes, a further test by asset class may be undertaken. The normal materiality principles shall be adopted.

If there are several complex assets within a class of asset, the significant components should be grouped to test for materiality. The aggregated increase in depreciation expense from separately accounting for these significant components is then measured against the depreciation expense for the class to determine whether the impact is material.

If the test determines there would be a material difference in depreciation expense for the class, then the significant components must be separately identified and depreciated. That is, there may be circumstances where there are several significant components within a class of asset but the test for material difference in the depreciation expense for the class may determine they are not material. In this case, they need not be separately depreciated from the complex asset.

2.4 DEPRECIATION OF SIGNIFICANT COMPONENTS

Depreciated separately if a material difference exists between the components and the complex assets

Where a significant component is identified (i.e. it meets both the definition criteria and the depreciation expense is material against the class of asset) the agency is to account for the significant component as a separate asset and depreciate it separately from the complex asset.

The remaining components (which do not meet the criteria of a significant component) of a complex asset are to be depreciated over the estimated useful life of the complex asset itself. Agencies are not to average the useful lives of each component to determine the overall estimated useful life of the complex asset, but should assess the life of the asset as a whole based on the management plan and maintenance program in operation, the affordability and feasibility of replacement, and any other relevant policy/service delivery decisions taken by the agency.

2.5 REVIEWS OF COMPLEX ASSETS

For the purposes of this policy, agencies are expected to undertake a review of each complex asset for significant components where there is a material change to the complex asset, its components and/or its estimated useful life, e.g. there is a partial demolition or major upgrade of facilities.

2.6 REPLACEMENT OF SIGNIFICANT COMPONENTS

Capitalise replacement costs and derecognise replaced components

Expenditure on the replacement of significant components of complex assets is to be capitalised and the written down value of the original significant component de-recognised. If a part of the original significant component is not replaced an adjustment should be made to reinstate it as part of the replacement, i.e. new, significant component.

The separate recording of significant components is important in allocating the correct cost of assets over the period they provide benefit to the user. It is also helpful in assisting management to plan for the removal, replacement and maintenance of the components in both accounting and physical asset management terms. This is consistent with AASB 116

which specifies that the replacement of components of an asset can be distinguished from expenditure on repairs or maintenance made to help maintain the future economic benefits that an agency can expect from an asset.

2.7 DISCLOSURE REQUIREMENTS

Components not separately disclosed

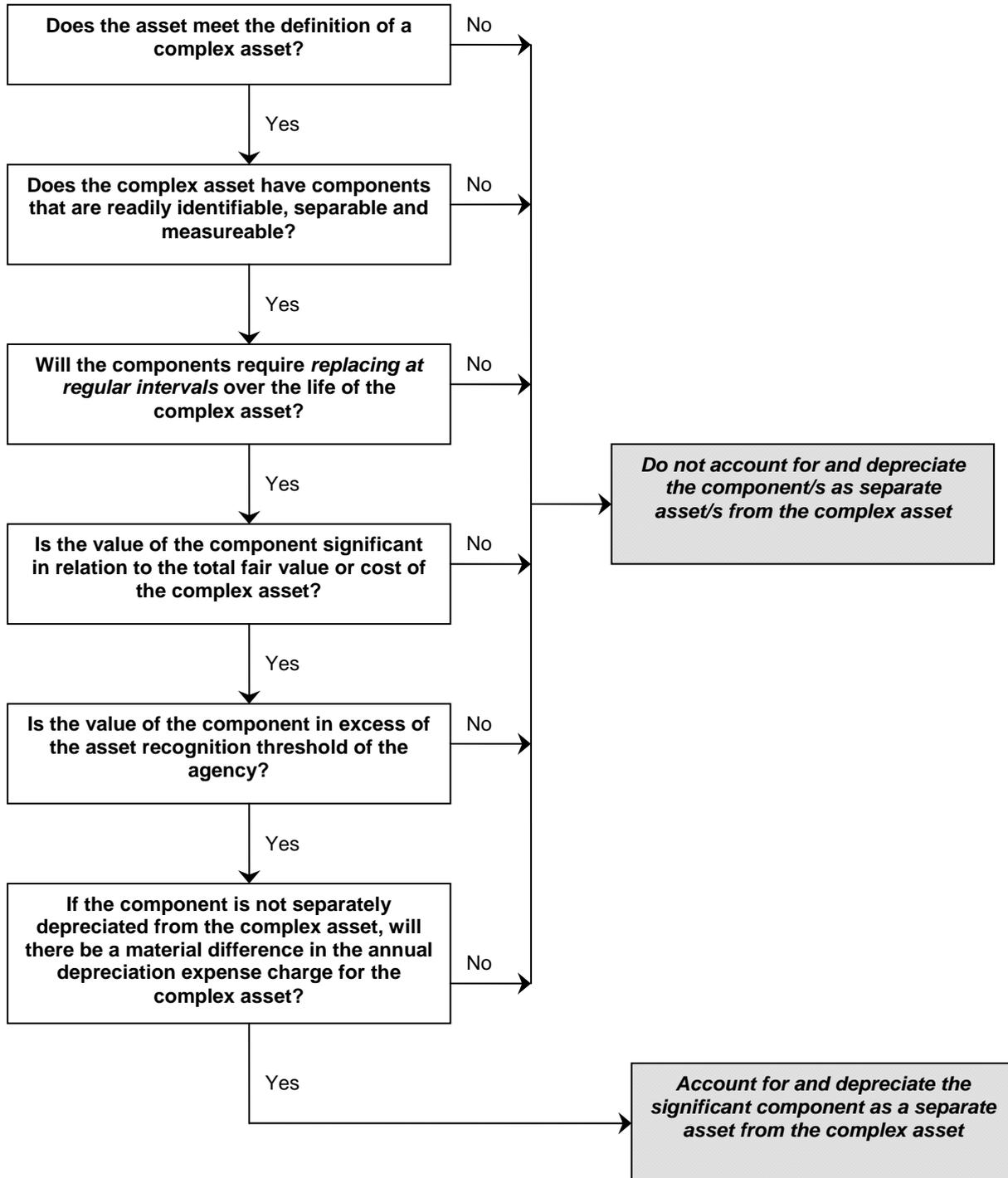
Significant components of a complex asset are not to be separately disclosed in the financial statements. Rather, significant components should be disclosed in the same class as the complex asset to which they relate.

For example, where the security system is a significant component of a facility it will form part of the total disclosed for the class to which the facility belongs.

Similarly, depreciation expense and accumulated depreciation relating to significant components of complex assets are also to be disclosed on the same class basis.

APPENDIX 2.1 - IDENTIFICATION OF THE SIGNIFICANT COMPONENTS OF A COMPLEX ASSET

(Refer to NCAP 2.3)



EXAMPLE A One Significant Component of a Complex Asset

Worked Examples

The following worked examples demonstrate the process to be undertaken when identifying significant components of a complex asset. For the purposes of this exercise, the data in the examples are fictional.

Complex Asset A

Component Asset Description	Fair Value	Proportion to total value	Significant cost	Remaining Estimated Useful Life	Annual Component Depreciation using component life	Annual Whole Asset Depreciation using whole asset life	Difference	Difference	Material
	\$	%			\$ (a)	\$ (b)	\$ (a)-(b)=(c)	% (c)/(d)x100=(e)	
Air-conditioning system	3,000,000	7.89%	Judgement required	13.25	226,415	78,948	147,467	14.75	Yes
Balance of Complex Asset A	35,000,000	92%	n/a	38.00	921,052	921,052	-	-	-
Total Value of Complex Asset A	\$38,000,000	100.00%		38.00	\$1,147,467	(d) \$1,000,000			

Assumptions

1. Fair Value has been adopted as the valuation methodology for this class of asset.
2. It is a policy of the agency to allocate funding to replace the total air-conditioning system (in total) of the complex asset every 13.25 years for workplace health and safety reasons.
3. The agency has made a judgement in this case that the air-conditioning system represents a significant cost to the total value of complex asset A.
4. The above example uses straight line depreciation. (The example should be adjusted to reflect the depreciation methodology adopted for the asset when assessing whether a component is significant or not.)

Conclusion

The air-conditioning system meets the criteria of a significant component.

EXAMPLE B Multiple Significant Components of a Complex Asset

Complex Asset B

Component Asset Description	Fair Value \$	Proportion to total value %	Significant cost	Remaining Estimated Useful Life	Annual Component Depreciation using component life \$ (a)	Annual Whole Asset Depreciation using whole asset life \$ (b)	Difference \$ (a)-(b)=(c)	Difference % (c)/(d)x100=(e)	Material
Special security system (Metal Detectors etc)	748,590	22.10%	Yes	10	74,859	12,476	62,383	110.49	Yes
Electronic security system	707,858	20.89%	Yes	10	70,786	11,797	58,989	104.48	Yes
External security system (Cameras, Monitors and Towers)	176,164	5.20%	Judgement required	30	5,872	2,936	2,936	5.20	Judgement required
Air-conditioning system	29,884	0.88%	No	60	498	498	No further action required		
Balance of Complex Asset B	1,725,282	50.93%	n/a	60	28,755	28,755	-	-	-
Total Value of Complex Asset B	\$3,387,778	100.00%		60.00	\$180,770	(d) \$56,462			

Assumptions

1. Fair Value has been adopted as the valuation methodology for this class of asset.
2. It is a policy of the agency to allocate funding to replace each of the above systems (in total) of the complex asset every 10 to 30 years due to obsolescence, technological changes in electronics and for workplace health and safety reasons. The estimated useful lives of each system have been determined based on historical practices with existing similar complex assets.
3. The agency has made a judgement in this case that the External Security System represents a significant cost to the total value of complex asset B.
4. Each component is assessed on an individual basis.
5. The above example uses straight line depreciation. (The example should be adjusted to reflect the depreciation methodology adopted for the asset when assessing whether a component is significant or not.)

Conclusion

The Special and Electronic Security Systems meet the definition criteria of significant component. Professional judgment will be required to determine whether the External security system is a significant component under the definition. The Air-conditioning system does not meet all of the definition criteria of significant component.

EXAMPLE C Complex Assets within a Class

Class: Complex Assets

Component Asset/Significant Component Asset Description	Fair Value \$	Proportion to total value of Asset Class %	Remaining Estimated Useful Life	Annual Component Depreciation using component life \$ (a)	Annual Whole Asset Depreciation using whole asset life \$ (b)	Difference \$ (a)-(b)=(c)	Difference To Total Asset Depreciation % (c)/(d)x100=(e)	Material
Complex A (total value \$ 38,000,000):								
Air-conditioning system	3,000,000		13.25	226,416	78,947			
Balance of Complex Asset A	35,000,000		38.00	921,052	921,052			
Complex Asset B (total value \$3,387,778):								
Special security system (Metal Detectors etc)	748,590		10.00	74,859	12,476			
Electronic security system	707,858		10.00	70,786	11,797			
External security system (Cameras, Monitors and Towers)	176,164		30.00	5,872	2,936			
Balance of Complex Asset B	1,755,166		60.00	29,253	29,253			
Total Value of Asset Class	\$41,387,778	100.00%		\$1,328,238	(d) \$1,056,461	\$271,777	25.73%	Yes

Assumptions

1. Each of the components aggregated above meet the definitional criteria required of a significant component.
2. The class of assets is valued on a fair value basis.

Conclusion

The depreciation expense for the class of assets is materially different when significant components are separately depreciated. Based on this assessment, the components should be separately depreciated from the complex asset.

Non-Current Asset Policies for the Queensland Public Sector

>> NCAP 3 – Valuation of Assets



OVERVIEW

This Non-Current Asset Policy (NCAP) provides the framework for the valuation and revaluation of assets.

NCAP 3 consists of the following sub-sections:

Reference	Sub-section
3.1	Introduction
3.2	Application of Cost Basis
3.3	Application of Fair Value Basis
3.4	Application of Fair Value Concepts
3.5	Valuation Approaches
3.6	Revaluation Methodologies
3.7	Specific Valuation Issues
Appendix	
3.1	Determination of Fair Value Hierarchy Level
3.2	Fair Value Measurement Expectations
3.3	Content Required from Valuers (or Other Relevant Professionals)



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3.1 INTRODUCTION

The *Framework for the Preparation and Presentation of Financial Statements* (the Framework) identifies four principal characteristics that make the information provided in financial reports useful to users: understandability, relevance, reliability and comparability. Other important factors in the recording of assets are timeliness, materiality and cost versus benefit.

Most relevant and reliable measurement basis is fair value

This policy takes the position that, for the most part, the characteristics of *relevance* and *reliability* will be met by valuing non-current physical assets at their fair value, as defined in AASB 13 *Fair Value Measurement* rather than at cost.

AASB 13 outlines how to measure fair value when fair value measurement is permitted or required by other Australian accounting standards, subject to Queensland Treasury and Trade policies for departments and statutory bodies. This chapter provides additional guidance and examples to help agencies apply such requirements. All such guidance and examples must be read in conjunction with AASB 13.

3.2 APPLICATION OF COST BASIS

AASB 116 *Property, Plant and Equipment* and AASB 138 *Intangible Assets* allow agencies to record classes of assets at cost in lieu of fair value.

It is Queensland Treasury and Trade policy that the assets to be **carried at cost** by agencies include:

The assets to be carried at cost

- intangible assets for which there is no active market;
- work in progress; and
- (the asset class) plant and equipment.

While all property, plant and equipment are generally to be recorded at fair value, assets belonging to the class plant and equipment will usually have relatively short useful lives to the entity, and fair values will not differ significantly from depreciated cost. On this basis agencies are to record at cost (the asset class) plant and equipment, in lieu of fair value.

PP&E assets measured at cost not to be revalued

Property, plant and equipment measured at cost are never to be revalued. The annual review of estimated useful life should ensure the assets are not fully depreciated while they retain some service potential. Even after being fully depreciated, assets carried at cost cannot be revalued.

3.3 APPLICATION OF FAIR VALUE BASIS

It is Queensland Treasury and Trade policy that **all** agencies (with the exception below) are to record **at fair value** all land, buildings, infrastructure, heritage and cultural assets, and major plant and equipment.

Investment property is to be recorded **at fair value** except where fair value cannot be measured reliably – refer to NCAP 3.7 under 'Investment Property'.

An intangible asset is to be carried **at cost** except when there is an active market for that asset – refer to NCAP 3.7 under 'Intangible Assets'.

For-profit statutory bodies and agencies *not consolidated* into the whole-of-Government financial statements, have discretion

However, *for-profit* statutory bodies and agencies *not consolidated* into the whole-of-Government financial statements have the discretion to measure property, plant and

equipment and investment property at fair value or cost. This policy may be early-adopted by eligible agencies where possible (e.g. where an eligible agency has a 31 December financial year end). A consequential change in policy must facilitate the financial statements providing more relevant and reliable information (as per AASB 108 *Accounting Policies, Changes in Accounting Estimates and Errors*). If an agency changes its asset measurement policy, it must comply with AASB 108, including the requirement for retrospective application.

Where a for-profit statutory body consolidated into the whole-of-Government financial statements chooses the cost model, it must provide supplementary fair value information to Queensland Treasury and Trade to ensure the reported asset values materially reflect fair value in the whole-of-Government financial statements.

3.4 APPLICATION OF FAIR VALUE CONCEPTS

Fair value definition

The term 'fair value' is defined in AASB 13 as being:

the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

The 'fair value' concept in AASB 13, and the fair value guidance throughout the Non-current Asset Policies, reflect an 'exit price' approach.

Appendix 3.1 Determination of Fair Value Hierarchy Level sets out the process for identifying the fair value inputs and corresponding fair value hierarchy levels.

To calculate a fair value pursuant to AASB 13, information must be obtained, and/or assumptions made, about a range of factors, including but not limited to:

- the characteristics e.g. the condition and location of the asset;
- which market a sale of that asset would take place in;
- who would buy the asset and what they would take into account;
- what is the highest and best use for the asset; and
- which costs are to be taken into account (e.g. transaction costs are not to be included, as per AASB 13).

Fair value to reflect market participant's assumptions

The data used for the fair value calculation must reflect the information and assumptions that market participants would use when pricing the asset, not necessarily how the agency currently uses, or intends to use, the asset.

Market and market participants

Fair value measurement assumes that the transactions are taking place in either the principal market or, in the absence of a principal market, the most advantageous market for the asset. The agency must have access to the relevant (i.e. either the principal or the most advantageous) market at the measurement date. The concepts of principal market and most advantageous market are defined and explained in AASB 13.

There may be situations where specific markets and/or market participants are not readily apparent. In such circumstances, agencies should approach this by considering:

- what the asset can be used for;
- who would use it for those purposes; and
- what would those parties take into account in determining a price to pay for the asset.

Valuers are generally in the best position to determine these, in consultation with agencies. Agencies are responsible for assessing whether the valuer's assumptions are reasonable,

relevant and complete. However, when such assumptions are used by management, they then become management’s assumptions.

As per the definition, fair value is not an entity specific value; it is based on a market participant’s perspective, assuming they act in their economic best interest. The term “market participants” is defined in Appendix A of AASB 13.

Agencies should ensure they have given appropriate consideration to the existence of available observable inputs – refer to later in this section. Where there are insufficient relevant observable inputs, an agency will need to use unobservable data e.g. internal data on past construction costs incurred) to estimate the fair value of an asset.

Highest and best use

The fair value of a non-financial asset must be determined by reference to its “highest and best use”. AASB 13 defines and explains this concept.

Agencies need to be aware that the highest and best use of an asset should be determined from the perspective of market participants, regardless of how the asset is currently used or the agency’s present intentions or preferences. There may be evidence suggesting that a different (highest and best) use would maximise the economic benefits of the asset and that use is legally permissible, financially feasible and physically possible.

Valuers are probably best placed to determine highest and best use in consultation with agencies. Agencies and their valuers therefore need to have a shared understanding of the circumstances of the assets. Agencies should question a valuer’s assessment of highest and best use and the consequential valuation. An agency has to form its own view about a valuer’s determination, as the agency is ultimately responsible for what is presented in its audited financial statements. Independence and objectivity in the determination of the valuations is important as auditors are likely to identify whether the assumptions were developed internally or externally, and how rigorously they were developed.

Nature of physical characteristics

AASB 13 states that an entity’s current use of an asset is presumed to be the highest and best use, unless market or other factors suggest that a different use would maximise the value of the asset. The current agency use of an asset may be considered to reflect its highest and best use if the asset’s present physical characteristics (without modification) would prevent its use for another purpose. This is a reasonable assumption for specialised assets, as well as some non-specialised assets (like general office buildings) where a market participant is likely to use the asset in the same way as the agency. However, some non-specialised assets (like land) may be highly adaptable for alternative purposes (in the absence of any applicable restrictions), so current agency use may not reflect highest and best use. Agency judgement is required on this matter, based on individual assets’ circumstances.

Stand-alone or part of group?

Fair value measurement is also affected by the unit of account used for the asset (i.e. whether the asset should be measured on a stand-alone basis or as part of a group of assets and/or liabilities). Professional judgement is required to determine the unit of account for measurement purpose based on each agency’s own circumstances, including the highest and best use of the asset, how the asset is traditionally managed and used and the availability and quality of relevant observable market data.

If an asset’s highest and best use is on a stand-alone basis (after taking into account any relevant costs to convert the asset to an alternate use), the valuation is to be on that basis. However, if highest and best use of an asset is as part of a group of complementary assets and/or liabilities (including a cash-generating unit), the valuation of the asset is to assume those circumstances exist. Agencies need to make this assessment, based on their particular business and surrounding circumstances (e.g. restrictions) of the asset concerned.

Consider what to value

On that basis, agencies need to carefully consider what they want valued and how they should ‘frame’ valuation instructions, rather than simply supplying a list of individual assets to be valued. For example, if highest and best use would be achieved by “packaging” a group of individual assets (e.g. adjoining blocks of land) for sale, agencies should seek a valuation on that basis (instead of, or in addition to, individual valuations for each asset).

Judgements about highest and best use must take into account the characteristics of the assets concerned, including restrictions on the use and disposal of assets arising from the asset’s physical nature and any applicable legislative/contractual arrangements.

Consider nature of restrictions

The source of the restriction and the way it is associated with the asset are important when determining the highest and best use. Agencies need to distinguish between restrictions that relate only to the entity that presently holds the asset, and restrictions that relate to (and transfer with) the asset (regardless of who controls the asset at a given time). An entity-specific restriction should not be taken into account in the fair value measurement. For example, a contractual restriction that only applies to the existing asset holder does not restrict, and therefore is not relevant to, other market participants. Alternatively, where a restriction is effectively a characteristic of (and therefore transfers with) the asset, market participants would take the restriction into account when pricing the asset, and so it should be taken into account in determining fair value. For example, if an asset is subject to a legislative restriction that substantively prevents alternative uses of the asset, the highest and best use for the asset may be its current use.

In assessing the relevance of restrictions, agencies must understand the extent to which a restriction could be lifted or varied. If a market participant is able to - and is likely to - seek a lifting or variation of a restriction to broaden an asset’s potential uses, that should be taken into account in determining highest and best use (as well as any associated costs in doing so).

Again, agencies must ensure their valuer (or other relevant professional) is fully informed about the circumstances of all restrictions that apply to assets being valued.

Examples

A forestry reserve on Crown land is presently prohibited from alternative uses due to the existence of a Government regulation. In this instance, the land’s current use is considered to be its highest and best use since any development opportunities are not presently legally permissible, and a market participant does not have rights to request an amendment to the regulation.

Vacant land controlled by an agency, and currently zoned by the local government as being for industrial purposes, is located within an outer suburb where the mix of use is progressively becoming more residential in nature. As a result, the agency’s original plans to construct an area office on that land are being reconsidered. A residential development on that land would maximise the economic benefits associated with the land, and the prospects of success with that are very high. The agency is not prevented from selling that land, and it does not have a practice of seeking rezoning of land that it plans to sell. However, a property developer could lodge with the local government a rezoning request for residential development. In this situation, the land’s highest and best use is considered to be for residential development since a rezoning request is possible. In valuing the land, the valuer assesses the probability of a market participant seeking and obtaining local government approval for a rezoning request for residential purposes. The valuer also takes into account any potential costs to convert the land for residential use (that a market participant would take into account when pricing the land).

Some of the examples in NCAP Tool – Illustrative Examples for Fair Value Measurement may also be useful in illustrating the concept of highest and best use.

Fair value hierarchy

Data inputs to be categorised against a 3 level fair value hierarchy

Regardless of which valuation technique is used (refer to the heading ‘Valuation approaches’ under NCAP 3.5 Valuation Approaches), the data inputs used for the calculation (and the resulting fair value) must be categorised into one of the three levels of the fair value hierarchy described in AASB 13 – refer to paragraphs 72 – 90 of AASB 13. Appendix 3.1 depicts how this hierarchy applies in light of valuation inputs, and how agencies should approach the valuation of assets.

The term “quoted” means there are publicly available prices for a particular item in a market. In contrast, the term “observable” is broader than “quoted” and encompasses other publicly available data which, in some cases, may only be accessible via a subscription service.

Examples of “observable” data would include prices for past property sales, advertised rental rates, reputable lists of recommended selling prices for particular items, published indices, published interest rates and yield curves etc. Examples of “unobservable” data would include past transaction prices between an entity and a supplier (where such prices are not advertised publicly), an entity’s own historical data on costs incurred, and the subjective judgements applied in determining fair values.

The term “identical” is to be interpreted as meaning having exactly the same physical, financial and legal characteristics.

In measuring fair value, highest priority is given to quoted prices in active markets for identical assets and lowest priority is given to unobservable inputs. In light of this, determining fair value with reference to values of identical assets would be rare for non-current physical assets. Therefore it is unlikely that any agency non-current physical assets would have level 1 fair values.

Valuation inputs that are observable are more reliable than inputs that are unobservable, as often unobservable inputs are derived by an entity rather than reflecting market evidence. Observable inputs used must be relevant, reliable, verifiable and appropriate to the asset’s circumstances. In using observable data, agencies should identify the recency of such data, to judge its relevance to fair value, and the extent to which any adjustment needs to be made in using it.

Fair value categorisation may be affected by adjustments using unobservable inputs

Where the use of level 2 inputs alone does not materially reflect the fair value of an asset, an adjustment to level 2 inputs may be required. An adjustment of a level 2 input using unobservable inputs that are significant to the entire fair value measurement may result in the entire fair value measurement being categorised as level 3.

The word “significant” is not defined in AASB 13, so agencies should use normal materiality guidance to judge significance.

Also refer to NCAP 3.5 Valuation Approaches and NCAP 3.6 Revaluation Methodologies.

Subject to that, agencies should have a documented accounting policy about how they determine the significance of adjustments to observable inputs using unobservable data, and apply that policy consistently. A reasonable starting point to determine the effect of any adjustments using unobservable data on the resulting fair value would be to:

- determine the overall fair value;
- attempt to determine a fair value based only on the observable inputs (if practicable); and
- identify the numerical difference between those two values.

Agencies should ensure they have given appropriate consideration to the existence of available observable inputs. Even in an inactive market, it should not automatically be presumed that the transactions do not represent fair value, or that the market is not orderly. Agencies will need to consider the relevant facts and circumstances in making their judgements.

If no observable inputs, use best information available at the time of measurement

In some instances, however, there will be no observable inputs available. This is expected to be the case for specialised assets such as infrastructure (e.g. roads, harbours and dams) and specialised buildings such as hospitals and prisons. In those situations, agencies must use unobservable inputs to the extent that relevant observable inputs are not available. Like the use of observable inputs, the unobservable inputs used must reflect the assumptions market participants would use when pricing the asset. An example of unobservable data is internal data on past construction costs for a particular asset.

Regardless of whether or not an external party has been engaged, agencies must review and understand the inputs and other assumptions used in valuations to determine the appropriate categorisation of the overall fair value measurement in the fair value hierarchy.

Agencies should refer to Appendix 3.2 for the fair value level QTT recommends for various types of assets, for consistency across agencies. Where an agency has an asset that it believes should be categorised differently to what is suggested in Appendix 3.2, that agency should consult with QTT (via the Financial Management Help Desk).

For assets that have not yet been revalued by specific appraisal (due to either purchase or construction), the fair value level should reflect the fair value level for similar assets within the same class, taking into account the recommendations in Appendix 3.2.

NCAP Tool - Illustrative Examples for Fair Value Measurement provides examples that demonstrate the application of the fair value hierarchy for different types of assets.

Transfers between levels

From year to year, agencies must review the fair value levels assigned to their assets in light of changed asset characteristics (e.g. age, condition etc.), changes in market conditions and/or valuation techniques and changes in the nature/quality and significance of data inputs used in determining fair value. If, as an outcome of this review, an agency believes the fair value level for any assets should be different to what is recommended in Appendix 3.2 for the particular type of asset, they are to consult with QTT (via the Financial Management Help Desk). Transfers of asset values between fair value levels are otherwise expected by QTT to be rare.

Any necessary transfers of asset values between fair value levels are to take effect in conjunction with the recognition of the associated revaluations.

3.5 VALUATION APPROACHES

Appendix 3.1 demonstrates how agencies are to approach valuations under AASB 13.

In the absence of quoted prices for an identical asset, fair values are to be determined using valuation techniques that are appropriate in the circumstances and for which sufficient data is available.

Valuation techniques used to calculate fair value fall into either of the following approaches:

Three broad valuation approaches can be used

- a market approach;
- an income approach; or
- a cost approach.

Each of these approaches is defined in AASB 13, and further explained in paragraphs B5 – B30.

Maximise observable inputs; minimise unobservable inputs

No matter which valuation technique is used, the aim is to determine a fair value that a market participant would place on the asset. This should be achieved by using a valuation technique that maximises the use of relevant observable inputs and minimises the use of unobservable inputs. Agencies should therefore strive to use a valuation technique that is relevant and reflects the characteristics and assumptions about the asset and uses data inputs that are as observable as possible, provided sufficient reliable data can be obtained for that technique, and the data is relevant to the asset being valued. Even where fair values are determined by external parties, agencies must assess whether, and be satisfied that, the techniques and methodologies used are reasonable, relevant and complete.

Once a valuation technique has been selected, it should be applied consistently to assets within that class. For example, the fair value of buildings may be able to be derived from observable market-based information, in which case that approach would generally be appropriate for all assets in that class.

A change in valuation technique is only appropriate if the change would result in a measurement that is equally or more representative of fair value in the circumstances. Any such change would need to be accounted for as a change in accounting estimate in accordance with AASB 108 *Accounting Policies, Changes in Accounting Estimates and Errors*.

Appendix 3.2 provides guidance on the expected valuation approaches and expected fair value hierarchy categorisation for various types of non-current physical assets.

Market approach

When observable data for similar assets is available, that data is likely to represent the best indicator of the asset’s fair value. For that reason, some land and general non-specialised buildings could be valued using a market approach.

Where an asset is rarely traded and reliable comparisons with similar assets do not exist, other valuation approaches such as the income approach (if the highest and best use of the asset is to generate net cash inflows) or cost approach may be more appropriate.

Income approach

Discounted cash flow technique

The income approach will generally be more relevant to assets where their highest and best use is primarily dependent on their ability to generate net cash inflows, such as commercial or general office buildings. The discounted cash flow (DCF) technique is a commonly used technique under the income approach. Paragraphs B12 – B30 of AASB 13 contain guidance on the application of present value techniques.

Obtain external, independent, expert advice

When using the DCF technique to determine fair value, agencies should develop a (post-valuation) quality assurance framework to ensure the validity and reliability of the asset values determined under this approach. Agencies should consider obtaining external, independent, expert advice in the development of this framework. The quality assurance framework should address such issues as (but not be limited to) the following:

- regular testing of the assumptions used in the cash flow model against actual outcomes in subsequent periods and;
- ensuring the cash flow model is based on reasonable and supportable assumptions which have been founded on objective evidence and rational judgement.

The DCF technique involves:

- estimating the future cash inflows, outflows and appropriate terminal value to be derived from the asset(s) (or cash-generating unit); and
- applying an appropriate discount rate to those future cash flows.

DCF – key consideration points

In applying the DCF technique, agencies must have regard to the guidance contained in Appendix A of AASB 136 *Impairment of Assets*, subject to fair value principles, including the following key consideration points:

- Subject to data availability for the asset(s) being measured, the timeframe for cash flows should be five years unless cash flows for a longer period can be reliably determined.

Cash flows beyond five years should be extrapolated at a steady or declining growth rate.

- Cash flows estimates should be consistent with the principle of highest and best use, reflecting market participants' assumptions about future performance and potential of the asset. Regard should be had to past evidence of actual cash flows, to test the reasonableness of future cash flow estimates.

Estimates of future cash flows include projections: cash inflows from the continuing use of the asset(s); cash outflows that are necessarily incurred to generate cash inflows from continuing use of the asset(s); and net cash flows (if any) to be received/paid for the disposal of the asset(s) at the end of their useful life.

Estimated future cash flows arising from entity specific circumstances, such as future restructuring to which an entity is not yet committed, or improving or enhancing the assets' performance (as opposed to maintenance and planned capital expenditure), are not to be included in the estimates of future cash flows unless evidence suggests that a market participant would take these factors into account.

- A disposal cash flow/terminal value for the asset(s) or cash generating unit (whether or not they have an indefinite useful life) should be included in the calculation i.e. the expected cash flows, adjusted for future price changes, that will be realised on scrapping or selling the asset(s) at the end of the discrete period for which the cash flow projections are prepared.
- The discount rate should reflect characteristics of the asset being measured, the likely rate a market participant would use, and assumptions inherent in the cash flows (e.g. the risks specific to the asset for which the future cash flow estimates have not been adjusted, and the time value of money – AASB 136 para 55).

The discount rate used must be reasonable and supportable. Where an agency does not have its own specialised financial expertise for this purpose, it is strongly encouraged to seek advice from an appropriately skilled external party, such as Queensland Treasury Corporation's Treasury Services Team.

Reflect market participants assumptions based on supportable, objective evidence

The key assumptions and variables used in the DCF technique must be supportable based on objective evidence and reasoned judgement. If this cannot be achieved then fair value cannot be reliably estimated using the DCF technique.

If an agency adopts the income approach for an asset group, this total value is to be allocated across the individual assets in the group in a manner as determined and documented by the agency. Where the value of the individual assets cannot be reliably determined, the value attributable to the group is apportioned to the individual assets. The ratio of the value of an asset to the value of the group may be an appropriate basis for such an apportionment.

Agencies must disclose in the notes to the financial statements all significant assumptions underpinning the results of the DCF calculations in accordance with disclosure requirements contained in AASB 13 and AASB 101 *Presentation of Financial Statements*.

Also refer to the heading 'Valuation of Asset Groups or Complex Assets' under NCAP 3.7 Specific Valuation Issues.

Where there exists a regulated asset base

A number of Queensland public sector agencies operate in a price-regulated industry, such as those operating in the water and electricity sectors. It is generally accepted that assets owned by these entities are held to generate cash inflows.

Fair value can use either cost approach or income approach

Where there is no market price for identical or similar assets, fair value may be determined using either a cost approach or an income approach.

In Queensland, it is generally accepted that little or no active market exists for price-regulated activities undertaken by public sector agencies. Indicators of a lack of an active market for price-regulated assets include situations where the assets are:

- complex in nature requiring specialist expertise to design and construct;
- unique to a particular market; and
- rarely sold.

In price-regulated industries, the regulator uses the value of the group of assets (known as the asset base) employed in the delivery of the services subject to regulatory requirements for determining prices for the services and products delivered and supplied by the agency.

Definition – Regulatory Asset Base

The value of the asset base is known as the Regulatory Asset Base (RAB).

‘The RAB is the ‘market value’ of the business based on its potential to earn revenue under existing Regulatory arrangements.’

For financial reporting purposes, the value of the RAB, as assessed by the regulator, is **not to be assumed** by an agency to be the measure of fair value for the asset group. However, agencies should consider whether any of the inputs and assumptions used in determining RAB might be an appropriate basis for determining fair value using an income approach.

In Australia there is no consistent, or generally accepted, methodology to determine the value of the RAB across the different price-regulated industries. In some price-regulated industries, the ‘building-block approach’ has been adopted to determine the RAB value. This approach includes quantifying the cost components of service provision and a revenue target sufficient to meet those costs for each regulatory period, usually five years. The cost components include:

- quantification of the required rate of return (return on capital);
- allowance for return of capital (depreciation based on existing assets); and
- operating costs (both recurrent and capital).

In some instances, the regulator allows inclusion of costs in the RAB value that are not allowed for inclusion in the value of an asset under AASB 116, for example, indirect overheads.

When using a DCF technique for determining the fair value of regulated assets, management should consider the following points:

- the reliability of inputs and assumptions used to calculate the RAB i.e. are these the assumptions and inputs that a market participant is likely to use to value the asset?;
- the appropriateness of RAB valuation inputs in relation to capitalisation requirements under AASB 116. Adjustments to the cash flows used by the regulator to determine RAB may be necessary where the estimated cash flows generated by the CGU/assets do not include the expenditure necessary to maintain the performance of the existing assets i.e. replacement of components of the CGU/assets assuming their replacement is required to maintain the performance of the CGU as a whole. The inclusions of such additional expenditure should be

evidenced by the entity's asset management plan and or capital expenditure budgets etc;

- the appropriate discount rate to use (assessed annually), for example the Weighted Average Cost of Capital (WACC) approach used by the regulator based on extensive industry participation consultation may be used with adjustments made for market participant assumptions regarding risk, gearing, imputation credits and cost of debt, if appropriate;
- whether the set regulatory period (e.g. five years) is the appropriate period for discounting cash flows;
- the relevance of using CPI to inflate cash flows - even though this is the factor generally used by the regulator;
- a terminal value (i.e. expected net cash flows that will be realised on scrapping or selling the CGU/assets at the end of their useful life) may need to be included in the DCF calculation due to the longevity of public sector infrastructure assets. It will be necessary to demonstrate that the value used is relevant and reliable for the assets being valued. In this instance, the RAB value may not always be appropriate. Inclusion of a terminal value for the asset, e.g. a terminal value based on the RAB, would be reasonable notwithstanding that the form of future regulation is uncertain given that a market participant is in the same position;
- use cash flows generated from the smallest identifiable group of assets that produce the cash inflows;
- a post-tax discount rate should be used as this reflects what market participants would use; and
- the cash flows should include modelling of cash flows arising from the Goods and Services Tax (GST).

Cost approach

Depreciated replacement cost (DRC) is the most common valuation technique under the cost approach.

DRC reflects the cost to acquire the service potential embodied in an asset, adjusted to reflect the asset's present condition/physical deterioration, functionality and technological and/or economic obsolescence. Where the remaining service potential from the asset is assessed as having changed, this is to be taken into account in the revaluation. Adjustments to useful life may also be required.

Sufficient knowledge of the asset circumstances is required in order to properly assess the asset's remaining service potential and physical/economic/functional obsolescence.

DRC can be determined in one of two ways:

- as the cost per unit of service potential of the most appropriate modern replacement facility, adjusted for any differences in future service potential (i.e. quality and quantity of outputs, useful life and over-design/over-capacity) of the asset being valued; or
- as the cost of reproducing or replicating the future service potential of the asset itself.

Example

A bridge is constructed of wood. A replacement bridge would be constructed of concrete; therefore the replacement cost is adjusted for the difference in utility and also for the remaining useful life of the existing bridge.

The application of DRC should capture all of the costs (i.e. materials, labour, design etc) that would be incurred at the date of valuation by a market participant seeking to construct an asset with comparable service potential. Where an agency has records of actual construction costs for a new asset, those costs are relevant to the asset being valued, and the agency is confident there is no significant change in those costs between the date of completion and date of valuation, those actual cost of construction may be used as an appropriate starting point for DRC.

3.6 REVALUATION METHODOLOGIES

It is necessary that regular revaluations be performed to ensure the carrying amount of the assets do not differ materially from their fair value at the end of each reporting period, as required by AASB 116 *Property Plant and Equipment*. Therefore, in all circumstances, agencies must have reasonable, robust and supportable evidence that the resulting asset class values materially represent fair value at reporting date.

AASB 116 states that the frequency of revaluations will depend upon the changes in fair values of the items of property, plant and equipment being revalued. AASB 116 further states that for property, plant and equipment assets that experience significant and volatile changes in fair value, annual revaluation will be required.

Significant change
≥ 20%

In terms of AASB 116, it is QTT’s policy that a ‘significant’ change in value has occurred when there are indicators to suggest that the value of the asset class has changed by 20% or more. (In the absence of a definition of ‘significant’ in the accounting standards, this policy position is based on the concept of ‘significant influence’ in accordance with AASB 128 *Investment in Associates* which provides that if an investor holds 20% or more of the voting power of the investee, it is presumed that the investor has ‘significant influence’, unless otherwise demonstrated not to be the case.)

Examples of indicators that the fair value of an asset class may have experienced a ‘significant’ change include (but are not limited to):

- increases in interest rates;
- rapidly deteriorating property markets;
- changes in prices of raw materials (if applicable) by more than 10%; or
- rapid wage growth in the construction industry (if applicable).

For the purposes of this policy, an asset class is deemed to be ‘highly volatile’ if the upward or downward movement in the value of that class is rapid over a short period of time. An asset class is perceived to have ‘low volatility’ if the value of the class changes steadily and slowly over the medium to long term.

To ensure the carrying amounts of an agency’s asset classes reflect their fair value at reporting date, subject to materiality, it is QTT policy that each agency is to annually revalue the asset classes identified in Appendix 1.1 of NCAP 1 Recognition of Assets (subject to the exception for *for-profit* statutory bodies and agencies *not consolidated* into whole-of-Government financial statements). As revaluations are likely to be recognised well before the end of the reporting period, agencies must adhere to a process to identify subsequent changed circumstances that would cause the recognised fair values to differ materially from their fair values at the end of the reporting period. Where such changed circumstances do

exist, agencies must arrange for the fair values concerned to be reviewed and revised accordingly.

For asset classes that are required to be carried at fair value as identified in Appendix 1.1, the concept of materiality should be considered by agencies. On that basis:

- where the total value of an agency's assets in a mandatory asset class is immaterial compared to the total balance of Property Plant and Equipment - that agency has discretion about whether or not to revalue (by any method);
- where the change in the total value of an asset class, since the last revaluation, can be demonstrated by the agency to be immaterial, that agency has discretion about whether or not to account for that change (agencies are expected to monitor for factors that would indicate potentially material valuation changes for their assets); and
- agencies can exercise their discretion in determining whether only those material assets within a class (rather than all assets in that class) should be revalued. In such situations, agencies must ensure they have an appropriately robust policy for identifying those assets to be included in or excluded from the revaluation process.

If an agency chooses to revalue assets despite their immateriality, the fair value and revaluation requirements in AASB 13, AASB 116 and the Non-Current Asset Policies still apply.

Revaluation of an asset class incorporates either or both of the following methods:

- specific appraisals undertaken by an independent professional valuer (or other relevant professional) or internal expert (refer below sub-section); and
- use of appropriate and relevant indices.

Use of independent professional valuer/internal expert, or indices

Specific appraisals are required:

- to the extent that it has been more than five years since the individual asset has been subject to a specific appraisal; **OR**
- indicators exist that the asset class has experienced a significant and volatile change in value (refer above) since the last revaluation (regardless of how recent that was, and regardless of whether it was a specific appraisal or indexation), in which case all assets in that class must be revalued.

Indexation should be undertaken:

- to the extent that the individual asset has been subject to specific appraisal within the previous five years; **AND**
- where the cumulative percentage change (refer below examples) in the relevant index has been more than 5% since the last revaluation (either by specific appraisal or indexation); **AND**
- where indicators do not exist that the asset class has experienced a significant and volatile change in value (refer above) since the last revaluation (either by specific appraisal or indexation).

Agencies are encouraged to obtain and recognise asset revaluations well prior to financial year end, to allow early external audit review and to reduce work in finalising financial statements after year end. Accordingly, it is acceptable for the date of recognition of revaluations to be earlier than year end. However, asset values recognised still need to materially reflect fair value as at year end (refer to paragraph 31 of AASB 116). For this reason, agencies are expected to take reasonable steps (possibly by subsequent liaison with valuers etc) to ensure fair values recognised earlier in the financial year remain reliable at year end.

Independent professional valuer (or other relevant professional) or internal expert

All non-current physical assets to be measured at fair value must be revalued by a suitably qualified person at least once every five years. Where indicators exist that the asset class has experienced a significant and volatile change in value since the last reporting period, all assets in that class should be considered for specific appraisal, if practicable. In the case of land valuations, valuers registered in Queensland are required. For other assets, depending on the valuation approach (refer to later in this section), quantity surveyors or engineers may have appropriate expertise.

An agency officer may be a suitably qualified person if they meet the following criteria:

- qualifications and experience - formal qualifications and/or significant practical experience in valuations; and
- ability to exercise professional judgement in:
 - applying all relevant fair value measurement principles in AASB 13 *Fair Value Measurement*;
 - identifying the highest and best use of the assets;
 - selecting an appropriate valuation technique; and
 - determining reasonable and supportable assumptions based on objective evidence and rational judgement.

Agencies should have regard to the NCAP Tool - Better Practice Guidelines for Valuation Instructions.

For the purpose of issuing instructions for the conduct of valuations, agencies are to ensure their correspondence with the successful valuer (or other relevant professional), at a minimum, includes the content in Appendix 3.3 Content Required from Valuers (or Other Relevant Professionals).

Use of indices

SVS and Government Statistician advise on appropriate indices

Queensland government organisations available to provide advice on relevant and appropriate indices include (but are not limited to):-

- State Valuation Service (SVS);
- the Economic Statistics Section, Queensland Government Statistician's Office, Queensland Treasury and Trade. The Queensland Government Statistician's website is located at:
<http://www.oesr.qld.gov.au/queensland-by-theme/economic-performance/prices/index.shtml>

However, agencies must assess the suitability of the indices recommended by these sources for the assets concerned. Reasons for adjustments made to observable/industry indices must be clearly documented and approved by management.

For the purposes of audited financial statements, CPI is not an appropriate index for the revaluation of non-current physical assets.

The use of indices may be limited by the availability and timeliness of an index appropriate to a particular type of asset. As far as possible, indices used must maximise the use of observable data and minimise the use of unobservable data. Indices applied to asset values should ideally be consistent with the underlying data inputs used for the last specific appraisal. For example:

- if the last specific appraisal was based on market selling prices for similar assets, subsequent indices should also reflect changes in market selling prices for similar assets. SVS can provide an 'individual factor change' per property, derived from the review of market transactions. Such market movements are determined having

regard to the review of land values undertaken for each local government area as issued by the Valuer-General; and

- if the last specific appraisal used a depreciated replacement cost technique, subsequent indices should also reflect changes in construction costs for similar assets. In this respect, specialised buildings may be indexed using a Building Price Index (BPI) based on recent tenders for typical specialised buildings. For residential buildings, the Cordell Housing Price index may be useful.

Ensure application of indices results in valid estimation of fair value

An agency must ensure that the application of such indices would result in a valid estimation of the asset's fair value at reporting date. This requires that an agency ensure there is sufficient evidence that the index used is robust, valid and appropriate to the assets to which it is being applied. The process of ensuring there is evidence should include, but not necessarily be limited to:

- seeking assurances from an expert (e.g. an independent professional valuer or other relevant professional (internal or external to the agency) with the skills and experience considered appropriate to provide such assurances to management) that the index used is robust, valid and appropriate to the assets to which it is being applied;
- testing, and periodic reviews, of the appropriateness of the index to an asset (or sample of assets) for reasonableness, including (but not limited to) comparing the results to similar assets that have been valued by an independent professional valuer (or other relevant professional) or internal expert;
- ensuring any significant trends or short-term volatility are reflected in the determination of the index, and assessing whether any further procedures (e.g. a specific appraisal) are warranted; and
- documenting this process of assurance, the assumptions and findings from the assurance process.

An independent professional valuer (or other relevant professional) is **not** required to certify that the application of the index to the assets within the particular class results in the value of the class reflecting fair value.

An agency has the option of choosing only to account for the impact of indexation if the cumulative change in the index results in a 5% or greater (either positive or negative) change in the reported asset balances.

Example 1 – Identification of ‘cumulative’ percentage change (annual changes in same direction)

Year 1 - the percentage change in the relevant index from Year 0 to Year 1 for a particular type of asset is an increase of 3%; therefore the change in the index was not accounted for.

Year 2 - the percentage change in the same index from Year 1 to Year 2 for that type of asset is a further increase of 3%. As these changes are expressed in percentage (i.e. relative) terms, the cumulative change from Year 0 to Year 2 would also include the effect of compounding – in this example that would amount to an overall increase of 6.09%*. Therefore, indexation of 6.09% should be accounted for in Year 2.

* 6.09% = Year 1 % change + Year 2 % change + compounding effect between Year 1 & 2
 i.e. 3% + 3% + 3% x 3%

Example 2 – Identification of ‘cumulative’ percentage change (annual changes in different directions)

Year 1 - the percentage change in the relevant index from Year 0 to Year 1 for a particular type of asset is an increase of 3%; therefore the change in the index was not accounted for.

Year 2 - the percentage change in the same index from Year 1 to Year 2 for that type of asset is a decrease of 2%. As the cumulative change from Year 0 to Year 2 is 0.94%[#], no indexation was accounted for in Year 2.

[#] 0.94% = Year 1 % change + Year 2 % change + compounding effect between Year 1 & 2
i.e. 3% – 2% + 3% x-2%

Year 3 – the percentage change in the same index from Year 2 to Year 3 for that asset is a 2% increase. As the cumulative change from Year 0 to Year 3 is now 2.96%[^], no indexation will be accounted for in Year 3.

[^] 2.96% = Year 1 to Year 2 cumulative compounding change + Year 3 % change + compounding effect between Year 1 & 2 and Year 3
i.e. 0.94% + 2% + 0.94% x 2%

AASB 13 requires disclosures about any changes in valuation techniques during the reporting period and information about new valuation techniques. For the purpose of this disclosure, the application of indices between specific appraisals should not be regarded as a change of valuation technique.

To ensure consistency in fair value hierarchy categorisation between specific appraisals and indexation, **it is QTT’s policy that the application of indices not change the fair value level that applied as at the last specific appraisal (e.g. if a valuation at the last specific appraisal was categorised as level 2, subsequent indexation of that value would also be level 2). Where an agency does not believe this is appropriate, that agency should consult with QTT (via the Financial Management Help Desk), stating their preferred categorisation and justification for that. Agencies will also need to negotiate this with their auditors.**

Sampling techniques

Sampling techniques must be statistically valid

Sampling techniques may be used to revalue classes of assets. Agencies are to ensure that sampling techniques are statistically valid and disclosure should be made about the techniques applied. The Surveys Collection, Integration and Analysis unit, Queensland Government Statistician’s Office, Queensland Treasury and Trade can provide advice in this regard.

Accounting for revaluations – gross method vs net method

Paragraph 35 of AASB 116 and paragraph 80 of AASB 138 describe two methods allowed for dealing with accumulated depreciation/amortisation at the time of accounting for revaluations (i.e. the ‘gross method’ and the ‘net method’).

It is QTT policy that:

- **the net method of revaluation be used for specific appraisals using a market or income (e.g. discounted cash flow) approach, where the assets so valued comprise a material proportion of the relevant class;**
- **the gross method of revaluation be used for specific appraisals using a cost (e.g. depreciated replacement cost) approach, where the assets so valued comprise a material proportion of the relevant class; and**
- **subsequent indexation should not cause a change in the method of revaluation used in the last specific appraisal.**

It is important that valuers (or other relevant professionals) are instructed as to the method of revaluation that applies under the circumstances. For example, for assets valued using a depreciated replacement cost approach, for the purpose of restating accumulated depreciation under the gross method agencies should explicitly request both the gross replacement cost and new fair value (i.e. carrying amount).

Subsequent to initial application of the above policies, where an agency needs to change the broad valuation approach (e.g. from a market valuation to depreciated replacement cost or vice versa) for an asset (which is expected to be rare), this will necessitate a change between the net and gross methods of revaluation. Such a change in revaluation method should be treated as a change in accounting estimate, as explained in paragraphs 65 - 66 of AASB 13. Therefore, such a change is to be applied prospectively in accordance with AASB 108 *Accounting Policies, Changes in Accounting Estimates and Errors*, but agencies should note the guidance in paragraph 66 of AASB 13 (regarding the disclosure requirements in AASB 108).

Depreciation subsequent to the revaluation continues to be accounted for in accordance with applicable requirements under AASB 116. NCAP 5.6 Other Depreciation Issues provides guidance on the recognition of subsequent depreciation.

3.7 SPECIFIC VALUATION ISSUES

Asset Revaluation Thresholds

Neither the Non-current Asset Policies nor the *Financial and Performance Management Standard 2009* mandate a generic asset revaluation threshold.

Acquisition Other Than Fair Value

Transaction prices are generally presumed as the best evidence of fair value of an asset at initial recognition. However, there might be situations where this presumption can't be supported, and such circumstances include where:

- the transaction was not entered into on commercial or arm's length terms;
- no or nominal consideration was provided by the recipient;
- there is evidence that the transaction price does not materially reflect the underlying value of the asset; or
- the situations detailed in AASB 13 paragraph B4 exist.

Except for asset acquisitions subject to APG 9 Accounting for Contributions by Owners and Distributions to Owners, assets acquired by way of a gift, bequest, subsidised purchase, compulsory acquisition etc. must be valued initially at their fair value, consistent with the fair value principles in AASB 13 and guidance earlier in this chapter. Usual AASB 13 principles should be applied for dealing with transaction costs and transportation costs for such asset acquisitions (refer to paragraphs 25 – 26 of AASB 13, as well as the AASB 13 definitions for those terms).

A material difference between the transaction price and the fair value of an asset at that time should be accounted for as revenue (contribution revenue) or an expense (grant expense), according to the circumstances.

Asset acquisitions that fall within the scope of APG 9 should be accounted for according to that guideline.

No Reliable Value Available

There may be instances when it is impossible to obtain a reliable fair value for an asset because of its unique nature or because its future economic benefits cannot be measured reliably. In such a case, the agency must disclose details of that asset in the notes to its

financial statements giving reasons why a reliable fair value is not available. Such assets are held at nil value until a reliable fair value can be ascertained. These instances should be rare and every effort should be made to obtain a realistic valuation.

Heritage, Artworks and Cultural Assets

Distinguish between heritage and functional or operational characteristics

Some agencies control assets of significant heritage and cultural “value”. These may be preserved solely for these attributes, or used in agency operations. It is important to distinguish between the heritage characteristics of such assets and their functional or operational value. The fact that an asset is not included on an official ‘heritage listing’ does not prevent it from having heritage characteristics.

The valuation of property with heritage or cultural attributes is essentially the same as for other non-current physical assets.

In cases where the values of heritage and cultural assets cannot be measured reliably, the assets are not to be recognised in the Statement of Financial Position but disclosed as a note to the financial statements. This disclosure should state the reason why the asset cannot be reliably valued and include the nature of the asset, the purposes for which it is held and, to the extent practicable, the annual costs of maintenance/preservation.

Instances of this nature should be rare and agencies are required to make every effort to value heritage and cultural assets at their fair value.

For-profit statutory bodies and agencies *not consolidated* into the whole-of-Government financial statements have the discretion to choose the cost or revaluation model for heritage, artworks and cultural assets as explained in NCAP 3.3 Application of Fair Value Basis.

Intangible Assets

The revaluation model must be applied if the fair value of an intangible asset can be determined by reference to an active market. The fair value for such an asset is to be determined in accordance with AASB 13. Due to the limited circumstances when fair value can be used under AASB 138 *Intangible Assets*, only a market approach or income approach can be used for intangible assets.

Carry at cost or last revalued amount if no active market

If an intangible asset (that has never been revalued) in a class of revalued intangible assets cannot be revalued because there is no active market for the asset, the asset is to be carried at its original cost to the entity less any accumulated amortisation or impairment losses.

Suspend revaluations when market is no longer active

If the fair value of a revalued intangible asset can no longer be determined by reference to an active market, the carrying amount of the asset is to be its revalued amount at the date of the last revaluation by reference to the active market less any subsequent accumulated amortisation and any subsequent impairment losses. In such a situation, it is expected that an explanation be disclosed in the notes.

Apply revaluation model when market again becomes active

The fact that an active market no longer exists for a revalued intangible asset may indicate that the asset may be impaired and that it needs to be tested in accordance with AASB 136 *Impairment of Assets*.

If the fair value of the asset can be determined by reference to an active market at a subsequent measurement date, the revaluation model is applied from that date.

Investment Property

Initially recognise at cost and subsequently -at fair value

Investment property is to be initially recognised at cost, including transaction costs as per AASB 140 *Investment Property*. After initial recognition a not-for-profit agency consolidated into the whole-of-Government financial statements must measure all of its investment property, including investment property under construction, at fair value except where fair

value cannot be measured reliably. Fair value is to be determined in accordance with the principles and requirements of AASB 13; although, AASB 140 does include some additional specific guidance for investment property. However, *for-profit* statutory bodies and agencies *not consolidated* into the whole-of-Government financial statements are permitted to choose either the cost or revaluation model for investment property – refer to NCAP 3.3 Application of Fair Value Basis.

Gains and losses on revaluation recognised in operating result

A gain or loss arising from a change in the fair value of an investment property is to be recognised in the agency’s operating result for the period in which it arises.

Only use cost if fair value cannot be reliably measured

There may be exceptional circumstances when an agency first acquires an investment property (or when an existing property first becomes an investment property following the completion of construction or development or after a change in use) when the fair value of the investment property is not reliably determinable on a continuing basis. This only occurs when comparable market transactions are infrequent, and alternative reliable estimates of fair value (for example, based on discounted cash flow projections) are not available. In such cases, the cost model under AASB 116 is to be applied to that property until the disposal of the investment property or a reliable fair value can be determined, whichever is the earliest. The requirements that apply where fair value cannot be determined reliably are contained in paragraphs 53 – 55 of AASB 140.

In all other circumstances, investment properties for which reliable fair values can be obtained must be measured at fair value.

Valuation of Asset Groups or Complex Assets

Apportion overall asset fair value to individual assets/significant components

If an agency undertakes a valuation for a complex asset (refer to NCAP 2 Complex Assets) or an entire asset group, it may be difficult to identify a fair value for each individual asset/significant component. Where the value of individual assets/significant components cannot be reliably determined, the total value is to be allocated across the individual assets/components on a consistent and rational basis as determined and documented by the agency. The ratio of the original cost of an asset/significant component to the original cost of the whole may be an appropriate basis for such an apportionment.

Leased Assets

Initial value is the lower of fair value and the present value of minimum lease payments

AASB 117 *Leases* requires that assets acquired under finance leases be recognised initially at amounts equal to the fair value of the leased property or if lower, the present value of the minimum lease payments using the interest rate implicit in the original lease contract as the discount factor. A corresponding liability for lease payments must also be recorded.

Assets acquired under a finance lease are subject to the same revaluation requirements as assets that are owned or otherwise controlled/administered by the agency.

AASB 117 uses the term ‘fair value’ in a way that differs in some respects from the definition of fair value in AASB 13. Therefore, leasing transactions covered by AASB 117 are not subject to the measurement and disclosure requirements of AASB 13.

Assets Withdrawn Permanently from Use

As idle assets have not been defined in Australian accounting standards, for the purposes of disclosure in the financial statements, an idle asset or a permanently retired asset exists where:

- a physical or intangible asset has not been employed and/or has been unoccupied for 12 months or more;
- the carrying amount of the idle/permanently retired physical or intangible asset(s) is/are material to the relevant asset class; and
- no plans exist to reinstate the asset to use.

In contrast, a temporarily idle physical or intangible asset is intended to be re-employed by the agency in future reporting periods.

Where an asset is to be withdrawn permanently from use, for example, because it has been replaced or because it is surplus to requirements, an agency must review the carrying value of that asset.

Value at selling price or scrap value

Where the asset is to be withdrawn permanently from use, it is to be valued at selling price or scrap value.

Where an asset is revalued at fair value, AASB 116 requires that asset's entire class to be revalued (effectively preventing selective revaluation of assets). The provisions of AASB 136 *Impairment of Assets* may therefore apply when the decision to withdraw assets from use is taken.

Two situations need to be considered in relation to the permanent withdrawal of an asset:

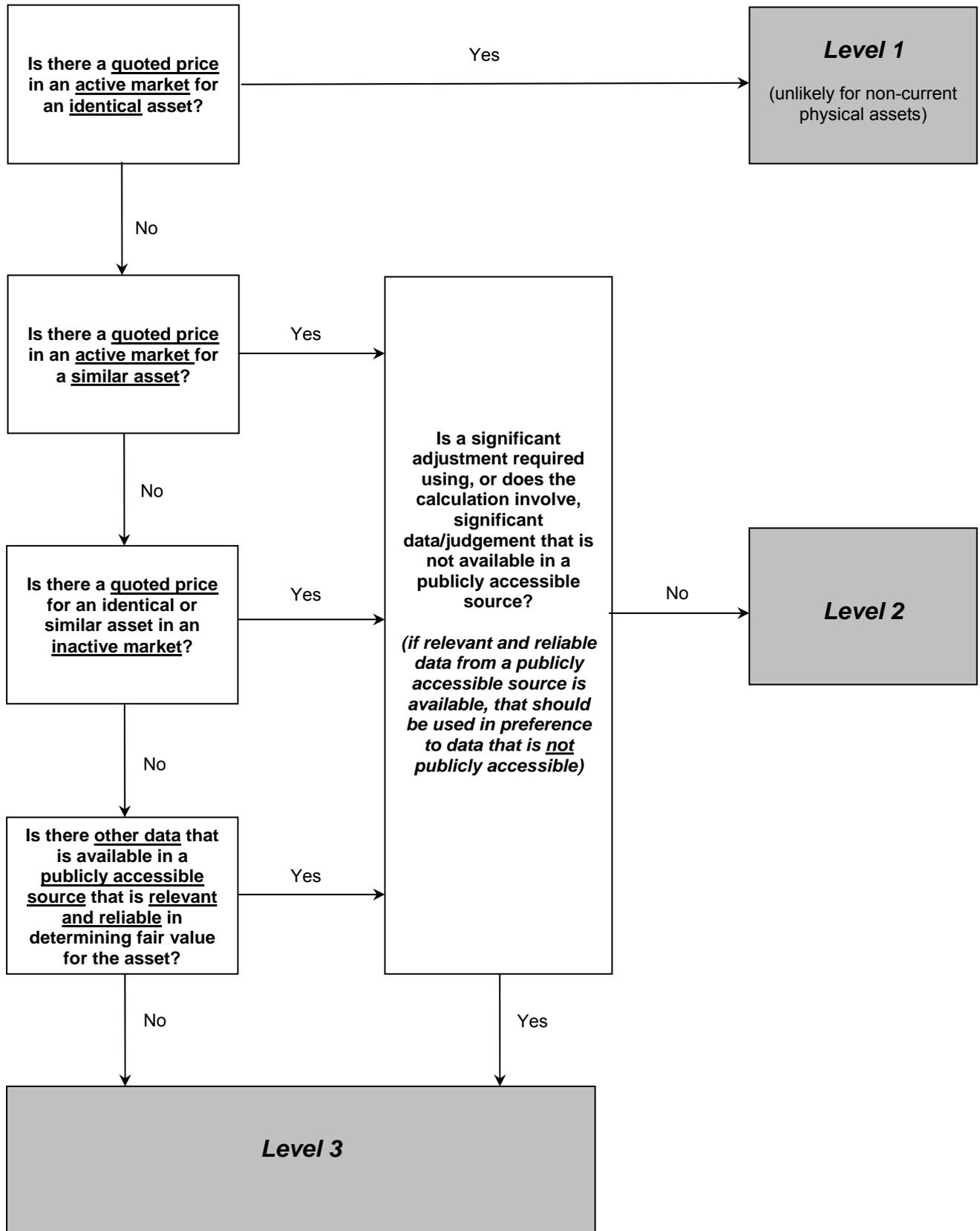
1. Sale - where the asset is to be sold, the provisions of AASB 5 *Non-Current Assets Held for Sale and Discontinued Operations* may apply.
2. Abandonment - an *abandoned* asset is one which has been decommissioned or scrapped. Assets of this type are normally at the end of their useful life or are used until they are closed down. The write-off of the old asset is treated according to the provisions of AASB 116.

Renewals Accounting

Renewals accounting is not permitted

The 'renewals accounting' approach, where all expenditure on an asset is recognised as an expense in the period in which it is incurred, without consideration of whether increases in future economic benefits have resulted, is not permitted under this policy.

APPENDIX 3.1 DETERMINATION OF FAIR VALUE HIERARCHY LEVEL
 (Refer to NCAP 3.4, NCAP 3.5, NCAP 3.6 and Appendix 3.2)



APPENDIX 3.2 FAIR VALUE MEASUREMENT EXPECTATIONS

Asset class/category	Examples of types of assets	Expected fair value level *	Likely valuation approach	Net vs gross revaluation method [^]
Land	In areas where there <u>is</u> an active market – <ul style="list-style-type: none"> vacant land land not subject to restrictions as to use or sale 	Level 2	Market or income approach	N/A – as land is not depreciated
Land	Land subject to restrictions as to use and/or sale Land in areas where there is <u>not</u> an active market	Level 3	Market or income approach	N/A - as land is not depreciated
Buildings	General office/ commercial buildings	Level 2 or 3, according to significance of adjustments using unobservable data/ judgements	Market or income approach	Net method
Buildings	Specialised buildings with limited alternative uses and/or substantial customisation e.g. prisons, hospitals	Level 3	Cost approach	Gross method
Infrastructure	Any type	Level 3	Cost approach	Gross method
Infrastructure	Any type where highest and best use would be to generate net cash inflows	Level 3	Income approach	Net method
Major Plant and Equipment	Non-specialised	Level 2 or 3, according to significance of adjustments using unobservable data/ judgements	Market or income approach	Net method
Major Plant and Equipment	Specialised items with limited alternative uses and/or substantial customisation	Level 3	Cost approach	Gross method
Heritage and Cultural Assets	Items for which there is <u>no</u> active market and/or for which there are limited uses	Level 3	Cost approach	Gross method

Asset class/category	Examples of types of assets	Expected fair value level *	Likely valuation approach	Net vs gross revaluation method [^]
Heritage and Cultural Assets	Items for which there <u>is</u> an active market and there are operational uses for the item	Level 3 (due to significant judgement expected to be required)	Market approach	Net method
Intangibles	Where there <u>is</u> an active market for that intangible (otherwise, intangibles must not be revalued)	Level 2	Market approach	Net method

* QTT must be consulted (via fmhelpdesk@treasury.qld.gov.au) if an agency believes the expected fair value level is inappropriate in individual cases by stating its preferred fair value categorisation and justification for that. That agency will also need to negotiate this with its auditors.

[^] Refer to NCAP 3.6 Revaluation Methodologies under the heading 'Accounting for revaluations – gross method vs net method'.

APPENDIX 3.3 CONTENT REQUIRED FROM VALUERS (OR OTHER RELEVANT PROFESSIONALS)

This Appendix outlines the minimum information required from parties who have been engaged to provide a fair value for financial reporting purposes. This Appendix should be read in conjunction with the information provided in NCAP 3 (including NCAP Tools - Better Practice Guidelines for Valuation Instructions)

VALUATION INSTRUCTIONS

Correspondence to external parties setting out instructions for the determination of fair value, at a minimum, must include the following requirements:

- conformity with the fair value principles and guidance in Queensland Treasury and Trade (QTT)'s Non-Current Asset Policies and AASB 13, including the principles about the market and/or the most advantageous market, market participant assumptions, and highest and best use (i.e. uses that are physically possible, legally permissible (taking into account any restrictions) and financially feasible);
- the valuation approach expected to be used, and the method of revaluation to be used (i.e. net method or gross method – refer to NCAP 3.5 Valuation Approaches and NCAP 3.6 Revaluation Methodologies and Appendix 3.2 Fair Value Measurement Expectations). For example, where the gross method of revaluation is used, both the gross replacement cost and new fair value (i.e. carrying amount) should be requested;
- conformity with Australian Accounting Standard AASB 136 *Impairment of Assets* (**agencies to only include where recoverable amount is to be determined in accordance with AASB 136**);
- (in the case of complex assets) provision of fair values for individual components;
- usage of defensible and consistent methodologies to determine valuation assumptions and techniques when there is insufficient relevant observable data to determine a fair value (e.g. a cost approach may be used in the latter circumstances and/or if sale/transfer will never be possible/permissible);
- maximum usage of relevant observable data inputs, and minimum usage of unobservable data inputs, as far as possible;
- calibration of the valuation technique, where appropriate, to ensure the technique results in a reliable fair value. Where there are significant valuation uncertainties, the valuer should use more than one valuation technique and compare the results before a final valuation is determined;
- in respect of all assets valued, provision of information for the relevant disclosure requirements as detailed in paragraph 91 to 99 of AASB 13 (**agency to tailor according to disclosure requirements applicable to their assets' circumstances**); and
- a statement that all data supplied to the valuer and the report and data provided by the valuer to the agency is the property of the Queensland Government should be included, and that the agency should have full access to any supporting documentation for verification of reports, if required).

INFORMATION REQUIRED FROM VALUERS (OR OTHER RELEVANT PROFESSIONALS)

At a minimum, the following information must be obtained, applicable to each asset valued:

- the effective date of the valuation;
- a statement that the valuers have complied with the relevant accounting standards (e.g. AASB 13) and QTT's Non-Current Asset Policies. In respect of land valuations, the valuer must be registered under the Queensland *Valuers Registration Act 1992*;
- whether or not the asset was physically inspected;
- significant assumptions used (e.g. whether the principal or most advantageous market was used, restrictions that exist, who the market participants would be, and what they would take into account);
- highest and best use (whether this is on a standalone basis or within a group of other assets/liabilities (and if so, what is included in that group)) that is physically possible, legally permissible and financially feasible;
- the valuation technique (including whether more than one valuation technique was used, and justification for the technique chosen in terms of the AASB 13 principles) and details of the calculations;
- data inputs used and their sources (e.g. whether they are observable or not, and whether or not transportation costs have been included and why), and methods used to develop and substantiate unobservable data;
- where significant unobservable data inputs (or significant unobservable adjustments made to observable data) are used – the rationale for doing so, nature and possible variation in such data inputs, and any information required to provide narrative sensitivity analysis (including inter-relationships between unobservable inputs, and changes in fair values if an alternative amount is applied to the unobservable inputs);
- reason(s) for any changes in valuation technique/methodology or inputs used;
- the proposed fair value hierarchy level of valuation;
- for valuations undertaken using a cost approach - the gross replacement cost and new fair value (i.e. carrying amount);
- other relevant information regarding how the valuation was conducted and how the fair values were derived; and
- provision of support for the reasonableness of the valuations, whether there is an increase, decreased or no change. This should include relevant information about past and predicted future trends in fair values for the type of assets valued, and comparisons to other fair values obtained during the reporting period.

Non-Current Asset Policies for the Queensland Public Sector

>> NCAP 4 – Impairment of Assets



OVERVIEW

This Non-Current Asset Policy (NCAP) discusses the accounting and reporting requirements for impairment of assets.

NCAP 4 consists of the following sub-sections:

Reference	Sub-section
4.1	Introduction
4.2	Impairment
4.3	Indicators of Impairment
4.4	Recoverable Amount
4.5	Cash-Generating Units
4.6	Recording an Impairment Loss
4.7	Reversing an Impairment Loss
4.8	Disclosure Requirements
Appendix	
4.1	Impairment Decision Making
4.2	Examples of Indicators of Impairment

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4.1 INTRODUCTION

Assess for indicators of impairment

All non-current assets, including work in progress assets (but excluding investment property measured at fair value), must be assessed for indicators of impairment in accordance with AASB 136 *Impairment of Assets*. Assets held at either cost or fair value are subject to the requirements of this Standard, which applies to both for-profit and not-for-profit agencies.

Write down if materially impaired

The requirements of AASB 136 apply subject to the notion of materiality. For example, where the total value of an agency's assets in a class is immaterial, compared to the total balance of Property, Plant and Equipment, that agency has discretion about whether or not to assess for impairment indicators for those assets. Also, where assets are tested for impairment and the total change in the written down value for the class of assets or the total impact on depreciation for the class of assets is material, then the impairment loss must be brought to account.

4.2 IMPAIRMENT

Definition

Impairment is the decline in the future economic benefits or service potential of an asset, over and above the use reflected through depreciation. Refer to **Appendix 4.1** for flowcharts to assist in determining where impairment may exist.

Test

In general, an asset is impaired when its recoverable amount is less than its carrying amount (refer to NCAP 4.4 Recoverable Amount). If an asset is materially impaired, it must be written-down to its recoverable amount and an impairment loss recorded.

However, there may be circumstances where other adjustments may be more applicable than impairment adjustments. For example, it may be more appropriate to derecognise an asset that is damaged so severely in a natural disaster that no future economic benefit will be derived from the asset. Another example is where management makes a decision to, and undertakes, a demolition during a reporting period – this is likely to reflect an asset write-off rather than an impairment.

Review for indications – general and specific

A review for impairment indicators must be performed and documented annually. For physical assets and most intangible assets, agencies only have to test an asset for impairment if there are indicators of impairment. Such indicators could be of a general nature e.g. floods, or more specific in nature such as a fire in a complex.

Physical and most intangible assets – establish framework to identify indicators

At reporting date, agencies should examine all work in progress (WIP) assets to determine the likelihood of the project continuing to completion in the original manner intended in order to assess the validity of expenditure capitalised into WIP to date. This is in addition to the original assessment of the ability to capitalise costs into WIP when the expenditure was first incurred.

4.3 INDICATORS OF IMPAIRMENT

Assess for indicators at each reporting date

Agencies must assess every year at reporting date whether there are any **indicators** that an asset may be impaired. The term 'an asset' applies equally to an individual asset or a cash generating unit. An entity is not required to make a formal estimate of recoverable amount of an asset if no indicators of impairment are identified.

Agencies are to have a framework in place to ensure that any impairment indicators are identified and if material impairment of an asset exists, that this is reflected in an agency's asset records and financial statements (refer to process in **Appendix 4.1**, Flowchart 2).

Example

If an engineer in the field determined that pipes were cracked and therefore the value of the asset should be impaired, the documented agency framework would outline processes to ensure that:

- the field assessment is recorded in the asset management system;
- an assessment of the value of the impairment is made;
- the determination is notified to the staff maintaining the asset register; and
- the impairment is recorded in the appropriate revaluation surplus/Statement of Comprehensive Income and accumulated impairment losses as appropriate.

Examples of Indicators and effects

Indicator - Prolonged drought and resultant water restrictions

Effect to look for - cracked pipes. Inspection finds cracked pipes – assess if there is reduction in value due to inability to supply the same amount of water due to leaks, or a reduction in the asset’s useful life.

Effects of Water restrictions – park fountains no longer being used, or filled in as garden beds, therefore need assessment as to whether there has been an impairment of their value caused by non-use or alternative use.

Further examples are contained in **Appendix 4.2**.

Assess some intangible assets annually for impairment – irrespective of indicators

For intangible assets with an indefinite useful life or an intangible asset not yet available for use, the agency must test for impairment annually (testing to ensure carrying amounts of assets do not exceed recoverable amounts), irrespective of whether there are any indicators of impairment, and whenever there is an indication that the intangible asset may be impaired.

The events or circumstances that may indicate the impairment of an asset will generally be significant and will often have prompted discussion by a management group or similar, or the media. Agencies should use judgement in identifying indicators of impairment.

Agencies should refer to AASB 136 (paragraph 12) for a list of minimum considerations for indicators of impairment. The list in the Standard is not exhaustive. **Appendix 4.2** provides some examples of indicators which may be applicable in the public sector.

An indicator of impairment will not always lead to an impairment loss being recorded. If there is an indication that an asset may be impaired, this may indicate that the remaining useful life, the depreciation (amortisation) method or the residual value for the asset needs to be reviewed and adjusted in accordance with the Standard applicable to the asset, even if no impairment loss is recognised for the asset. Judgement must be used to determine whether it is more appropriate to record an impairment loss, or make other adjustments. Reasons for these decisions must be included in supporting documentation.

4.4 RECOVERABLE AMOUNT

Definition

Recoverable amount is determined as the higher of an asset's net selling price (fair value less costs of disposal) and its value-in-use.

Fair Value less Costs of Disposal

Fair value less costs of disposal is the amount that would be received to sell the asset in an orderly transaction between market participants at the measurement date, less the costs of disposal.

Costs of disposal are incremental costs directly attributable to the disposal of an asset, excluding finance costs and income tax expense.

If an asset is already reliably measured at fair value, and the costs of disposal are immaterial compared to the asset's carrying amount, the recoverable amount should not materially differ from the carrying amount. In such circumstances, the asset would not warrant an impairment adjustment.

Refer to NCAP 3 Valuation of Assets for guidance on determining fair values.

Value-in-use

Value-in-use differs between for-profit and not-for-profit agencies.

Not-for-Profit Agencies

Value in use is the asset's depreciated replacement cost

Where the future economic benefits of an asset are not primarily dependent on the asset's ability to generate net cash inflows i.e. a commercial return, and where the agency would, if deprived of the asset, replace its remaining future economic benefits, value-in-use of such an asset is the depreciated replacement cost of the asset. Broadly, depreciated replacement cost represents the current replacement cost of an asset less (where applicable) latest estimate of accumulated depreciation. Further guidance on depreciated replacement cost is provided in NCAP 3.5 Valuation Approaches under the sub-heading "Cost approach".

For the purposes of this policy, the future economic benefits of the assets of not-for-profit agencies have been determined, in most instances, to be held to provide a community service, and not to generate a commercial return. Further, not-for-profit agencies would normally replace the future economic benefits (or service potential) as governments generally tend to maintain the current level of community services as a minimum.

Example

If a school burned down, all other things being equal, the Government would want to ensure that these services are maintained, albeit not necessarily in the same location as the asset of which it has been deprived. Therefore, while the actual school assets may not be replaced in that location, the future economic benefits may be provided in another location or another form.

However, where an agency is not using an asset and has made a formal decision not to re-use or replace the asset, the value-in-use would be the present value of net disposal proceeds.

Example

This would occur where a policy decision has been made to withdraw from delivering a particular service or delivering it in another way, rendering the assets surplus to requirements.

In the rare instance that a not-for-profit agency holds an asset for its ability to generate a commercial return, the value-in-use will be the present value of the future cash flows expected to be derived from the asset.

For-Profit Agencies

Value in use is the present value of future cash flows

For for-profit agencies, value-in-use is the present value of the future cash flows expected to be derived from an asset.

Where agencies receive Community Service Obligations (CSOs), these are to be included in the calculation to determine value-in-use.

When the carrying amount of an asset does not yet include all the cash outflows to be incurred before it is ready for use or sale, the estimate of future cash outflows includes an estimate of any further cash outflow that is expected to be incurred before the asset is ready for use or sale.

4.5 CASH-GENERATING UNITS

In some instances, it may not be possible for a for-profit agency to determine the recoverable amount of an individual asset as they do not generate cash flows independent from other assets.

The cash-generating unit concept is only used when it is not possible to estimate the recoverable amount of an individual asset.

CGU = the smallest identifiable asset group which generates independent cash inflows

Cash-generating units will generally only be applicable to for-profit agencies.

A cash-generating unit is the smallest identifiable group of assets which generates independent cash inflows. Therefore, agencies should start with individual assets, and identify the lowest aggregate of assets that generate largely independent cash inflows.

Example

In relation to power lines, an electricity distributor may find it difficult to determine the fair value of a single power line, or the present value of the line's cash flows. If this occurs, the electricity distributor would group together assets to determine recoverable amount. For this example, the smallest number of assets within a power distribution network which generates its own cash inflow would need to be grouped together and the recoverable amount applied to the group.

Another example may be ports. It may be difficult to determine the recoverable amount of a single wharf, so the agency may group together the entire wharf facility, including such assets as the wharves, channels, loading equipment and the private access roads. Again, this must be the smallest grouping of assets which generates its own cash inflow.

Identification of a cash-generating unit to which an asset may belong involves professional judgement by management and ideally should be formally endorsed by a senior level of management.

Once the cash-generating units have been identified, these are to be consistently applied from year to year, unless a change is justified.

The recoverable amount of a cash-generating unit is determined in the same manner as for a single asset of a for-profit agency, i.e. the higher of fair value less costs of disposal and the present value of future cash flows expected to be derived from the unit (value in use).

CGU is NOT a separate asset for reporting purposes

A cash-generating unit is not a separate asset for reporting purposes. A cash-generating unit is used solely for the determination of impairment losses.

Refer to AASB 136, paragraphs 100-102 for the treatment of impairment of corporate assets that relate to cash-generating units.

4.6 RECORDING AN IMPAIRMENT LOSS

Decrement in the revaluation surplus for revalued assets

An impairment loss is recognised immediately in the Statement of Comprehensive Income, unless the asset is carried at a revalued amount. When an asset is measured at a revalued amount, the impairment loss is to be treated in the same way as a revaluation decrement, i.e. offset against the asset revaluation surplus to the extent available.

For-Profit Agencies

An impairment loss on a revalued asset can only be offset against a revaluation surplus for the same asset.

Not-for-Profit Agencies

An impairment loss on a revalued asset must be offset against a revaluation surplus for the same class of asset.

Following the recognition of an impairment loss, the depreciation/amortisation charge for the asset is to be adjusted in future periods to allocate the asset's revised carrying amount, less its residual value (if any), on a systematic basis over its remaining useful life.

Cash Generating Unit – allocating an impairment loss

Allocate impairment losses to goodwill first

While the impairment loss is determined for a cash-generating unit, the loss is allocated against individual assets. The impairment loss is allocated firstly to reduce the carrying amount of any goodwill and then on a pro-rata basis against the carrying amount of each asset in the unit.

These reductions in carrying amounts are treated and recognised as impairment losses on individual assets.

Allocation of impairment loss across CGU assets

In allocating an impairment loss of a cash-generating unit across all assets in the unit, an agency must not reduce the carrying amount of an asset below the highest of:

- (a) its fair value less costs of disposal (if determinable);
- (b) its value-in-use (if determinable); and
- (c) zero.

If the entire amount of an impairment loss cannot be allocated to an individual asset due to the rules above, the remaining impairment loss that would otherwise have been allocated to the asset is allocated pro rata to the other assets of the cash-generating unit.

Revaluations and Accumulated Impairment Losses

When an asset is revalued using either a market or income valuation approach, the balance of accumulated impairment losses at the date of recognition of the revaluation should be eliminated at that date against the gross amount of the asset, consistent with the accounting treatment for accumulated depreciation under the 'net method' (refer also to NCAP 5.6 Other Depreciation Issues, including the examples within that section).

When:

- an asset is revalued using a cost valuation approach (e.g. depreciated replacement cost);
- there is a revaluation increment; and
- there is an existing balance of accumulated impairment losses, an assessment needs to be made as to whether all or part of the revaluation increment really relates to a reversal of the previous impairment indicators.

Where this is the case, the accounting for the revaluation should be "modified" to cater for an adjustment (or elimination) of the accumulated impairment losses as part of the accounting entries. The accounting treatment for impairment loss reversals is discussed in NCAP 4.7.

4.7 REVERSING AN IMPAIRMENT LOSS

Goodwill impairment losses cannot be reversed

An impairment loss can be reversed for all assets other than goodwill.

Annual assessment of indicators of reversal

At each reporting date, an agency must assess whether there is any indication that a previously recognised impairment loss may no longer exist or may have decreased. If an indication exists, the agency must again determine recoverable amount. The indicators for potential reversal of prior year impairment are outlined in paragraph 111 of AASB 136. To the extent that such indicators exist, agencies are to consider adjustments to the asset's remaining useful life, the depreciation/amortisation method or the residual value (if any), even if no impairment reversal is recognised.

An impairment loss can only be reversed if there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognised. AASB 136 provides examples of changes in estimates in paragraph 115.

Allocation of reversal of impairment loss across CGU assets

In reversing an impairment loss, the same rules apply as to those when impairment losses are initially recognised, in that the reversal is recognised immediately in the Statement of Comprehensive Income, unless the asset is carried at a revalued amount, in which case the reversal is treated as a revaluation increase.

In relation to **for-profit agencies**, a reversal of an impairment loss on a revalued asset can only be offset against a prior decrement to the extent available for the same asset.

In respect of **not-for profit agencies**, a reversal of an impairment loss on a revalued asset can only be offset against a prior decrement for the same class of asset.

When reversing the impairment loss of a (completed) asset that was impaired when the asset was work in progress, the reversal is to go through the Statement of Comprehensive Income. This is because the reversal relates to that particular asset, of which the initial impairment would have been recognised immediately in the Statement of Comprehensive Income (WIP assets are carried at cost).

Need to maintain record of asset exclusive of impairment loss

When reversing the impairment loss of an individual asset, the increased carrying amount must not exceed the carrying amount that would have been determined had no impairment loss been recognised. As a result, agencies must ensure that they maintain a record of the value of the asset exclusive of the impairment loss.

A reversal of an impairment loss for a CGU is to be allocated on a pro rata basis according to the relative carrying amounts of the assets of the unit (apart from goodwill). In allocating a reversal of an impairment loss for a cash-generating unit, the carrying amount of an asset must not be increased above the lower of:

- (a) its recoverable amount (if determinable); and
- (b) the carrying amount that would have been determined (net of amortisation or depreciation) had no impairment loss been recognised for the asset in prior periods.

Any amount of a reversal of an impairment loss that cannot be allocated to an individual asset due to the rules above is to be allocated pro rata to the other assets of the unit. Goodwill is not to be included in the allocation process.

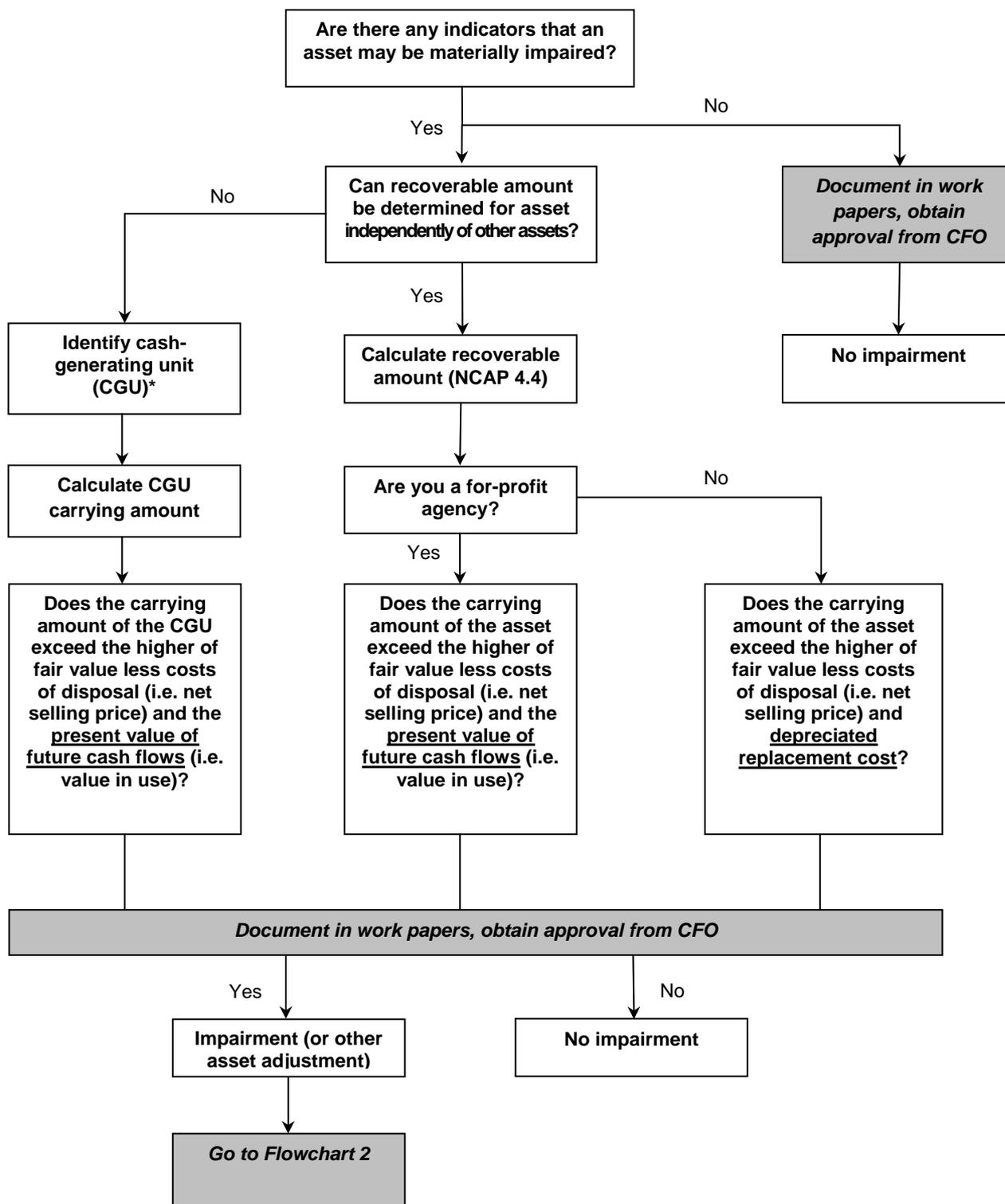
4.8 DISCLOSURE REQUIREMENTS

Agencies are to make the relevant disclosures in relation to impairment in accordance with paragraphs 126, 129, 130, 131, 133, 134 and 135 of AASB 136.

Further, to ensure transparent reporting, an additional line of disclosure is to be included in the notes to the financial statements so that Accumulated Impairment Losses is disclosed separately from Accumulated Depreciation.

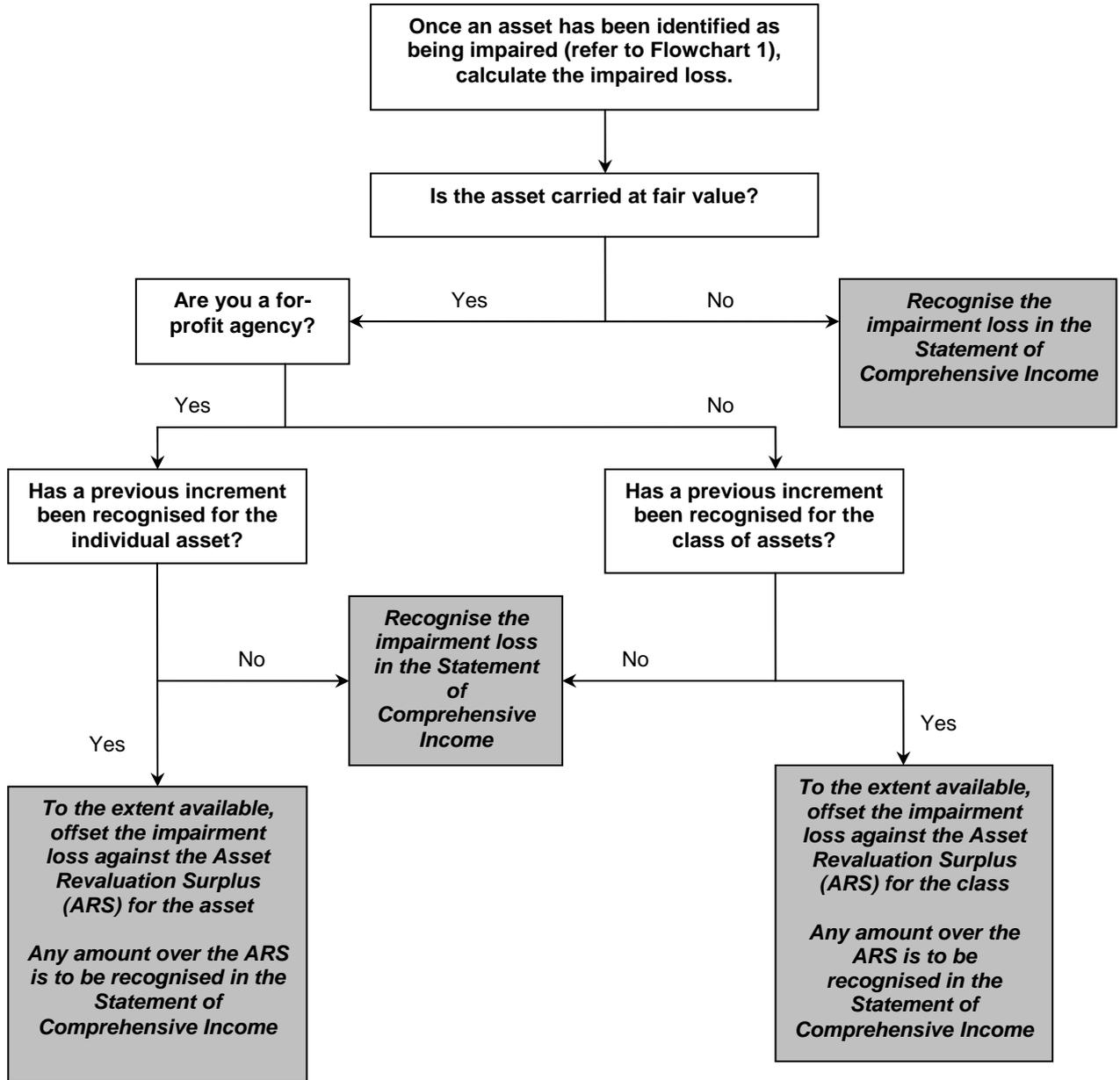
APPENDIX 4.1 IMPAIRMENT DECISION MAKING

Flowchart 1 - Is An Asset Impaired?



* Would be rare to have cash-generating unit in a not-for-profit agency

Flowchart 2 - How is an Impairment Loss Recognised?



APPENDIX 4.2 EXAMPLES OF INDICATORS OF IMPAIRMENT

(Some of the following examples have been taken from IPSAS 21 – Impairment of Non-Cash Generating-Assets)

(a) Cessation of the demand or need for services provided by the asset

The asset still maintains the same service potential, but demand for that service has ceased.

Examples

A school closed because of a lack of demand for school services arising from a population shift to other areas. It is not anticipated that this demographic trend affecting the demand for the school services will reverse in the foreseeable future.

A railway line closed due to lack of patronage (for example, the population in a rural area has substantially moved to the city due to successive years of drought and those who have stayed behind use the cheaper bus service).

A convention centre or stadium's principal lessee does not renew its lease with the result that the facility is expected to close.

(b) Significant long-term changes in the technological environment with an adverse effect on the agency

The service utility of an asset may be reduced if technology has advanced to produce alternatives that provide better or more efficient service.

Examples

Medical diagnostic equipment is rarely or never used because a newer machine embodying more advanced technology provides more accurate results.

Software is no longer being supported by the external supplier because of technological advances and the agency does not have the personnel to maintain the software.

Computer hardware has become obsolete as the result of technological development.

(c) Significant long-term changes in the legal or government policy environment

An asset's service potential may be reduced as a result of a change in a law or regulation.

Examples

An automobile does not meet new emission standards or a plane that does not meet new noise standards.

A school can no longer be used for instruction purposes due to new safety regulations regarding its building materials or emergency exit procedure.

A water treatment plant cannot be used because it does not meet new environmental standards.

(d) Evidence is available of physical damage of an asset

Physical damage would likely result in the asset being unable to provide the level of service that it once was able to provide.

Examples

A building is damaged by fire or flood or other factors.

A building is closed due to identification of structural deficiencies.

Sections of an elevated roadway that have sagged, indicating that that segment of roadway will need to be replaced in 15 years rather than the original design life of 30 years.

A dam's spillway has been reduced as a result of a structural assessment.

A water treatment plant's capacity has been reduced by intake blockage and the removal of the blockage is not economical.

A bridge is weight-restricted due to identification of structural deficiencies.

Equipment is damaged and can no longer be repaired or for which repairs are not economically feasible.

(e) Significant long-term changes in the extent to which an asset is used, or is expected to be used, with an adverse effect on the agency

If an asset is not being used to the same degree as it was when originally put into service or the expected useful life of the asset is shorter than originally estimated, the asset may be impaired. A significant long-term decline in the demand for an asset's services may translate itself into a significant long-term change in the extent to which the asset is used.

Example

A mainframe computer that is underutilized because many applications have been converted or developed to operate on servers or PC platforms.

(f) Significant long-term changes in the manner in which an asset is used, or is expected to be used, with an adverse effect on the agency.

If the asset is not being used in the same way as it was when originally put into service, the asset may be impaired.

Example

A school building that is being used for storage rather than for educational purposes.

- (g) **Evidence is available from internal reporting that indicates that the service performance of an asset is, or will be, significantly worse than expected**

Internal reports may indicate that an asset is not performing as expected or its performance is deteriorating over time.

Example

An internal health department report on operations of a rural clinic may indicate that an x-ray machine used by the clinic is impaired because the cost of maintaining the machine has significantly exceeded that originally budgeted.

- (h) **Market for the asset under construction declines**

If the market in which the work in progress asset operates declines, the asset would be impaired

Example

The market for investment property may decline. This may indicate that a property under construction is impaired because of the decline in value as a result of the market decline.

Non-Current Asset Policies for the Queensland Public Sector

>> NCAP 5 – Depreciation and Amortisation



OVERVIEW

This Non-Current Asset Policy (NCAP) discusses depreciation and amortisation concepts.

NCAP 5 consists of the following sub-sections:

Reference	Sub-section
5.1	Definitions and Concepts
5.2	Appropriate Depreciation Bases
5.3	Appropriate Depreciation Methods
5.4	Non Complying Methods of Depreciation
5.5	Changes in Depreciation
5.6	Other Depreciation Issues
5.7	Disclosure Requirements

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5.1 DEFINITIONS AND CONCEPTS

Depreciation, Amortisation and Depreciable Asset

Non-current assets with a limited useful life must be depreciated / amortised

Where non-current assets, including intangible assets, have a limited useful life they must be depreciated in accordance with the requirements of AASB 116 *Property, Plant and Equipment* and AASB 138 *Intangible Assets*. The term 'depreciation' should be used when referring to non-current assets that have physical substance. The term 'amortisation' is used in relation to intangible assets.

Definitions

AASB 116 defines depreciation as:

the systematic allocation of the depreciable amount of an asset over its useful life;

and

AASB 138 defines amortisation as:

the systematic allocation of the depreciable amount of an intangible asset over its useful life.

Essentially, depreciation is an allocation process, in which the cost of an asset or any other amount substituted for cost less any expected residual value, i.e. the depreciable amount, is systematically allocated over the useful life of the asset to the agency, that is, the time over which it is expected to earn revenue or provide service potential to the agency.

In accordance with the definition, the depreciable amount of an asset should be allocated on a systematic basis over its expected remaining useful life to the agency. Critical to the exercise of recognising depreciation expense is estimating correctly the depreciable amount of the asset and its useful life.

With the exception of land, investment property measured at fair value and some unique heritage and cultural assets, most non-current physical assets have limited useful lives and their service potential diminishes over time to a point where it is entirely consumed or lost.

Exclusions

The following assets are not depreciated or amortised:

- inventories, as they are held at lower of cost and net realisable value;
- non-current assets whilst classified as held for sale or while they are part of a disposal group classified as held for sale (Refer AASB 5 *Non-Current Assets Held for Sale and Discontinued Operations*, paragraph 25);
- an intangible asset with an indefinite useful life (Refer AASB 138 paragraph 107);
- investment property accounted for under the fair value model (refer AASB 140 *Investment Property* paragraphs 76 and 79);
- land, where its service potential is not expected to diminish with time or use (refer AASB 116, paragraph 58);
- heritage and cultural assets (e.g. works of art, objets d'art, rare books and manuscripts, library collections, museum pieces and unique historical objects) with indefinite lives i.e. where their service potential is not expected to diminish with time or use, for which curatorial and preservation policies are demonstrated to be in place, and where the agency can demonstrate that it has the operational and financial commitment and capacity to adhere to such policies into the foreseeable future (refer also to AASB 116, Implementation Guidance paragraphs G3 and G4);

- self-generating and regenerating assets carried at fair value, the accounting for which is covered by AASB 141 *Agriculture* (paragraphs 10-30); and
- work in progress assets, as depreciation only begins when an asset is available for use i.e. in the location and condition necessary for it to be capable of operating in the manner intended by management (refer AASB 116, paragraph 55).

Criteria for the Recognition of Depreciation Expense

The criteria for the depreciation of a non-current physical asset are that the asset has a cost that can be depreciated i.e. a depreciable amount, and it has a useful life that can be estimated.

Concept of 'Depreciable Amount'

AASB 116 defines 'depreciable amount' as:

the cost of an asset, or other amount substituted for cost, less the residual value

and 'useful life' as

the period over which an asset is expected to be available for use by an agency

or

the number of production or similar units expected to be obtained from the asset by an agency

Residual value is defined in AASB 116 as:

the estimated amount that an entity would currently obtain from the disposal of the asset, after deducting the estimated costs of disposal, if the asset were already of the age and in the condition expected at the end of its useful life .

Example – Depreciable Amount

If an agency purchased an asset with a limited life for \$30,000 and the amount expected to be recovered when it is disposed of by the agency is nil, the depreciable amount is \$30,000. If the residual value expected to be recovered at the end of the asset's useful life is \$5,000, the depreciable amount would be \$25,000

Concept of the 'Useful Life' of an Asset

The following factors are relevant in determining the useful life of non-current physical assets:

- expected usage of the asset i.e. its output;
- expected physical wear and tear, although a planned maintenance program may extend the useful life;
- technical or commercial obsolescence e.g. technological innovations in newer, similar assets may render an asset's useful life shorter than what might have otherwise been the case; and
- legal or similar limits on the use of an asset such as the expiry date of related leases, or compulsory replacement of assets for safety reasons e.g. aircraft, elevators.

Base useful life on past experience and asset planning

In addition, and most importantly, the estimation of useful life should be based on the agency's past experience and its realistic planned replacement program as outlined in its asset planning. Tensions often exist between the replacement timeframes estimated by engineers and those in which fiscal provision has been made for asset replacement. If an asset is expected to be used by an agency beyond an 'ideal' or 'optimum' replacement timeframe, the extended period is the useful life which should be used. This assessment is a matter requiring professional judgment to be exercised at each reporting date.

Estimated useful life – engineer's estimates versus fiscal reality

The useful life of a depreciable asset to one agency may well differ from the useful life to another agency or even within the same agency as a result of differing use or service requirements e.g. the estimated life of sensitive technical equipment in North Queensland may well be less when compared to similar equipment located in Brisbane, due to climatic differences.

The useful life of an asset to an agency may be shorter than its economic life.

Example – Useful Life

An agency has been depreciating its servers over a 3 year timeframe using the straight line basis as their method of depreciation. A review of useful lives indicated that servers have typically been in service in the agency for 5 years. On this basis, the annual depreciation rate should be adjusted over the remaining period with the asset having a total useful life of 5 years. Worked examples of such changes are demonstrated in NCAP 5.5.

Where an asset is planned to be sold to another entity, such an intention should not itself impact on existing estimates of remaining useful life and residual value. This is consistent with the cessation of depreciation when an asset becomes classified as 'held for sale' - there is an expectation that there should be a carrying amount for assets classified as 'held for sale'. For example, if the remaining useful life was re-assessed to fully depreciate the asset by the date of sale, the depreciable amount would probably be reduced to zero by sale date. This is not considered logical, as it would likely result in a sudden large increase in depreciation together with a potentially large profit on sale.

Recognition

Depreciation expense commences from the time the asset is first put into use or held ready for use (usually from the end of the relevant month). Where an asset is a complex structure made up of interdependent sub-structures which require installation in successive stages, it must be considered as being held ready for use only after installation has been completed to a stage where service or a saleable product can be obtained.

Cease depreciating when classified as held for sale or derecognised – whichever is earlier

Depreciation of an asset ceases at the earlier of the date that the asset is classified as held for sale (or included in a disposal group that is classified as held for sale) in accordance with AASB 5 *Non-Current Assets Held for Sale and Discontinued Operations* and the date that the asset is derecognised.

Otherwise – continue depreciating idle assets unless fully depreciated

Depreciation does not cease when the asset becomes idle or is retired from active use unless the asset is fully depreciated.

5.2 APPROPRIATE DEPRECIATION BASES

Use most appropriate basis to depreciate assets

The two most common bases for depreciating assets over their useful lives are the time basis or the output/service basis. Agencies must choose the basis which is most suitable for the assets they hold.

The decision to select a time or output basis for depreciation charges will be a judgement having regard to the manner in which the subject asset will deliver its embodied economic benefits over its useful life.

Time Basis

Using the time basis, the useful life of an asset is determined by the following factors:

- expected physical wear and tear;
- obsolescence (both technical and commercial); and
- legal and other limits on the use of the asset.

The useful life of an asset is normally the shortest of the applicable alternatives. As an example, computer hardware may have a physical life of ten years but become technically obsolete within five years.

In this case the appropriate life is five years provided replacement is based on technical obsolescence. Should an agency decide to use a non-current physical asset beyond the ideal or optimum replacement timeframe, then the depreciable amount should be allocated over the longer period.

Output/Service Basis

This basis is appropriate where the service potential of an asset is expected to be extinguished in direct proportion to the utilisation of the asset and before the asset becomes technically or commercially obsolete.

Example – Output/Service Basis

An item of equipment may lose its required accuracy after the production of one million units but may still produce less accurate units for a further ten years. The agency, however, requires the equipment to produce accurate units and the asset will therefore not be used after having produced one million units.

If it is estimated that 200,000 units will be produced in a year, then the overall output basis is a more appropriate method, as the accuracy limit will be reached before the expiry of the asset’s physical life. Therefore, on an output basis, the estimated useful life would be one million units.

5.3 APPROPRIATE DEPRECIATION METHODS

The key issue in the selection of an appropriate method of depreciation is that the method chosen must closely reflect the expected pattern of consumption of the future economic benefits embodied in the asset.

Apply method consistently

The method chosen must be applied consistently from period to period unless there is a change in the expected pattern of consumption of those future economic benefits.

Time Based Methods

Within the time basis for the depreciation of non-current assets, the two most common methodologies used are the straight line method and the reducing balance method.

Straight Line Method

The straight line method allocates the depreciable amount in approximately equal amounts in each accounting period over the useful life of the asset being depreciated.

Example – Straight Line Method

If an asset had a cost of \$20,000, a residual value of \$2,000 and a useful life of five years, an amount of \$3,600 would be recorded each year as depreciation under the straight line method [(20,000-2,000)/5].

The method would be suitable for use in depreciating assets which deliver their embodied economic benefits in approximately equal quantities in each accounting period over their useful lives.

Reducing Balance Method

The reducing balance method allocates larger amounts of the depreciable amount in the earlier periods of an asset’s useful life and lesser amounts in the later periods and would be suitable for use in depreciating assets whose embodied economic benefits are delivered in a similar pattern.

Example – Reducing Balance Method

If an asset cost \$40,000 and was to be depreciated at 20% per annum of the reducing balance, the depreciation charges would be as follows:

Year 1	20% x \$40,000	=	\$8,000
Year 2	20% x \$32,000	=	\$6,400
Year 3	20% x \$25,600	=	\$5,120
Year 4	20% x \$20,480	=	\$4,096
Year 5	20% x \$16,384	=	\$3,277

The residual value of the asset at the end of year five should be approximately \$13,107.

Other Methods

Other methods of allocating the depreciable amount over time may also be appropriate. As an example, the depreciable amount could be allocated over time in a way that reflects the expected deterioration in the condition of an asset based on engineering estimates or previous experience with similar assets.

Output/Service Based Method

The allocation of depreciation should be based on the actual output or service quantities in each reporting period and may vary between reporting periods. In this instance, depreciation is calculated using the following formula:

$$\frac{\text{Actual output or service during reporting period}}{\text{Estimated useful life in output or services}} \times \frac{\text{Depreciable Amount}}{1}$$

The use of the output/service basis requires a systematic basis for measuring the service potential consumed.

Example – Output/Service Based Method

Assume that an asset with a depreciable amount of \$100,000 has an estimated output over its useful life of 1,000,000 units. If it was planned to produce 10,000 units in a particular year, then the depreciation expense for that year would be \$1,000.

5.4 NON COMPLYING METHODS OF DEPRECIATION

Condition-based depreciation methods not permitted

Interpretation 1030 *Depreciation of Long-Lived Physical Assets: Condition-Based Depreciation and Related Methods* does not permit the adoption of condition-based depreciation or any other method of depreciation that includes any of the characteristics detailed in paragraph 8 of the Interpretation. Condition-based depreciation can be used only where its characteristics conform to the criteria detailed in AASB 116 for the recognition of depreciation.

The ‘renewals’ approach, that assumes subsequent expenditure on the asset does not increase the future economic benefits of the asset but will maintain the future economic benefits at existing levels, is not permitted (refer paragraph 8(d) and 19 of Interpretation 1030).

5.5 CHANGES IN DEPRECIATION

Useful life changes are changes in accounting estimates

Depreciation policies, including the method of depreciation, must be applied consistently and accurately reflect the pattern of consumption of economic benefits to be delivered by the asset over its estimated useful life to the agency.

AASB 116 requires that the residual value and the useful life of an asset be reviewed **at least** at the end of each annual reporting period. If expectations differ from previous estimates (i.e. expectations with respect to the depreciable amount or the useful life of the asset) the consequential change in the rate of depreciation is to be accounted for as a change in an accounting estimate in accordance with paragraphs 32-38 of AASB 108 *Accounting Policies, Changes in Accounting Estimates and Errors*.

Adjustments to the estimated useful life must be made in the earliest year in which a change is deemed necessary. This will achieve an allocation of cost that most closely aligns with the consumption of the asset. Delaying adjustments to estimated useful life to when the asset is close to becoming fully depreciated are to be avoided, wherever possible.

Example

Agency XYZ has established a process where a report is generated a few months prior to the end of each financial year to review remaining useful life estimates. While the estimated useful life of all estimates is carefully reviewed, particular attention is focussed on those assets where 75% or more of the asset’s estimated useful life has elapsed.

XYZ then conducts an independent review to assess whether the useful lives indicated on the report are an accurate reflection of how long the agency estimates it will use the assets and makes any necessary adjustments to the assets useful lives. Should any assets listed on the report be used in the regions, the respective persons in each of the regions are consulted prior to any necessary adjustments being made.

This process not only meets the requirement of paragraph 51 of AASB 116 which requires at least an annual review of the residual value and useful life of an asset, but also mitigates against assets still in use being fully depreciated.

Changes in accounting estimates accounted for prospectively

A change in depreciation method e.g. from units of use to straight line, will be a change accounting estimate requiring **prospective** adjustment and must be treated in accordance with the requirements of AASB 108.

Any change in the calculation of depreciation as a result of the annual review of useful life and residual value will be a change in accounting estimate and adjusted **prospectively**. A material change in consumption requiring the method to be changed is also treated as a change in an accounting estimate. Disclosure must be made in accordance with the requirements of AASB 108.

Correction of errors are accounted for retrospectively

Corrections of errors are distinguished from changes in accounting estimates. Where depreciation has been incorrectly calculated in a prior year based on estimates that were made in that prior year, this should be treated as an error and corrected **retrospectively** in accordance with AASB 108. Judgements about estimates that should have been (but weren't) made in a prior year must not be used for the purpose of 'error correction'.

Example - Straight Line Method

A machine was purchased on 1 July 20X0 for \$100,000. The estimated useful life is ten years with a residual value of zero. The machine is depreciated on a straight line basis.

On 30 June 20X4, after charging four years depreciation (4 x \$10,000 = \$40,000), it was decided that the machine's remaining useful life to the agency would be a further 12 years.

In this instance, there would be no adjusting journal entry at 30 June 20X4, as retrospective adjustments to depreciation are not permitted. However, the journal entry to record the depreciation expense in subsequent years would be:

Depreciation expense – machinery	Dr	5,000	
Accumulated depreciation – machinery			Cr 5,000

The undepreciated amount (\$100,000-\$40,000) of the asset is depreciated according to a remaining useful life of 12 years from the date of the change.

Example - Reducing Balance Method

Assume the same set of facts as above. However to depreciate the asset over ten years leaving as small an adjustment as possible to the depreciation charge at the end of the tenth year, a reducing balance rate of 40% will have to be applied.

The depreciation charges for the four years will be as follows:

Year 1	\$100,000	@	40%	=	\$40,000
Year 2	\$ 60,000	@	40%	=	\$24,000
Year 3	\$ 36,000	@	40%	=	\$14,400
Year 4	\$ 21,600	@	40%	=	\$ 8,640

At 30 June 20X4, the carrying amount of the asset will be \$12,960 and again there will be no adjusting journal entry at 30 June 20X4.

The rate of depreciation will have to be reduced to 20% in order to fully depreciate the asset at the end of the remaining useful life of 12 years.

Depreciation charges for the next 12 years follow:

Year 5	\$12,960	@	20%	=	\$ 2,592
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Year 6	\$10,368	@	20%	=	\$ 2,073
Year 7	\$ 8,295	@	20%	=	\$ 1,659
Year 8	\$ 6,636	@	20%	=	\$ 1,327
Year 9	\$ 5,309	@	20%	=	\$ 1,061
Year 10	\$ 4,248	@	20%	=	\$ 849
Year 11	\$ 3,399	@	20%	=	\$ 679
Year 12	\$ 2,720	@	20%	=	\$ 544
Year 13	\$ 2,176	@	20%	=	\$ 435
Year 14	\$ 1,741	@	20%	=	\$ 348
Year 15	\$ 1,393	@	20%	=	\$ 278
Year 16	\$ 1,115	@	20%	=	\$ 223

The remaining carrying amount of \$892 would be derecognised upon disposal of the asset. However, if proceeds are received on disposal, there is likely to be a profit or loss on disposal.

5.6 OTHER DEPRECIATION ISSUES

Re-Lifing Fully Depreciated Assets

Re-lifing is not permitted if asset at cost and fully-depreciated

Where an asset is carried at cost, should it transpire that the asset still has some useful life after it has been fully depreciated, re-lifing or revaluation of the asset is **not** permitted.

Where an asset is carried at fair value, the revaluation process should ensure an asset will not still have some useful life after it has been fully depreciated.

Where large numbers of assets are fully depreciated and are still in use, a review of the depreciation rate or annual review processes may be warranted. Annual reviews of non-current physical assets should ensure that a situation will not arise where fully depreciated assets are still in use.

Disaggregation of Assets for Depreciation

Each part of an item of property, plant and equipment with a cost that is significant in relation to the total cost of the item and has a materially different useful life is to be depreciated separately.

Some assets, for example a power station, may consist of a number of integral components that will function only when all components are combined. Discrete components of the asset may have different useful lives and different methods and rates of depreciation. NCAP 2 Complex Assets contains detailed criteria for the identification of significant components.

Example

One component of a dam is its gates. The dam, excluding the gates, may have a useful life of 100 years, but the gates may only have a useful life of 20 years. In this instance, the gates should be depreciated over 20 years and the other components of the dam over 100 years.

Subsequent Costs

Capitalised costs are to be depreciated as part of the asset

Costs incurred subsequent to a non-current physical asset first having been put into use, or held ready for use, must be added to the carrying amount of that asset and depreciated, *where it is probable that future economic benefits will occur, in excess of the originally*

assessed performance of the asset. Subsequent costs which have been capitalised shall be depreciated over the remaining useful life of the asset to which they relate.

These increased future economic benefits can result from an increase in the annual output of the asset, or an increase in its useful life or both. An example is the modification of an item of plant to extend its useful life or increase its capacity thereby increasing the service potential of the asset.

Spare

Major spare parts and standby equipment may qualify as property, plant and equipment when an agency expects to use them during more than one period. Where such spares are used only in connection with a particular asset and do not have a separate useful life to the asset, they must be depreciated over the useful life of the asset. Spares are distinguishable from stores and supplies which are normally consumed on an ongoing basis. Stores and supplies are to be recognised in terms of AASB 102 *Inventories*.

Revaluations and Accumulated Depreciation/Amortisation

Agencies should note amended paragraph 35 in AASB 116 and amended paragraph 80 in AASB 138 that describe the application of the gross and net methods of revaluation.

It is QTT policy that:

Market/income valuation approach – use net method; cost valuation approach – use gross method

- **the net method of revaluation be used for specific appraisals using a market or income (e.g. discounted cash flow) approach, where the assets so valued comprise a material proportion of the relevant class;**
- **the gross method of revaluation be used for specific appraisals using a cost (e.g. depreciated replacement cost) approach, where the assets so valued comprise a material proportion of the relevant class; and**
- **subsequent indexation should not cause a change in the method of revaluation used in the last specific appraisal.**

It is important that valuers (or other relevant professionals) are instructed as to the method of revaluation that applies under the circumstances (refer also to the last section of NCAP 3.6 Revaluation Methodologies, and Appendix 3.3 Content Required from Valuers (or Other Relevant Professionals)).

Under the net method of revaluation, accumulated depreciation/amortisation as at the date of recognition of the revaluation is eliminated against the gross amount of the asset. Accumulated depreciation/amortisation then “recommences” subsequent to the date of recognition of the revaluation. Hence, as agencies are encouraged to recognise revaluations well prior to financial year end, it is expected that there will be a balance in accumulated depreciation/amortisation at year end, according to how early the revaluation was recognised i.e. agencies are not expected to recognise a further elimination of such a balance at year end.

Example 1 – Revaluation increase (gross method)

An item of Major Plant and Equipment was purchased for \$100,000 with a residual value of \$10,000 and was to be depreciated at 10% straight line. After three years, the asset’s written-down value is \$73,000, after accumulated depreciation of \$27,000. The asset’s fair value was determined to be \$85,000 using the depreciated replacement cost technique. The gross replacement cost of the asset, as determined by the valuer, has increased to \$120,000 with the residual value and useful life being assessed as remaining the same.

General ledger entries to recognise revaluation:

Major plant & equipment asset	Dr	20,000
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Accumulated depreciation		Cr	8,000
Asset revaluation surplus		Cr	12,000

(Revaluation of major plant and equipment from \$73,000 to \$85,000 WDV)

Calculation – restated Accumulated Depreciation:
New gross replacement cost – new fair value: 120,000 - 85,000 = 35,000

Annual depreciation until next revaluation:

Depreciation expense	Dr	10,714	
Accumulated depreciation			Cr 10,714

Calculation:
Annual depreciation until next revaluation: (85,000 - 10,000)/7 = 10, 714

Example 2 – Revaluation increase (net method)

An item of Major Plant and Equipment was purchased for \$100,000 with a residual value of \$10,000 and was to be depreciated at 10% straight line. After three years, the asset's written-down value is \$73,000 after accumulated depreciation of \$6,000 (based on the net method being applied since acquisition). The asset's fair value was determined to be \$85,000 based on recent published buying prices for items in similar condition and with similar features.

General ledger entries to recognise revaluation:

Accumulated depreciation	Dr	6,000	
Major plant and equipment asset [#]	Dr	6,000	
Asset revaluation surplus			Cr 12,000

(Revaluation of plant and equipment from \$73,000 to \$85,000 WDV)

[#] Net debit to the asset (\$6,000) = elimination of accumulated depreciation (credit \$6,000) offset by debit adjustment of \$12,000 to arrive at new fair value (\$85,000)

Annual depreciation until next revaluation:

Depreciation expense	Dr	10,714	
Accumulated depreciation			Cr 10,714

Calculation:
Annual depreciation until next revaluation: (85,000 – 10,000) / 7 = 10,714

Example 3 – Revaluation decrease (gross method)

An item of Major Plant and Equipment was purchased for \$100,000 with a residual value of \$10,000 and was depreciated at 10% straight line. After three years, the asset's written-down value is \$73,000 after accumulated depreciation of \$27,000. The asset's fair value was determined to be \$50,000 using the depreciated replacement cost technique. The gross replacement cost of the asset, as determined by the valuer, has decreased to \$80,000 with the residual value and useful life being assessed as remaining the same.

General ledger entries to recognise revaluation:

Asset revaluation surplus	Dr	23,000	
Major plant & equipment asset			Cr 20,000

	Cr	3,000
<p><i>(Revaluation of major plant and equipment from \$73,000 to \$50,000 WDV, adjusted against ARS if that class has sufficient credit ARS balance (to extent that ARS credit balance for class is insufficient, recognise as expense in Statement of Comprehensive Income))</i></p>		
<p><i>Calculation – restated Accumulated Depreciation:</i></p>		
<p><i>New gross replacement cost – new fair value : 80,000 - 50,000 = 30,000</i></p>		
<p><i>Annual depreciation until next revaluation:</i></p>		
Depreciation expense	Dr	5,714
Accumulated depreciation	Cr	5,714
<p><i>Calculation:</i></p>		
<p><i>Annual depreciation until next revaluation: (50,000 - 10,000)/7 = 5,714</i></p>		

Example 4 – Revaluation decrease (net method)

An item of Major Plant and Equipment was purchased for \$100,000 with a residual value of \$10,000 and was depreciated at 10% straight line. After three years, the asset's written-down value is \$73,000 after accumulated depreciation of \$6,000 (based on the net method being applied since acquisition). The asset's fair value was determined to be \$50,000 based on recent published buying prices for items in similar condition and with similar features.

General ledger entries to recognise revaluation:

Accumulated depreciation	Dr	6,000
Asset revaluation surplus	Dr	23,000
Major plant and equipment asset [#]	Cr	29,000

(Revaluation of major plant and equipment from \$73,000 to \$50,000 WDV, adjusted against ARS if that class has sufficient credit ARS balance (to extent that ARS credit balance for class is insufficient, recognise as expense in Statement of Comprehensive Income))

[#] Net credit to the asset (\$29,000) = elimination of accumulated depreciation (credit \$6,000) + credit adjustment of \$23,000 to arrive at new fair value (\$50,000)

<p><i>Annual depreciation until next revaluation:</i></p>		
Depreciation expense	Dr	5,714
Accumulated depreciation	Cr	5,714

Calculation

Annual depreciation until next revaluation: (50,000 – 10,000) / 7 = 5,714

Example 5 – Revaluation increase (gross method) plus change in useful life

An item of Major Plant and Equipment was purchased for \$100,000 with a residual value of \$10,000 and was to be depreciated at 10% straight line. After three years, the asset's written down value is \$73,000 after accumulated depreciation of \$27,000. Using the depreciated replacement cost technique, the valuer has determined that the gross replacement cost of the asset has increased from \$100,000 to \$120,000. The residual value is assessed to remain the same, but the remaining useful life of the asset has been reassessed to be 9 years (i.e. a total useful life of 12 years). Given the increase in gross replacement cost, plus the increase in the asset's useful life, the valuer has determined the asset's fair value to be \$92,500.

General ledger entries to recognise revaluation:

Major plant and equipment asset	Dr	20,000		
Accumulated depreciation			Cr	500
Asset revaluation surplus			Cr	19,500

(Revaluation of major plant and equipment from \$73,000 to \$92,500 WDV)

Calculation – restated Accumulated Depreciation:

New gross replacement cost – new fair value: 120,000 – 92,500 = 27,500

Annual depreciation until next revaluation:

Depreciation expense	Dr	9,167		
Accumulated depreciation			Cr	9,167

Calculation:

Annual depreciation until next revaluation: (92,500 - 10,000)/9 = 9,167

Example 6 – Indexation (gross method)

An item of Major Plant and Equipment was purchased for \$100,000 with a residual value of \$10,000 and was to be depreciated at 10% straight line. After three years, the asset's written-down value (based on a depreciated replacement cost technique) is \$73,000, after accumulated depreciation of \$27,000. Indexation is applied in year 4 using a published construction cost index. The percentage change in the index since the previous year's specific appraisal is 3.5%. The asset's residual value and remaining useful life are assessed as remaining the same.

Calculation – restated Gross and Accumulated Depreciation (indexation applies consistently to both gross and accumulated depreciation):

*Gross amount: 100,00 * (1+0.035) = 103,500*

*Accumulated Depreciation: 27,000 * (1+0.035) = 27,945*

Net Written-down value: 103,500 – 27,945 = 75,555

General ledger entries to recognise revaluation using indexation:

Major plant and equipment asset	Dr	3,500		
Accumulated depreciation			Cr	945
Asset revaluation surplus			Cr	2,555

(Revaluation of major plant and equipment by indexation of 3.5%)

Annual depreciation until next revaluation:

Depreciation expense	Dr	9,365		
Accumulated depreciation			Cr	9,365

Calculation:

Annual depreciation until next revaluation: (75,555 - 10,000)/7 = 9,365

Point of Recognition for Depreciation

The depreciation charge for each period is to be recognised in profit or loss unless it is included in the carrying amount of another asset. For example, AASB 102 *Inventories* requires that a systematic allocation of fixed and variable production overheads be included in the cost of converting materials to finished goods. Fixed production overheads would normally include depreciation expense.

Depreciation charge is an expense

Also, AASB 111 *Construction Contracts* identifies depreciation of plant and equipment as being a cost that would relate directly to a construction contract and should be recognised as part of the asset under construction (i.e. work in progress).

Investment Property

AASB 140 provides for a fair value model or a cost model to be used for valuing an investment property. **Queensland Treasury and Trade policy mandates the use of the fair value model by all not-for-profit agencies that are consolidated into the whole-of-Government financial statements** (except in the rare and exceptional circumstances where fair value is not reliably determinable on a continuing basis – refer to the section titled 'Investment Property' under NCAP 1.7 Guidance on Particular Asset Types). However, *for-profit* statutory bodies and agencies *not consolidated* into the whole-of-Government financial statements are permitted discretion to choose either the cost or revaluation model for investment property (refer to NCAP 3.7 Specific Valuation Issues for further information about this).

Depreciation charges are not applicable in respect of these types of assets valued under the fair value model but are applicable, in accordance with the requirements of AASB 116, where the asset is measured at cost.

Finance Leases

Lessee

At the commencement of the lease term, lessees are required to recognise finance leases as assets and liabilities in their Statement of Financial Position at amounts equal to the fair value of the leased property or, if lower, the present value of the minimum lease payments, each determined at the inception of the lease.

A finance lease gives rise to depreciation expense for depreciable assets as well as a finance expense for each reporting period. The depreciation policy for depreciable leased assets is to be consistent with that for depreciable assets that are owned. Depreciation is to be calculated in accordance with AASB 116 and AASB 117. If there is no reasonable certainty that the lessee will obtain ownership by the end of the lease term, the asset is to be fully depreciated over the **shorter of** the lease term and its useful life. The depreciation rate is to be adjusted whenever a judgement is made that affects the remaining estimated useful life of the asset to the agency or an adjustment is made to the estimated residual value.

Lessor

Lessors do not recognise a physical or intangible asset subject to a finance lease. Instead, a receivable is recognised at an amount equal to the net investment in the lease. Assets subject to a finance lease are not depreciated by lessors.

Operating Leases

Lessee

Assets held under operating leases are not depreciated by lessees.

Lessor

The depreciation policy for depreciable leased assets is to be consistent with the lessor's normal depreciation policy for similar assets and depreciation is to be calculated in accordance with AASB 116 and AASB 138, where the asset is held on the lessor's books.

Leasehold Improvements

Where improvements are made to a leasehold property, these improvements must be allocated progressively over the unexpired portion of the lease or the useful lives of the improvements to the agency, whichever is the shorter. The unexpired period of the lease should include any options to extend the lease term when the exercise of the option is reasonably certain.

Amortisation of Sale and Leaseback Transactions

Any amortisation of a sale and leaseback transaction is to be recognised in accordance with paragraph 61 of AASB 117.

Amortisation of Intangible Assets

Amortise systematically over finite useful life

The depreciable amount of an intangible asset with a finite useful life is to be amortised on a systematic basis over the useful life of the asset.

No amortisation if indefinite life – test for impairment annually

An intangible asset with an indefinite useful life is not amortised. The term ‘indefinite’ does not mean ‘infinite’. It is unlikely that an agency would have an intangible asset with an infinite useful life. On the other hand, an agency may well have an intangible asset which, at the time it is developed, has an indefinite useful life e.g. the intellectual property associated with a vaccine that brings a significant disease under control. Such an intangible asset would not be amortised but would be tested for impairment at each reporting period.

Similar to depreciation, amortisation is usually recognised in profit or loss but may be absorbed into the carrying amount of other assets e.g. amortisation of intangible assets used in the production process could be included in the carrying amount of inventories.

Review annually

Also similar to depreciation, the amortisation method for an intangible asset with a finite life is to be reviewed at least at the end of each annual reporting period. The useful life of all intangible assets should be assessed annually (even intangibles with indefinite lives – to confirm they continue to be indefinite).

Heritage and Cultural Assets

Service potential may not diminish with time

Some heritage and cultural assets may have a service potential that could diminish over time and should be depreciated accordingly. Works of art, objets d’art, rare books and manuscripts, library collections, museum pieces and unique historical objects should not be depreciated if the service potential is not expected to diminish with time or use.

Where heritage and cultural assets are not depreciated, it must be demonstrated that appropriate curatorial and preservation policies are in place. These policies would typically be those developed and monitored by qualified personnel and include:

- a clearly stated objective about the holding and preservation of items;
- a well-developed plan to achieve the objective, including demonstration of how the policy will be implemented, based on advice by appropriately qualified experts;
- monitoring procedures; and
- periodic reviews.

If no depreciation is charged against such assets, the notes to the financial statements shall disclose the reason for this action.

Road Earthworks

In some circumstances, the service potential of road earthworks is expected to be retained due to the absence of any events that may cause physical deterioration e.g. excessive usage, flooding or land movement, and the earthworks are not expected to become obsolete

in the foreseeable future. Such assets, due to their unlimited useful life, are not subject to depreciation. Where management have assessed and assigned a useful life to road earthworks, this asset is depreciated.

It is necessary for an entity to assess which of its road earthwork assets do not have limited useful lives and which do have limited useful lives.

The depreciation or non-depreciation of road earthworks assets are to be reviewed at least at each reporting date to ensure that the accounting policy applied reflects the most recent assessment of the useful lives of the assets.

5.7 DISCLOSURE REQUIREMENTS

In respect of each class of property, plant and equipment, an agency must make the disclosures detailed in paragraph 73 of AASB 116.

In respect of each class of intangible asset, an agency must make the disclosures detailed in paragraph 118 of AASB 138.

In respect of investment property measured at cost, an agency must make the disclosures in paragraph 79 of AASB 140.

Where a change to an accounting estimate has occurred e.g. a change in the method of depreciation from units of use to straight line, disclosures in accordance with paragraph 29 of AASB 108 must be made.

Where depreciation expenses for a reporting period have changed because of:

- reassessment of the useful lives of certain assets;
- changes in depreciable amounts in consequence of a revaluation (upward or downward) of certain assets; or
- changes in depreciable amounts following a reappraisal of residual value

an agency must make the disclosures detailed in paragraphs 39 and 40 of AASB 108.

AASB 101 *Presentation of Financial Statements* requires certain disclosures to be made in the notes to the financial statements. Relevant to depreciation (amortisation) are:

- paragraph 117: measurement bases used in preparing the financial statements;
- paragraph 122: judgements made in applying accounting policies; and
- paragraph 125: assumptions regarding the future and estimation uncertainties.

Non-Current Asset Policies for the Queensland Public Sector

>> NCAP 6 – Disposal of Non-Current Assets



OVERVIEW

This Non-Current Asset Policy (NCAP) discusses key concepts in relating to accounting for and reporting of disposals of non-current assets.

NCAP 6 consists of the following sub-sections:

Reference	Sub-section
6.1	Asset Revaluation Surplus on Disposal of Non-Current Assets
6.2	Disposal of Non-Current Assets

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6.1 ASSET REVALUATION SURPLUS ON DISPOSAL OF NON-CURRENT ASSETS

Movement of net revaluation increment to accumulated surplus/deficit

When assets sold or otherwise disposed of have been subject to a revaluation, the net increment contained in the asset revaluation surplus relating to those assets may be moved to accumulated surplus/deficit. For a not-for-profit agency accounting for revaluations on a class basis, this is appropriate when the value of assets remaining under the control of the agency is disproportionate to the asset revaluation surplus for that class e.g. as a result of machinery-of-Government (moG) changes.

Must not be > amount attributable to transferred assets

Any transfers from the asset revaluation surplus to accumulated surplus/deficit should be limited to the amount of the asset revaluation surplus for that class of assets (or the particular asset for for-profit agencies) and must not exceed the amount of the net revaluation increments attributable to the assets disposed of.

ARS cannot be transferred between entities

Where assets are transferred between agencies, net asset revaluation increments recorded in the asset revaluation surplus relating to those assets are **not** transferred, but remain with the transferring agency. The transferring agency may move the net revaluation increment recorded for those assets to the accumulated surplus/deficit within equity.

Transfers from ARS cannot be reversed

Once amounts are transferred from an asset revaluation surplus to other equity accounts, they generally cannot be transferred back to the asset revaluation surplus and are not available to be applied against revaluation decrements for other asset classes of the agency. If an agency encounters exceptional circumstances where it believes there is justification for past transfer(s) to accumulated surplus/deficit being reversed, Queensland Treasury and Trade support must be obtained (via fmhelpdesk@treasury.qld.gov.au).

Asset revaluation surpluses must never have a negative (debit) balance.

Correction of Error

ARS not to be used to recognise assets erroneously not previously recognised

The asset revaluation surplus must not be used to recognise assets not previously recognised due to error. These shall be treated under AASB 108 *Accounting Policies, Changes in Accounting Estimates and Errors*.

6.2 DISPOSAL OF NON-CURRENT ASSETS

AASB 116 *Property, Plant and Equipment* specifies that an item of property, plant and equipment is to be derecognised:

- on disposal; or
- when no future economic benefits are expected from its use or disposal.

The disposal of an asset may occur in a variety of ways, including:

- by sale;
- by donation;
- derecognition due to initial error in recording as an asset; or
- involuntary transfer including as part of a moG change.

Whether a transfer of an asset(s) is voluntary (i.e. at the discretion of an agency) or involuntary (e.g. arising from a moG change), is irrelevant when determining the appropriate accounting treatment. As with all transactions, such transfers should be accounted for according to the substance of the transaction, and the requirements of relevant accounting standards and Accounting Policy Guidelines (within the Financial Reporting Requirements).

Gain or Loss on Disposals of Non-Current Assets

Recognise in the Statement of Comprehensive Income

When an asset is sold and its selling price varies from the carrying amount (adjusted for depreciation and any impairments for the period between the beginning of the financial year and the date of sale), a gain or loss occurs which must be recognised in the Statement of Comprehensive Income.

If an asset is scrapped for no consideration before it is fully depreciated the carrying amount of the asset i.e. the gross asset value less its accumulated depreciation and accumulated impairment losses, represents a loss on disposal which must be expensed. If material costs are incurred in the disposal, such expenses are to be added to the loss on disposal.

Disposal Where 'Proceeds from Sale' are returned to Consolidated Fund

Any gain or loss from the disposal of an asset must be recognised in the Statement of Comprehensive Income.

Where the proceeds from the disposal of a non-current asset are returned to the Consolidated Fund, whether or not voluntarily, the transfer must be treated as an equity withdrawal and adjusted against contributed equity or, to the extent that this would result in negative contributed equity, accumulated surplus/deficit.

Refer to APG 9

Provided it meets the criteria in APG 9 Accounting for Contributions by Owners and Distributions to Owners, the transfer of an asset, without payment or other consideration, between wholly-owned State Government agencies as a result of a moG change or as otherwise approved/directed by the 'owners' (i.e. Cabinet, CBRC, Executive Council or portfolio Ministers) does not constitute a sale and no gain or loss on sale is to be recognised. In lieu, the transfer is to be treated as a non-appropriated equity injection/withdrawal. Refer to APG 9 for further guidance on this.

Non-Current Asset Policies for the Queensland Public Sector

>> NCAP 7 – Accounting for Library Collections



OVERVIEW

This Non-Current Asset Policy (NCAP) discusses key accounting and reporting requirements for library collections.

NCAP 7 consists of the following sub-sections:

Reference	Sub-section
7.1	Introduction
7.2	Service Potential
7.3	Classification of Collections
7.4	Accounting Treatments
7.5	Periodicals, Electronic Media and Internally Developed Information
7.6	Digital Library Collections
7.7	Transfers Between Collections
7.8	Impairment
7.9	Disclosure Requirements
7.10	Physical Security and Verification
7.11	Transitional Provisions
Appendix	
7.1	Formula to Calculate Average Replacement Cost of a Library Reference Collection

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7.1 INTRODUCTION

The purpose of this policy is to prescribe the financial reporting requirements for library collections, in both physical and digital formats.

Prescribes financial reporting requirements only

As with other non-current assets, the financial and management reporting needs for libraries often differ. For example, while a library may be recognised at a collection level for financial reporting, for management purposes an agency must ensure that it maintains a listing of individual items which make up the collection. The provisions of this policy apply only to financial reporting. Management reporting requirements are at the discretion of agency management.

This policy is designed to provide the overarching principles to be applied. Agencies should outline in their internal policies (e.g. Financial Management Practice Manual) how the policy is to be applied to their collection.

7.2 SERVICE POTENTIAL

Determines if an item is to be capitalised

In determining whether a purchased item should be capitalised or expensed, the future service potential of the item must be considered. Similarly, service potential considerations are essential in determining the useful life of an asset.

The service potential of a library collection, the cornerstone for any library accounting policy, could be determined in a number of ways e.g. the number of times an item is borrowed or otherwise used, or the availability of the information regardless of usage. For the purposes of this policy, service potential is determined with reference to the availability of the information, i.e. the period of time over which an item is able to be accessed and used.

7.3 CLASSIFICATION OF COLLECTIONS

Document classification basis

A library is generally made up of a variety of different collections, or types of books and other materials. For financial reporting purposes, the following classifications are to be used:

- common use collections;
- reference collections; and
- heritage collections.

At a minimum, the agency policy must document the basis upon which library items are to be classified to ensure consistent treatment across reporting periods.

A broad description of each of these collections follows.

Common use collections

Large number of low value, frequently used items with short useful lives

A common use collection is usually comprised of a large number of low value items which are used in the day-to-day operations of the library e.g. undergraduate text books and technical publications. These items, in most instances, may be borrowed. Due to a pattern of declining use, obsolescence and of physical deterioration over time, library materials in these collections generally have a short period of service potential (e.g. the greatest usage is within the first year). Individual items are continually being updated and replaced.

Reference collections

Includes general and specialised items
 Not borrowed
 Longer useful lives

Reference collections usually include both general and specialised items. These items are usually not able to be borrowed, but are available for use, even if archived. Generally, these items have variable uses (e.g. undergraduate and research purposes), and have a longer useful life than common use collections, but are not held indefinitely. If possible, these items would generally be replaced if lost or damaged.

Heritage collections

Permanently retained
 Heritage, cultural or historic value

A heritage collection is a permanently retained collection which has heritage, cultural or historic value that is worth preserving indefinitely and to which sufficient resources are committed to preserve and protect the collection and its service potential. The collection is generally held for public exhibition, education, or to provide a service to the community. Heritage collections are not usually available for sale, for redeployment or for an alternative use.

7.4 ACCOUNTING TREATMENTS

Based on collection attributes

Items are to be allocated across the different collections by agencies, based on their attributes. For example, items making up a medical library may be split across the collection types, based on their attributes (i.e. some parts of the medical library may be heritage, while others may be reference or common use). In addition, periodicals, subscriptions and electronic media with archive access can be split over the three classification types.

Professional judgement will be required to assess the characteristics of each item to determine its correct classification. In determining the correct classification, considerations may include:

- the useful life of the material – is it limited, long term or indefinite?
- how the items are stored and used; and
- the nature of library expenditure within that category – regular replacement of holdings, expenses related to controlling the environment in which the asset is used, etc.

Common use collections

Treatment

The greatest usage of items within these collections would occur within the first year, with a rapid decline over subsequent years.

Expensed on acquisition

In recognition of their limited life and the cost/benefit of valuing collections with a high turnover of material, common use items are to be expensed on acquisition.

Management

A system to ensure the security of common use collections remains the responsibility of management, even though these items are expensed on acquisition.

Reference collections

Treatment

Capitalised
 Recognised at fair value

Based on their longer periods of service potential to the library, material reference collections are to be capitalised and recognised at fair value, based on the methodology outlined below.

Threshold

\$1 million recognition threshold

An asset recognition threshold of \$1,000,000 is to be applied to the collection. If the value of the collection as a whole is less than \$1,000,000, it must be expensed.

Asset class

Library Reference Collection

Items in this category are to be recognised in the financial statements as 'Library Reference Collection', unless a better descriptor is determined by the agency, based on the contents of the collection.

Initial acquisition

Capitalise only one copy of each item

If the library purchases multiple copies of the same item, only one of the items, per location (for example, one per university campus) is to be capitalised. Further, as part of the year end revaluation process, the average value, as determined below, will be applied to only one copy of multiple holdings per location.

Similar to common use items, a system to ensure the security of multiple items remains the responsibility of management.

Fair value

Apply AASB 13 principles

Fair value is to be determined in accordance with the principles in AASB 13 *Fair Value Measurement* and NCAP 3 Valuation of Assets. For example, where market prices can be obtained for the items concerned, a market approach should be used. Where market prices are not available, a cost approach may be used.

Guidance for application of cost approach

Average replacement cost may be used, based on the average cost of purchases over a period considered to most closely provide an accurate average value for the collection. On this basis, cost is to be applied to all capitalised materials in the collection at year-end. It is considered that a five year period would provide a reliable average value, however, a longer or shorter period may be used at management discretion where this is justified.

The basis for determining the appropriate 'averaging' period is to be documented. Once determined, this period should be consistently applied.

Generally, a maximum rolling five year period is considered appropriate for determining average replacement cost on the basis that five years should provide a smoothing of any peaks and troughs experienced in the cost of books. For example, there may be one year when a large number of high value law textbooks are purchased. If this average cost was applied to all items in the collection, over-inflation of the fair value may result. Using a five year rolling average cost should result in this peak being effectively managed.

In calculating average cost, agencies should determine any identifiable sub-collections and calculate the average cost of all items purchased over the previous five years according to these sub-collections e.g. medical textbooks or periodicals. This average cost should then be applied to all capitalised items within that sub-collection including material acquired for no cost, ensuring these are assigned a replacement value.

Appendix 7.1 provides an example of the calculation involved.

Identify sub-collections

If the agency determines that differentiating by sub-collections is not providing an accurate fair value, then the agency should consider stratifying the sub-collections e.g. into value bands, to calculate fair value.

Any changes in the fair value of the collection are to be recognised in the Asset Revaluation Surplus. Revaluation increments and decrements are to be accounted for in accordance with AASB 116 *Property, Plant and Equipment*.

Removal of items from collection

Remove items not providing a benefit

To ensure a materially accurate valuation, assessments must be made on a regular basis to determine whether items are still providing benefit or whether they should be removed from the collection. This may be included as part of the stocktake process, i.e. an assessment is made of each item as it is physically verified.

At a minimum, all capitalised items must be considered at least once every three years to determine whether they should be removed from the collection.

Depreciation

Assess appropriateness of depreciation

Agencies must undertake an annual assessment to determine the rate at which the reference collection should be depreciated.

If it is considered appropriate to depreciate the collection, then a useful life must be determined, applied and disclosed.

If it is determined that the collection should not be depreciated, the reasons must be clearly documented and included in the notes to the financial statements. Reasons for not depreciating the collection may include:

- the inherent complexity involved in determining a common useful life for the collection. Developing a useful life for a library collection involves consideration of a complex combination of the
 - physical lives – how long the item will last, taking into account user populations and climatic conditions or subject matter; and
 - relevant lives – the period during which the content or subject matter is relevant to the library’s user population
 of the various categories of materials. In practice, an agency may not be able to reliably determine a useful life; and
- based on the characteristics of the collection, the useful life may be sufficiently long that the resultant depreciation expense would be immaterial in amount.

Refer also to NCAP 5 Depreciation and Amortisation.

Independent valuation

Independent confirmation of methodology

Agencies are not required to obtain an independent valuation of the collection. However, at least once every five years, the agency must obtain independent confirmation that the methodology being applied is appropriate.

Heritage collections

Treatment

Recognise at fair value

Heritage collections are to be capitalised and recognised at fair value, based on the methodology outlined below.

Threshold

\$5,000 threshold

A recognition threshold of \$5,000 is to be applied to the collection. If the value of the collection as a whole is less than \$5,000, then it must be expensed.

Asset class

Items in this category will form part of the existing Heritage and Cultural Assets class in the financial statements.

Fair value

Apply AASB 13 principles

Fair value is to be determined in accordance with the principles in AASB 13 *Fair Value Measurement* and NCAP 3 Valuation of Assets.

Disclose only if fair value cannot be measured

If it is not possible to determine a fair value for the heritage collection at the outset, it is not to be recognised on the Statement of Financial Position but rather disclosed as a note to the financial statements, if it is material in a qualitative sense. This disclosure should state:

- a description of the nature of the collection;
- the purposes for which it is held;
- the reason why its heritage value cannot be reliably estimated; and
- to the extent practicable, the annual costs of maintenance/preservation.

Despite the acknowledged difficulties involved, agencies are required to make every effort to value heritage collections at their fair value.

Valuations

NCAP 3.5 Valuation Approaches and NCAP 3.6 Revaluation Methodologies refer to various methods by which valuations can be undertaken.

Valuers should be independent qualified experts

To ensure fair, 'arm's length' valuations of heritage collections, it is preferred that revaluations be undertaken by independent, professionally qualified experts. However, there may be few independent valuers with the expertise to value certain collections. In these instances, employees with relevant expertise/knowledge may undertake an in-house review.

If an in-house valuation is conducted, the basis, methodology and assumptions underpinning the valuation are to be independently reviewed (e.g. by an expert valuer or by the in-house expert of another entity with a similar library collection) at least once every five years to ensure the appropriateness of the valuation approach.

Depreciation

Depreciation

Heritage collections are generally subject to stringent curatorial preservation techniques. As a result, they may have an indefinite life, may be held in perpetuity and appreciate in value. For any heritage/cultural asset that is not depreciated, curatorial and preservation policies would have to be demonstrated to be in place, as well as demonstrating that it has the operational and financial commitment and capacity to adhere to such policies into the foreseeable future, to justify the non-depreciation as per guidance contained in AASB 116.

7.5 PERIODICALS, ELECTRONIC MEDIA AND INTERNALLY DEVELOPED INFORMATION

Periodicals and Subscriptions

Generally, periodicals and subscriptions would be regarded as common use and expensed on acquisition. However, it may be appropriate for some of these items to be included in either the reference or heritage collections. Therefore, the library must determine the correct classification for individual items and account for them accordingly.

Electronic Media

Access to electronic media is generally obtained by either outright purchasing of the information or through a licence agreement. Under either method, the issue of control, as well as expected economic benefits, must be considered when determining whether capitalising or expensing is appropriate.

When electronic media is purchased outright, control over the asset is generally obtained to partially satisfy the asset recognition criteria. Assuming the other asset recognition criteria are satisfied, the agency must determine the correct classification of the individual items of electronic media, and account for them accordingly.

Annual licence agreements usually expensed

When information is accessed through a licence agreement, there is no access to the information unless the licence fee is paid and other terms of the agreement are met e.g. access rights and copyright clauses apply. Where this occurs, the agency does not have control of the information. Consequently, the annual licence fee must be expensed, and not recognised as an asset.

However, where the agency has archival access, capitalising this electronic media may be appropriate, as the benefit lasts for more than one year.

Internally Developed Information

AASB 138

Some agencies, particularly universities, may hold internally developed information (e.g. theses or staff articles/books) in hard copy or digital repositories. These are to be considered as in-house Intellectual Property, and accounted for under AASB 138 *Intangible Assets*.

7.6 DIGITAL LIBRARY COLLECTIONS

Treatment

Concept of a collection – to be applied to digital assets
Treated as intangibles

The concept of a ‘collection’ (in the context of libraries) is to be applied also to library collections of self-generated and purchased items in a digital/electronic format. The policies in this section apply to digital/electronic collections of a reference or heritage nature, in terms of their characteristics (cost arising from any digital/electronic common use collections should be expensed). A collection in a digital format is to be accounted for as an intangible asset.

Threshold

Same recognition thresholds as physical collections

As an item in digital format is equivalent to a physical item containing the same content, agencies are to apply the corresponding recognition threshold that applies to physical library collections as per Appendix 1.1 to NCAP 1 Recognition of Assets i.e. \$1,000,000 for library reference collections and \$5,000 for heritage and cultural library collections. If the total cost of a collection does not meet the relevant threshold, all associated costs should be expensed.

These recognition thresholds apply to costs incurred to:

- acquire digital/electronic items from an external source; and
- create digital/electronic copies of physical items already controlled by the agency.

The intangibles recognition threshold of \$100,000 applies only to intangible assets that don’t form part of a collection.

Asset class

Library collections in digital format are to be recognised in the financial statements according to the relevant intangible asset class – refer to the classes identified in Appendix 1.1 and Appendix 1.3 to NCAP 1.

Initial acquisition and subsequent measurement

The policies applicable to the initial recognition of digital library collections – particularly where they were acquired for no or a nominal cost to the agency - are those set out in NCAP 1.3 Initial Recognition of Assets and NCAP 1.7 Guidance on Particular Asset Types.

Appendix 1.1 to NCAP 1 and NCAP 3.7 Specific Valuation Issues sets out the policies that agencies are to follow regarding subsequent measurement of intangible collections.

As it is uncommon for an active market to exist for many intangible assets, it is likely that a digital collection would be measured at its original cost to the agency (if any) less accumulated amortisation and impairment losses – unless and until an active market emerges.

Costs of duplicate digital copies to be expensed

Where multiple copies of an identical digital item exist, for example, the digitisation of reformatted and restored collections, costs incurred in creating any duplicate digital copies are to be expensed.

Other

All other requirements and policies (e.g. management processes, removal of items from collection, amortisation etc.) that apply to corresponding physical collections are applicable to collections of digital items.

7.7 TRANSFERS BETWEEN COLLECTIONS

There may be instances where items are required to be transferred between collections. Where transfers occur, the following accounting treatments are to be applied:

Old Collection	New Collection	Accounting Treatment
Common use	Reference/ Heritage	Transfer the item to new class, obtain a fair value, and include in the full value of the new collection – subject to the recognition threshold for the new library collection (refer to NCAP 7.4 Accounting Treatments)
Reference/ Heritage	Common use	Remove the item from the collection effectively expensing the item's carrying amount
Reference	Heritage	Transfer the item to the new class, obtain an updated fair value, and include in the full value of the new collection – subject to the recognition threshold for heritage library collections (refer to NCAP 7.4 Accounting Treatments)
Heritage	Reference	Transfer the item to the new class, obtain an updated fair value, and include in the full value of the new collection – subject to the recognition threshold for reference library collections (refer to NCAP 7.4 Accounting Treatments)

7.8 IMPAIRMENT

Assess collections annually for impairment

In accordance with AASB 136 *Impairment of Assets*, agencies must annually assess whether there are indicators that library assets are impaired. As indicated in NCAP 4 Impairment of Assets, the events or circumstances that may indicate the impairment of an

asset will generally be significant and will often have prompted discussion by a management group or similar, or the media.

There may be instances of impairment for heritage books e.g. questions over the authenticity of the item, or an item being damaged during a flood. While a heritage book may be water damaged, it may be retained for its historical value, even though the fair value of the book may have decreased.

Professional judgement should be used to identify indicators of impairment of library collections.

7.9 DISCLOSURE REQUIREMENTS

In addition to the required disclosures for non-current physical assets, agencies must disclose in their financial statements:

- the basis on which collections are classified;
- whether their collections are capitalised or expensed, and the basis for this;
- if capitalised, how the fair value of the collections is determined;
- if capitalised, whether their collections are depreciated, and the basis for this; and
- if fair value for a heritage collection cannot be determined, the reasons for this.

In addition, the insured value of the expensed common use collection must be disclosed in the notes to the financial statements, along with how this value was derived. While the insured value does not necessarily equate to the replacement cost, it provides an indication of the replacement cost of the collection.

7.10 PHYSICAL SECURITY AND VERIFICATION

Stocktakes of capitalised collections are to be undertaken on a regular basis. Ideally, collections should be physically verified on an annual basis however, a rolling three-year stocktake may be employed.

A formal stocktake of expensed collections may not be considered necessary. However, sufficient controls must be implemented to allow proper management of the holdings and to ensure security of the collections. This may involve a stocktake over an extended period combined with adequate security over the holdings e.g. electronic protection, reviews of cataloguing, borrowing systems and procedures.

7.11 TRANSITIONAL PROVISIONS

Policy adoption is a change in accounting policy

Any changes in accounting treatment of holdings as a result of adoption of, or amendments to, this policy must be accounted for as a voluntary change in accounting policy, in accordance with AASB 108 *Accounting Policies, Changes in Accounting Estimates and Errors* if changes are material.

A voluntary change in accounting policy must be accounted for retrospectively by adjusting the opening balance of each affected component of equity for the earliest prior period presented and the other comparative amounts disclosed for each prior period presented as if the new accounting policy had always been applied.

If it is impracticable for the agency to apply the new policy retrospectively, appropriate notes must be included in the financial statements.

APPENDIX 7.1 FORMULA TO CALCULATE AVERAGE REPLACEMENT COST OF A LIBRARY REFERENCE COLLECTION (REFER TO NCAP 7.4)

The formula to calculate average replacement cost of the Library Reference Collection would be as follows:

- opening number of items held at 1 January/1 July
- + number of purchases and other acquisitions during financial year (including transfers in)
- number of disposals and write-offs during financial year (including transfers out)
- = closing number of items held at 31 December/30 June

- x average cost over the relevant period applied (i.e. total value of purchases/number of items purchased)
- = total average replacement cost for the collection at 31 December/30 June

Note: Where multiple copies of an item are held, only one copy (per location) is to be included in the calculation.