

POLICY

TITLE:	ACCOUNTING FOR NON CURRENT ASSETS	CODE:	FM.04																					
PURPOSE or OBJECTIVE:	<p>To provide a consistent standard for accounting for non-current assets. This policy aims to:</p> <ul style="list-style-type: none"> (a) Ensure compliance with legislation and Accounting Standards (b) Identify asset classifications that will be adopted for financial accounting (c) Specify financial accounting treatments of non-current asset transactions (d) Advise of valuation methodologies used in valuing non-current assets for financial accounting purposes (e) Prescribe the disclosure requirements for financial reporting 																							
REFERENCE DOCUMENTS:	<p>This policy had been developed to take into account the various prescribed requirements and associated interpretations as noted below</p> <table border="0"> <tr> <td><i>Local Government Act 1995</i></td> <td>AASB 117</td> <td>Leases</td> </tr> <tr> <td>Local Government (Financial Management) Regulations 1996</td> <td>AASB 123</td> <td>Borrowing Costs</td> </tr> <tr> <td>AASB 5 Non-current Assets Held for Sale</td> <td>AASB 136</td> <td>Impairment of Assets</td> </tr> <tr> <td>AASB 9 Financial Instruments</td> <td>AASB 138</td> <td>Intangible Assets</td> </tr> <tr> <td>AASB 13 Fair Value Measurement</td> <td>AASB 140</td> <td>Investment Properties</td> </tr> <tr> <td>AASB 102 Inventories</td> <td>AASB 141</td> <td>Agriculture</td> </tr> <tr> <td>AASB 116 Property Plant and Equipment</td> <td>AASB 1051</td> <td>Land Under Roads</td> </tr> </table>			<i>Local Government Act 1995</i>	AASB 117	Leases	Local Government (Financial Management) Regulations 1996	AASB 123	Borrowing Costs	AASB 5 Non-current Assets Held for Sale	AASB 136	Impairment of Assets	AASB 9 Financial Instruments	AASB 138	Intangible Assets	AASB 13 Fair Value Measurement	AASB 140	Investment Properties	AASB 102 Inventories	AASB 141	Agriculture	AASB 116 Property Plant and Equipment	AASB 1051	Land Under Roads
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POLICY STATEMENT

To comply with accounting standards and legislative requirements for accounting and reporting of non-current assets. This policy is directly applicable to all custodians who have a role in delivering services related to non-current assets.

1. Non Current Asset Classification

Classifications used to group all non-current assets under The City's ownership and / or control is shown in Table 1.

Table 1 – Asset Classifications

Land	Roads	Buildings
Land Held for Resale	Bridges	Recreation & Parks
Furniture & Equipment	Storm Water Drainage	Plant and Equipment
Intangibles	Footpath and Cycleway	Other Assets

Note: The City applies a minimum threshold of \$5,000 which is applicable for the purposes of Capitalisation and Revaluation.

2. Capitalisation Threshold

The minimum amount for recognition of any non-current asset is set at \$5,000. Items of low value are to be expensed through the statement of comprehensive income on the basis of materiality.

The minimum threshold is consistent with the *Local Government (Financial Management) Regulations 1996*.

3. Revaluation Threshold

Revaluation threshold provides for assets of greater than \$5,000 to require revaluation. While only a portion of the total asset class is comprehensively inspected and revalued, the entire asset class is deemed to be revalued at fair value because the final result is not materially incorrect.

The minimum threshold is consistent with the *Local Government (Financial Management) Regulations 1996*.

4. Asset Register

A record of all asset information is stored in a centralised asset register for completeness and accuracy within the City's Asset Management Information System. The asset register includes all financial and operating asset details and attribute information.

All other sources of asset data stored in a separate database is to be reconciled to the asset register at least on an annual basis.

5. Accounting for Non Current Assets

(1) Recognition and Control

The recognition of initial and subsequent costs of a non-current asset should be consistent with requirements set out in applicable Australian Accounting Standards Board.

(2) Measurement at Recognition

An item of that qualifies for recognition as a non-current asset will be measured at its cost or fair value according to applicable Australian Accounting Standards Board.

Elements of cost and measurement of cost should be consistent with relevant standards.

(3) Measurement after Recognition

Subsequent Expenditure

Expenditure subsequent to initial acquisition is to either be expensed through the profit and loss account as maintenance or capitalised against the asset as capital expenditure.

Where expenditure meets the following criteria, costs are considered capital in nature and will be capitalised against the asset:

- Exceeds the capitalisation threshold
- Extends the useful life of the asset, by a period of greater than 12 months, and
- Provides additional economic benefits or service potential

Depreciation Method

The depreciable amounts of all non-current assets are to be depreciated on a systematic basis over their useful life using straight line depreciation. This shall reflect the pattern in which the value of the asset's future economic benefits is expected to be consumed by the City.

Consideration is required to ensure:

- Where the asset has a number of different components with varying patterns of consumption, each component is depreciated separately.
- Depreciation is to be calculated on a systematic basis over the asset's useful life.
- Where residual value has been determined, ensure the depreciation is allocated against the depreciable amount only

Annual Reviews (Including Impairment)

All non-current assets are subject to an annual review to ascertain whether there has been any material changes to its carrying amount. The following aspects are reviewed:

- Replacement Cost / Unit Rates
- Condition
- Useful life
- Residual value
- Recoverable amount (if there are indicators of Impairment)

Where the impact of changes in any of the key assumptions used to determine the fair value would result in a material difference between the carrying amount and the fair value the appropriate accounting treatment will be processed according to the relevant standards.

(4) Management of Work in Progress

Capital projects are regularly reviewed to ensure that capital costs are capitalised to appropriate assets (whether new or additions to existing assets) in a timely manner.

The timing that expenditure no longer belongs in Work In Progress is the point at which the asset is put into service or use.

(5) Assets Written Down to Nil but still in use

Where an asset is still in use but has been completely depreciated, The City will assess the asset for its remaining service potential. If it's deemed to be material in value the asset will be revalued in accordance with the relevant Australian Accounting Standards Board.

6. De-recognition

Non-current assets are to be removed from the asset register on its disposal, trade-in, retirement, decommissioning, abandonment, confirmation of any theft or loss, or when it is withdrawn from use and no future economic benefits are expected from the asset.

All decisions to derecognise an asset must be authorised and supported by appropriate documentation.

The gain or loss on disposal will be treated in accordance with the relevant Australian Accounting Standards Board.

7. Revaluation of Non Current Assets

Regulation 17A of the *Local Government (Financial Management) Regulations 1996* requires Local Governments to revalue its assets:

- (a) Whenever it is of the opinion that the fair value of the asset is likely to be materially different from its carrying amount, and
- (b) In any event, within a period of at least three years but no more than five years after the day on which the asset was last valued or revalued.

The City will be consistent with these requirements as set out in *Local Government (Financial Management) Regulations 1996*.

Fair Value Methods

Fair value methods selected and applied by the City will be consistent with one or more of the approaches listed in AASB 13 Fair Value Measurement.

8. Assets Held for Sale

At the time when it is resolved that a non-current asset will be sold and the disposal is likely to occur within 12 months, then that asset will be classified as a current asset as "Asset Held for Sale". The value of this asset will be the carrying value in the asset register as at the date of the resolution. Any further costs incurred in the development of such asset will also be included as part of the value of the asset held for sale.

Items that are classified as assets held for sale are to be assessed on an annual basis at the end of the reporting period. If circumstances change and it is deemed that the asset will not be sold within the following 12 months then the asset is to be re-classified as a non-current asset and valued in accordance with the relevant valuation methodologies.

9. Leases

The recognition and treatment of leased assets should be consistent with requirements set out in International Financial Reporting Standard 16 whereby the lessee is required to recognise its leases on the Statement of Financial Position, This involves recognising:

- (a) A right of use asset, and
- (b) A lease liability

10. Financial Statement Disclosures

The financial statement disclosure requirements will be consistent with the Australian Accounting Standard Board and other prescribed requirements.

11. Review Date and Audit

This policy has a life of 4 years. It will be reviewed on or prior to December 2023 in conjunction with review of the Asset Management Strategy.

GOVERNANCE REFERENCES

Statutory Compliance	<i>Local Government Act 1995 – s.6.10</i> <i>Local Government (Financial Management) Regulations 1996 – r.17A</i>
Process Links	

POLICY ADMINISTRATION

Program responsible		Officer Title	
Canning Community & Commercial		Director Canning Community & Commercial	
Version	Decision Reference	Meeting type and date	Delegation No. (or N/A)
1	June 2015	New Policy	
2	OCM 14/7/2015 (AC-006-15)	Adopted subject to further review	
3	OCM 13/10/2015 (AC-015-15)	Re-Adopted	
4	ARC-020-19 10.12.2019	Amended	