



Piawaian Perakaunan Sektor Awam Malaysia  
(MPSAS):  
**PERAKAUNAN ASET**



## OBJEKTIF

Meningkatkan pengetahuan dan kefahaman konsep Perakaunan Aset berdasarkan MPSAS

# KANDUNGAN

1. Perakaunan dan Pelaporan Aset
2. MPSAS 17 : Hartanah, Loji dan Peralatan
3. MPSAS 16 : Pelaburan Hartanah
4. MPSAS 12 : Inventori
5. MPSAS 27 : Aset Pertanian
6. MPSAS 31 : Aset Tak Ketara



***Pengenalan  
Perakaunan &  
Pelaporan Maklumat  
Aset***

# PENGENALAN

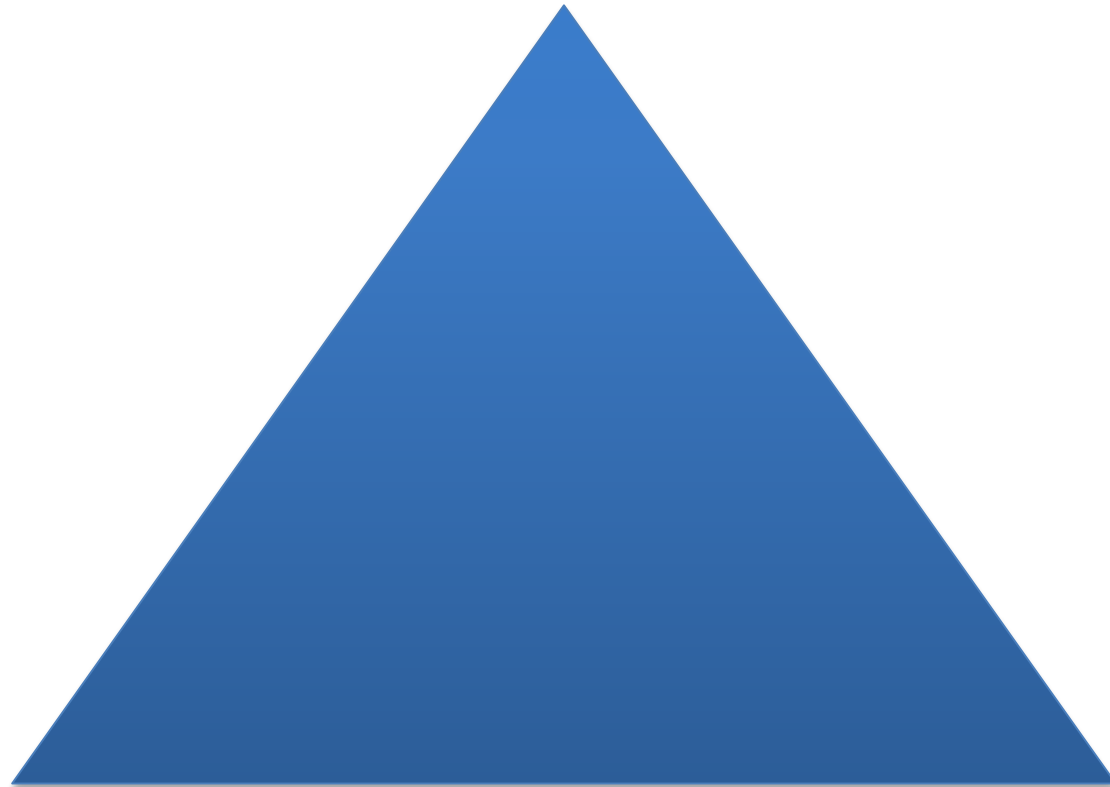


**ASET** adalah sumber yang **DIKAWAL** oleh entiti hasil daripada peristiwa lampau dan daripada manfaat ekonomi masa hadapan atau potensi perkhidmatannya dijangka **mengalir masuk** ke dalam entiti.

**(MPSAS 1:7)**

# *Bagaimana menentukan kawalan?*

**Pemilikan sah Undang-undang**



**Risiko & Ganjaran**

**Manfaat ekonomi**



*Penentuan*  
**Kecairan**  
**Sesuatu Aset**



**ASET BUKAN SEMASA**

- i. Digunakan untuk tempoh jangka masa panjang (melebihi 12 bulan);
- ii. Aset yang mempunyai manfaat masa depan melalui penjana aliran masuk tunai ke dalam entiti.

Contoh : Jentera

- i. Digunakan untuk tempoh jangka masa pendek (tidak melebihi 12 bulan);
- ii. Aset yang mempunyai manfaat ekonomi yang jangka pendek, memberi hak untuk mengutip wang dan digunakan untuk kitaran operasi entiti.

Contoh : Alatulis, Akaun Belum Terima dan Tunai

**ASET SEMASA**

## **ASET SEMASA**

- a. Aset dijangka direalisasikan atau dipegang untuk jualan atau digunakan dalam kitaran operasi biasa entiti;
- b. Aset dipegang terutamanya untuk tujuan didagangkan;
- c. Aset dijangka direalisasikan tempoh 12 bulan selepas tarikh pelaporan; atau
- d. Aset adalah tunai atau kesetaraan tunai melainkan aset tersebut tidak boleh ditukar atau digunakan untuk menyelesaikan liabiliti sekurang-kurangnya 12 bulan selepas tarikh pelaporan.

**(MPSAS 1:36)**

# Aset Semasa

(MPSAS 1:76)

Dijangka direalisasikan atau dipegang untuk jualan atau digunakan dalam kitaran operasi biasa entiti atau dipegang terutamanya untuk tujuan didagangkan.

Contoh : Bahan Mentah, *Work-in-Progress* dan alatulis.

Dijangka direalisasikan dalam tempoh 12 bulan selepas tarikh pelaporan.

Contoh : Akaun Belum Terima (ABT), Deposit Utiliti dan lain-lain.

Tunai atau kesetaraan tunai melainkan asset tersebut tidak boleh ditukar atau digunakan untuk menyelesaikan liabiliti sekurang-kurangnya 12 bulan selepas tarikh pelaporan.

Contoh : Tunai di tangan, panjar wang runcit dan lain-lain.

# Aset Ketara

- Kewujudan dalam bentuk fizikal
- Boleh dilihat dan dipegang
- Contoh : Peralatan, jentera, aset biologi

# Aset Tak Ketara

- Tidak wujud dalam bentuk fizikal
- Nilai ditentukan melalui pensijilan/perjanjian yang memberi hak kepada pemilik untuk menggunakan perkhidmatan atau menggunakan aset
- Contoh : Konsesi, lesen, perisaian, laman web dan lain-lain

**Aset Bukan Semasa**  
(MPSAS 1:77)

# Aset Ketara

## Biologi

↳ Benda Hidup

Contoh : Binatang, pokok buah, ikan dan lain-lain

↳ *Breed to bear* atau

tujuan penggunaan

Contoh : Pokok sawit

## Bukan Biologi

↳ Benda Bukan Hidup

Contoh : Tanah, bangunan dan lain-lain

↳ Tidak boleh tumbuh

↳ Nilai akan semakin berkurangan

# Hartanah

## Hartanah, Loji & Peralatan

- # Untuk tujuan penggunaan
- # Untuk mewujudkan perkhidmatan atau memproses sesuatu produk

## Pelaburan Hartanah

- # Tujuan disewakan atau membeli dan menyimpan untuk tujuan keuntungan modal (*capital appreciation*)
- # Mendapatkan keuntungan dari pasaran hartanah
- # Tidak digunakan secara persendirian

# *Kerangka Konsep Digunakan*

Kebolehbandingan

Berhemah

*Pernyataan Secara  
Jujur*

*Ketekalan*

# Kaedah Pengukuran Aset

## Peringkat Awal

– perlu direkodkan pada nilai saksama (*Fair Value*)



## Contoh

Jabatan A memindahkan kenderaan terpakai kepada Jabatan B pada nilai RM1.

**Berapakah nilai aset yang dipindahkan itu perlu direkodkan dalam buku Jabatan B sekiranya nilai saksama pada tarikh pemindahan kereta tersebut dianggarkan pada RM12,000?**

Kenderaan	RM12,000	
	Derma	RM12,000
( Hasil daripada Transaksi Bukan Pertukaran )		



# DEFINISI PERBELANJAAN

**Pengurangan manfaat ekonomi atau potensi perkhidmatan semasa tempoh pelaporan dalam bentuk aliran keluar atau penggunaan aset atau penglibatan liabiliti yang mengakibatkan pengurangan dalam aset bersih/ekuiti.**

**(MPSAS 1:7)**

# JENIS - JENIS PERBELANJAAN

## Belanja Operasi

- Belanja yang terlibat dengan operasi harian.
- Kebiasaannya bagi aktiviti yang berulang dan berterusan.
- Contoh: Emolumen, sewaan, belanja pejabat, belanja utiliti & belanja susutnilai.

## Belanja Modal

- Belanja yang tidak terlibat secara langsung dengan aktiviti harian.
- Tujuan untuk mendapatkan aset dan selalunya tidak berulang.
- Contoh: Pembelian kenderaan, pembinaan bangunan & kemudahan.

# BELANJA OPERASI VS BELANJA MODAL

## PERBELANJAAN OPERASI

❖ Perbelanjaan yang dilakukan untuk menjalankan aktiviti-aktiviti operasi sesebuah organisasi.

❖ Dinyatakan sebagai “**Perbelanjaan**” dalam [Penyata Prestasi Kewangan](#).

❖ Habis digunakan dalam tempoh satu tahun perakaunan.

## PERBELANJAAN MODAL

❖ Perbelanjaan bagi membeli atau menaiktaraf / menambah nilai aset bukan semasa (wujud faedah masa depan).

❖ Dinyatakan di bawah “**Aset Bukan Semasa**” dalam [Penyata Kedudukan Kewangan](#).

❖ Digunakan dalam tempoh jangka panjang – lebih satu tahun.

Deraf

**PENYATA KEDUDUKAN KEWANGAN KERAJAAN PERSEKUTUAN  
BAGI TAHUN BERAKHIR 31 DISEMBER 20x2**

	<u>Nota</u>	<u>20x2</u>	<u>20x1</u>
		<u>RM</u>	<u>RM</u>
<b>ASET</b>			
<b>ASET SEMASA</b>			
Tunai Dan Kesetaraan Tunai	5	x	x
Hasil Cukai, Bukan Cukai dan Pindahan Boleh Diperoleh	6	x	x
Akaun Belum Terima	7	x	x
Perbelanjaan Terdahulu	8	x	x
Inventori	9	x	x
Aset Lain	10	x	x
<b>JUMLAH ASET SEMASA</b>		<u>XX</u>	<u>XX</u>
<b>ASET BUKAN SEMASA</b>			
Hasil Cukai, Bukan Cukai dan Pindahan Boleh Diperoleh	6	x	x
Akaun Belum Terima	7	x	x
Pelaburan	11	x	x
Aset Kewangan	12	x	x
Hartanah, Loji Dan Peralatan	13	x	x
Aset Warisan	14	x	x
Aset Biologi Pertanian	15	x	x
Hartanah Pelaburan	16	x	x
Aset Tak Ketara	17	x	x
Aset Lain	10	x	x
<b>JUMLAH ASET BUKAN SEMASA</b>		<u>XX</u>	<u>XX</u>
<b>JUMLAH ASET</b>		<u>XX</u>	<u>XX</u>

Deraf

**PENYATA PRESTASI KEWANGAN KERAJAAN PERSEKUTUAN  
BAGI TAHUN BERAKHIR 31 DISEMBER 20x2  
(Mengikut Jenis)**

	<u>Nota</u>	<u>20X2</u>	<u>20X1</u>
		RM	RM
<b>HASIL</b>			
Hasil Cukai		x	x
Hasil Bukan Cukai		x	x
Terimaan Bukan Hasil		x	x
Hasil Wilayah Persekutuan		x	x
<b>JUMLAH HASIL</b>	29	xx	xx
<b>PERBELANJAAN</b>			
Gaji, Upahan Dan Manfaat Pekerja	30	x	x
Perkhidmatan Dan Bekalan	31	x	x
Aset Tidak Dipermodalkan	32	x	x
Pemberian Dan Kenaan Bayaran Tetap	33	x	x
Perbelanjaan Lain, Kos Barang Digunakan Dan Kos Barang Untuk Dijual Serta Diskaun	34	x	x
Susut Nilai, Pelunasan Nilai Dan Penjejasan Nilai	35	x	x
Pindahan	36	x	x
<b>JUMLAH PERBELANJAAN</b>		xx	xx
<b>LEBIHAN/(KURANGAN) BAGI TAHUN</b>		<b>XX</b>	<b>XX</b>

# PERBELANJAAN OPERASI

- Perbelanjaan operasi dalam Kerajaan Persekutuan adalah seperti berikut:-

## SEDIA ADA

- Gaji, Upahan dan Manfaat Pekerja
- Perkhidmatan dan Bekalan
- Aset Tidak Dipermodalkan
- Pemberian dan Kenaan Tetap
- Perbelanjaan-perbelanjaan Lain

- Perbelanjaan tambahan yang terlibat dengan pelaksanaan Perakaunan Akruan:-

## TAMBAHAN

- Susutnilai/Pelunasan (amortisation) aset
- Penjejasan nilai
- Peruntukan Hutang Ragu
- Belanja Hutang Lapuk
- Manfaat pekerja – pencen dan ganjaran

# PERBELANJAAN MODAL

- Perbelanjaan modal dalam Kerajaan Persekutuan boleh dipecahkan kepada:



**B0000000 PERBELANJAAN**

**B0100000 GAJI, UPAHAN DAN MANFAAT PEKERJA**

**B0110000 EMOLUMEN**

**B0111000 GAJI DAN UPAHAN**

**B0112000 ELAUN DAN IMBUHAN TETAP**

**B0113000 SUMBANGAN BERKANUN UNTUK KAKITANGAN**

**B0114000 ELAUN LEBIH MASA**

**B0115000 FAEDAH KEWANGAN KAKITANGAN AWAM**

**B0116000 BAYARAN ELAUN-ELAUN KHAS**

**B0117000 BAYARAN IMBUHAN TAHUNAN DAN BANTUAN KEWANGAN**

**B0200000 PERKHIDMATAN DAN BEKALAN**

**B0220000 PERKHIDMATAN DAN BEKALAN**

**B0221000 PERBELANJAAN PERJALANAN DAN SARA HIDUP**

**B0222000 PENGANGKUTAN BARANG-BARANG**

**B0223000 PERHUBUNGAN DAN UTILITI**

**B0224000 SEWAAN**

**B0225000 BAHAN-BAHAN MAKANAN DAN MINUMAN**

**B0226000 BEKALAN BAHAN MENTAH**

**B0227000 BEKALAN DAN BAHAN-BAHAN LAIN**

**B0228000 PENYELENGGARAAN DAN PEMBAIKAN KECIL YANG DIBELI**

**B0229000 PERKHIDMATAN IKHTISAS DAN PERKHIDMATAN LAIN YANG  
DIBELI DAN HOSPITALITI**

**CAA**



**Tentukan perbelanjaan operasi @  
perbelanjaan modal???**

# Kes 1

Jabatan Pelajaran Negeri membeli sebuah bas.  
Susut nilai bas menggunakan kaedah garis lurus



# Kes 2

Pembelian mesin pencetak untuk kegunaan di  
Unit ICT SUK Kelantan



# Kes 4

Pembelian mesin pencetak untuk kegunaan di  
Unit ICT SUK Kelantan



# Kes 3

Sebuah bas yang baru dibeli kurang dari satu tahun oleh PPD Kuala Krai tenggelam dalam bencana banjir. Nilai saksama bas telah berkurang sebanyak 70% dari nilai asal



# Kes 4

Bayaran kepada Syarikat Perunding bagi membuat kajian kebolehlaksanaan (*feasibility study*) bagi pembinaan jalan raya di Machang.



A photograph of a tree-lined path with vibrant red autumn foliage. The word "ASET" is overlaid in large white letters. The path is paved and leads into the distance, flanked by tall trees with dense red leaves. A person is walking on the path in the distance. The lighting is soft, suggesting a late afternoon or early morning setting.

# ASET

# ASET (A)

MPSAS 1 – Aset ialah sumber yang dikawal oleh entiti, hasil daripada peristiwa lampau dan memberi manfaat ekonomi masa hadapan

Potensi perkhidmatan dijangka mengalir ke dalam entiti

**Aset Semasa vs Aset Bukan Semasa**

## Aset Semasa

Aset yang boleh ditukar kepada tunai dalam jangka pendek

## Aset Bukan Semasa

Aset yang boleh ditukar kepada tunai selepas 1 tahun

## Aset Ketara

Aset fizikal yang boleh disentuh atau dipegang

**Aset Ketara vs Aset Tak Ketara**

## Aset Tak Ketara

Aset bukan kewangan tanpa kewujudan secara fizikal

# PERAKAUNAN ASET

ASAS TUNAI UBAHSUAI	ASAS AKRUAN
Dikenakan sepenuhnya kepada perbelanjaan <b>pada masa ianya diperolehi. Tiada</b> belanja <b>susutnilai.</b>	Diiktiraf dan direkodkan selama tempoh <b>usia guna serta dipermodalkan. Susutnilai/Penjejasan/Pelunasan dikenakan</b> sepanjang tempoh penggunaan.



# PERAKAUNAN ASET

- ✓ Aset direkodkan
- ✓ Aset dipermodalkan

## ASET BIOLOGI



## ASET TAK KETARA



## HARTANAH, LOJI DAN PERALATAN



## PERALATAN KHUSUS KETENTERAAN



## ASET WARISAN



## ASET INFRASTRUKTUR



*MPSAS 17*

**HARTANAH, LOJI & PERALATAN**



# Perakaunan bagi Hartanah, Loji dan Peralatan (MPSAS 17)



# KITARAN HAYAT HLP

## PENGIKTIRAFAN

*Recognition*

- Kos Awal
- Kos Susulan



## PENYAHIKTIRAFAN

*Derecognition*



## PENGUKURAN

*Measurement*

- Semasa pengiktirafan
- Selepas pengiktirafan



## Hartanah, Loji Dan Peralatan (HLP)

HLP adalah **item ketara**:

dipegang untuk **kegunaan dalam**:

- **pengeluaran atau pembekalan barangan atau perkhidmatan;**
- **disewakan** kepada pihak luar; atau
- untuk **tujuan pentadbiran**; dan

Dijangka digunakan **melebihi satu tempoh pelaporan.**

- **Kos** bermaksud **amaun tunai atau kesetaraan tunai** yang dibayar ataupun **nilai saksama** bagi pertimbangan lain yang diberikan untuk memperoleh sesuatu aset semasa perolehan atau pembinaannya.
- **Susut nilai** ialah **pengagihan sistematik** terhadap amaun boleh susut nilai bagi sesuatu aset berbanding usia gunanya.
- **Usia guna** ialah:
  - a. Tempoh yang sesuatu aset dijangka akan **tersedia untuk digunakan** oleh entiti; atau
  - b. Bilangan pengeluaran atau unit yang sama yang dijangka akan diperoleh daripada aset oleh entiti.
- **Amaun bawaan** (untuk tujuan Piawaian ini) ialah **amaun aset** diiktiraf selepas **ditolak apa-apa susut nilai terkumpul dan kerugian penjejasan** terkumpul.

# Kitaran Hayat HLP

## PENGIKTIRAFAN

*Recognition*

- Kos Awal
- Kos Susulan



## PENYAHIKTIRAFAN

*Derecognition*



## PENGUKURAN

*Measurement*

- Semasa pengiktirafan
- Selepas pengiktirafan







## Scenario P - Low value asset

An entity purchased office equipment costing RM1,500. These have been classed as low value and will need to be expensed off.

### Journal entries

- 1) To record low valued asset purchased

As the machine parts purchased costs lower than the capitalisation threshold of RM2,000, the low value asset will be expensed off.

	Amount (RM)	Accounting Code
DR Expense	1,500	B03351XX
CR Cash	1,500	A0112XXX

The low value asset is recorded in the fixed assets register for control purpose.

## PERALATAN KHUSUS KETENTERAAN

Kebiasaannya dapat **memenuhi definisi HLP**, dan hendaklah diiktiraf sebagai aset mengikut MPSAS 17.



## ASET INFRASTRUKTUR

Termasuk rangkaian jalan raya, sistem pembentungan, sistem bekalan air dan tenaga, dan rangkaian komunikasi hendaklah **diambil kira** mengikut MPSAS 17.

## ASET WARISAN

Piawaian ini **tidak memerlukan** entiti **mengiktiraf aset warisan**. Sekiranya iktiraf, perlu memenuhi keperluan pendedahan dan tidak semestinya memenuhi keperluan pengukuran.



# Heritage assets

- Described as such because of **cultural, environmental or historical** significance
- Eg. **historical buildings and monuments, archaeological sites**, conservation areas and nature reserves, and works of art
- **Rarely held** for the ability to **generate cash inflows**

**Fair value can be a very challenging!**

BIL	TAPAK
1.	Bangunan Setiausaha Kerajaan Negeri Jalan Raja Syed Saffi, 01000 Kangar, Perlis
2.	Istana Arau Jalan Arau Kodiang, Arau, Perlis
3.	Kota Kuala Kedah
4.	Bangunan Lembaga Muzium Pulau Pinang
5.	Bangunan Leong San Tong Khoo Kongsi 18, Lebuhraya Cannon
6.	Bangunan Municipal (Dewan Bandaran Pulau Pinang)
7.	Batu Bertulis Cherok Tukon
8.	Kota Cornwallis
9.	Mahkamah Tinggi Pulau Pinang
10.	Makam Sheikh Omar
11.	Masjid Kapitan Keling 92, Jalan Masjid Kapitan Keling, 10200 Pulau Pinang
12.	Masjid Melayu Leboh Aceh
13.	Menara Jam Besar
14.	Bangunan Bank Kerapu
15.	Bangunan Muzium Negeri Kota Bharu
16.	Bekas Stesen Keretapi Tanah Melayu Kota Bharu

*and many more...*



## Kos Awal (*Initial Cost*)

Apa-apa kos langsung yang terlibat untuk membawa aset tersebut **ke lokasi dan keadaan semasa** untuk membolehkannya beroperasi dalam cara yang dikehendaki



Harga belian + duti import + kos pengendalian – diskaun perniagaan/ rebat



Anggaran awal kos menanggalkan dan mengalihnya ke tempat lain dan memulihkan tapak tempat ia berada

**Dismantling /removal/ restoration cost**

- Kos menyediakan tapak
- Kos penghantaran dan pengendalian Awal
- Kos pemasangan

## CONTOH



PDRM membuat perolehan sebuah kereta peronda polis yang baharu bernilai RM100,000. Kos pemasangan kelengkapan penguatkuasaan ke atas kereta berkenaan adalah bernilai RM20,000. Usia guna dianggarkan 10 tahun dan nilai sisa dianggarkan RM10,000.

### i. Merekod perolehan aset

Dt	Hartanah, Loji & Peralatan (Kereta)	RM 120,000
	Kt Akaun Belum Bayar	RM 120,000

### ii. Apabila bayaran dibuat

Dt	Akaun Belum Bayar	RM 120,000
	Kt Tunai	RM 120,000

# ***Other scenarios on PPE transactions***

## **Scenario D - Cost of construction of asset**

An entity plans to construct an asset which functions to provide benefits to the entity over a useful life of 10 years. The construction of the asset is scheduled to be completed in 4 months. The entity incurs the following costs in constructing the asset:

- (a) Feasibility assessment studies which costs RM3,000
- (b) Cost of evaluating sites for the asset amounting to RM3,000
- (c) Materials and supplies amounting to RM6,000
- (d) Labour cost of RM5,000

1) To record the asset under construction

Only costs that are directly attributable to the construction of the asset is capitalized as asset under construction. The materials and supplies cost and the labour cost incurred to construct the asset is capitalized as asset under construction. However, the cost of conducting the feasibility assessment studies and also the cost of evaluating sites for the asset are generally not cost directly attributable to constructing the asset, thus it is expensed off at the period it is incurred.

	<b>Amount (RM)</b>	<b>Accounting Code</b>
DR Asset under construction	11,000	A203XXXX
CR Accounts payable	11,000	L013XXXX

## ***Other scenarios on PPE transactions***

### **Scenario E - Entity purchases a computer but work is still required to get it ready for use**

Entity buys computer hardware for RM200,000. The equipment is not functional until it has been installed properly and is ready for use. Until that time the equipment will not be depreciated. The following costs are associated with getting the equipment ready for use:

- (a) Freight charges - RM500
- (b) Computer consultants to set up the hardware - RM35,000
- (c) Additional circuits required to modify the hardware to adapt to entity's needs - RM5,000

1) To record the purchase of the computer hardware

The asset is over the threshold RM2,000 amount and must be capitalized. Since the asset is not ready for use, the asset should not be depreciated.

	<b>Amount (RM)</b>	<b>Accounting Code</b>
DR Property, plant and equipment - asset under construction	200,000	A20352XX
CR Accounts payable	200,000	L01352XX

## ***Other scenarios on PPE transactions***

- 2) To record and capitalize cost of computer consultants amounting to RM35,000 directly attributable to the computer equipment as part of the asset

	<b>Amount (RM)</b>	<b>Accounting Code</b>
DR Property, plant and equipment – asset under construction	35,000	A20352XX
CR Cash	35,000	A0112XXX

- 3) To record additional expenses of RM5,500 (freight and additional circuits charges) related to the computer hardware installation

Similar journal entry as 2) above. Total computer cost capitalised will amount to RM240,500.

- 4) The computer is ready for use

	<b>Amount (RM)</b>	<b>Accounting Code</b>
DR Property, plant and equipment – computer hardware	240,500	A14352XX
CR Property, plant and equipment – asset under construction	240,500	A20352XX

Depreciation of the asset commences once the asset is ready for use.

A reclassification transfer journal entry is required to move asset from AUC to computer hardware. Useful life of computer hardware is expected to be 5 years and depreciation will now commence based on the cost value of RM240,500. Similar journal entry under Scenario A applies.

### Kos Susulan (*Subsequent Cost*)

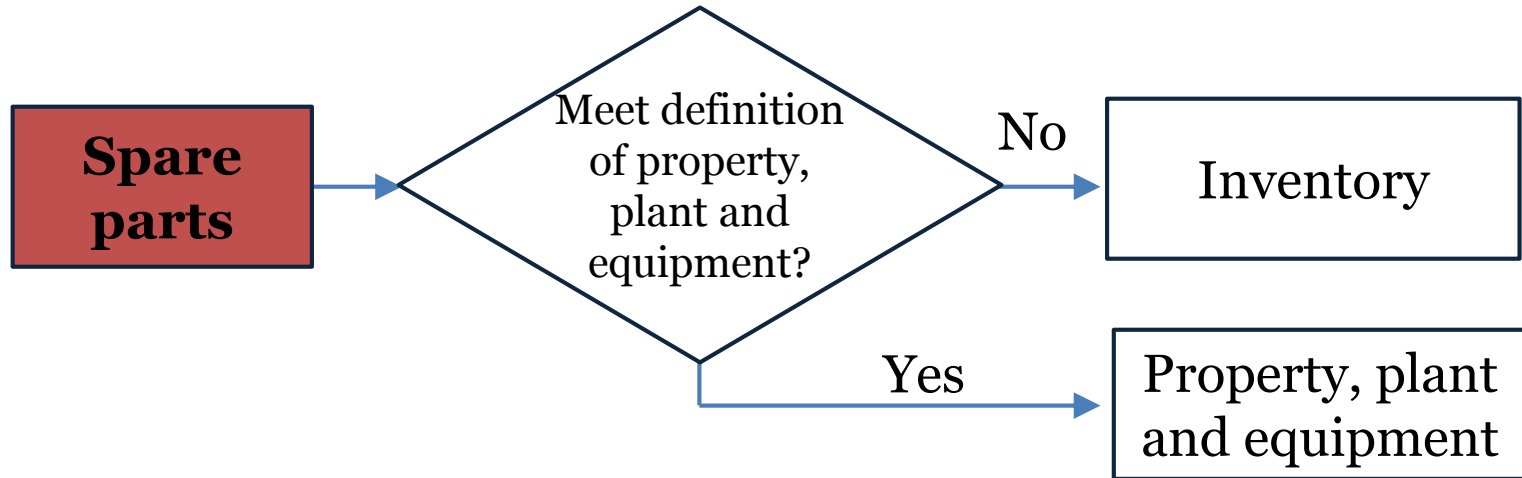
Pembaikan, dan penyelenggaraan (e.g. kos buruh & consumables) untuk mengembalikan dan mengekalkan faedah ekonomi masa depan

- Day to day servicing
- Incidental items



- i. Peningkatan nilai faedah ekonomi dan potensi perkhidmatan
- ii. Memanjangkan usia guna
- iii. Penggantian Komponen penting/besar

# Capitalisation of spare parts and servicing equipment



*Capitalise as PPE only when:*

- *expect to use for **more than one period***
- *used only **in connection** with an item of PPE*

# Treatment of subsequent cost

- Entity B purchased a building on 31 Jan 20x7 for RM300,000. Useful life is 50 years.
- Subsequently after 10 years, the centralised air-con was removed and reinstalled with a new system. Cost of original air-con was RM50,000 and accounted for as a separate asset. Carrying value at point of removal was RM40,000.
- New air-con was valued at RM70,000.

How shall Entity B record the journal entries?

Cost of air-con @ 31/1/2007	RM50,000
Accumulated depreciation (RM50K/50 x 10 years)	RM10,000
Carrying value	RM40,000

## ***Treatment of subsequent cost***

1) To record the removal of the old centralized air condition system

The net book value of the old air conditioner system amounts to RM40,000 at the point when it is removed.

	<b>Amount (RM)</b>	<b>Accounting Code</b>
DR Accumulated depreciation	10,000	A31353XX
DR Write off expense	40,000	B05512XX
CR Property, plant and equipment (air conditioner)	50,000	A14353XX

Full month of depreciation is charged regardless of the removal timing of an asset in a given month (i.e. a mid month removal).

## ***Treatment of subsequent cost***

2) To record the installation of the new centralized air condition system

The new air condition system installed amounts to RM70,000. At the point of installation, property, plant and equipment account is debited and the cash account is reduced accordingly.

	<b>Amount (RM)</b>	<b>Accounting Code</b>
DR Property, plant and equipment (air conditioner)	70,000	A14353XX
CR Cash	70,000	A0112XXX

## *Treatment of subsequent cost*

3) To record the depreciation expense of new centralized air conditioner system

The new centralized air conditioner system will be depreciated over the remaining useful life of the building (i.e.40 years). The yearly depreciation expense amounts of RM1,750 (RM70,000 / 40).

	<b>Amount (RM)</b>	<b>Accounting Code</b>
DR Depreciation expense	1,750	B31353XX
CR Accumulated depreciation	1,750	A31353XX

# Kitaran Hayat HLP

## PENGIKTIRAFAN

*Recognition*

- Kos Awal
- Kos Susulan



## PENYAHIKTIRAFAN

*Derecognition*

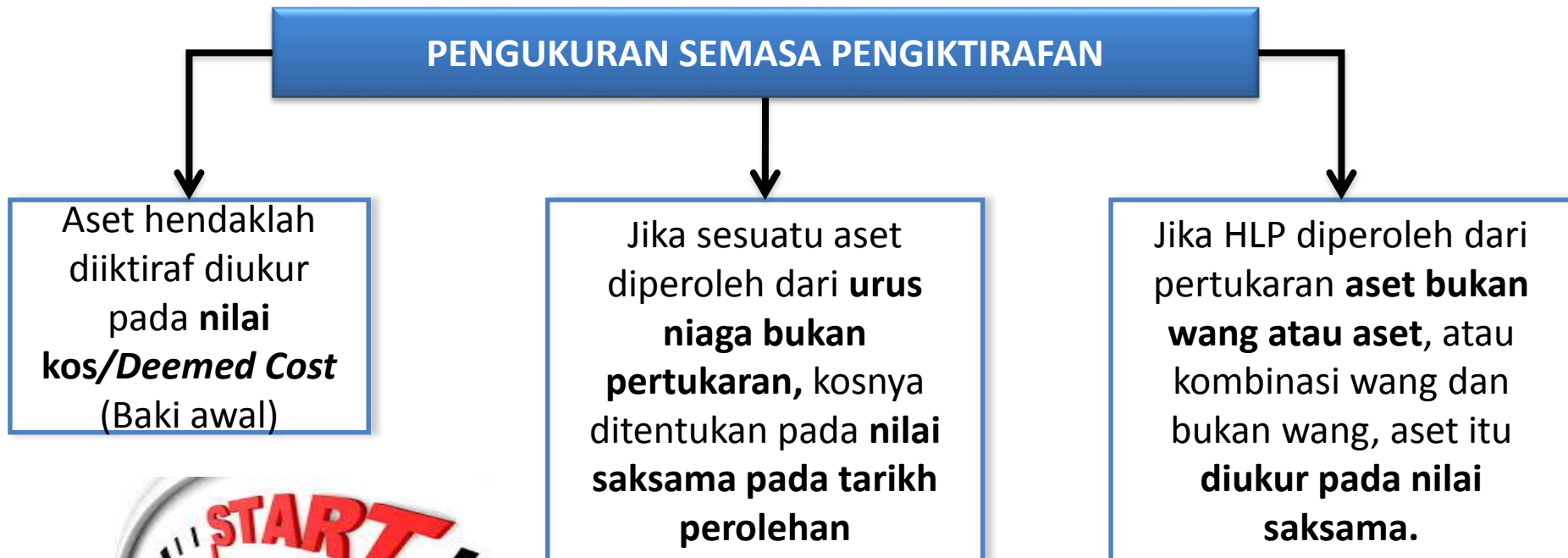
## PENGUKURAN

*Measurement*

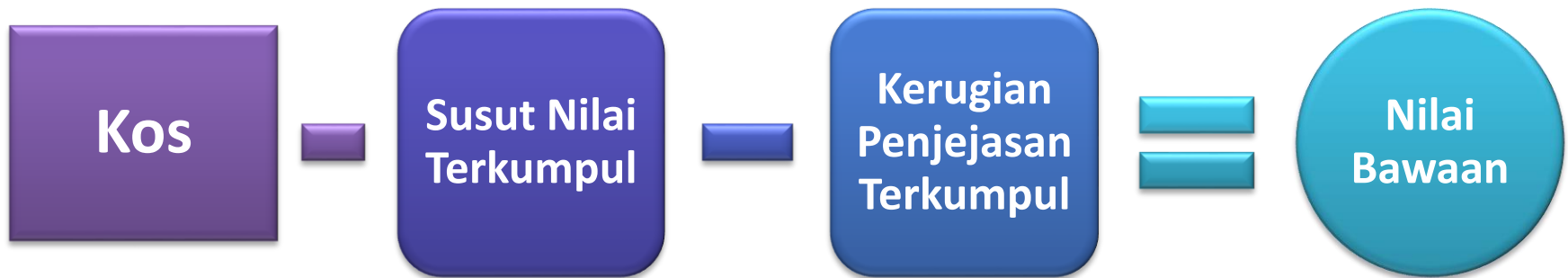
- Semasa pengiktirafan
- Selepas pengiktirafan



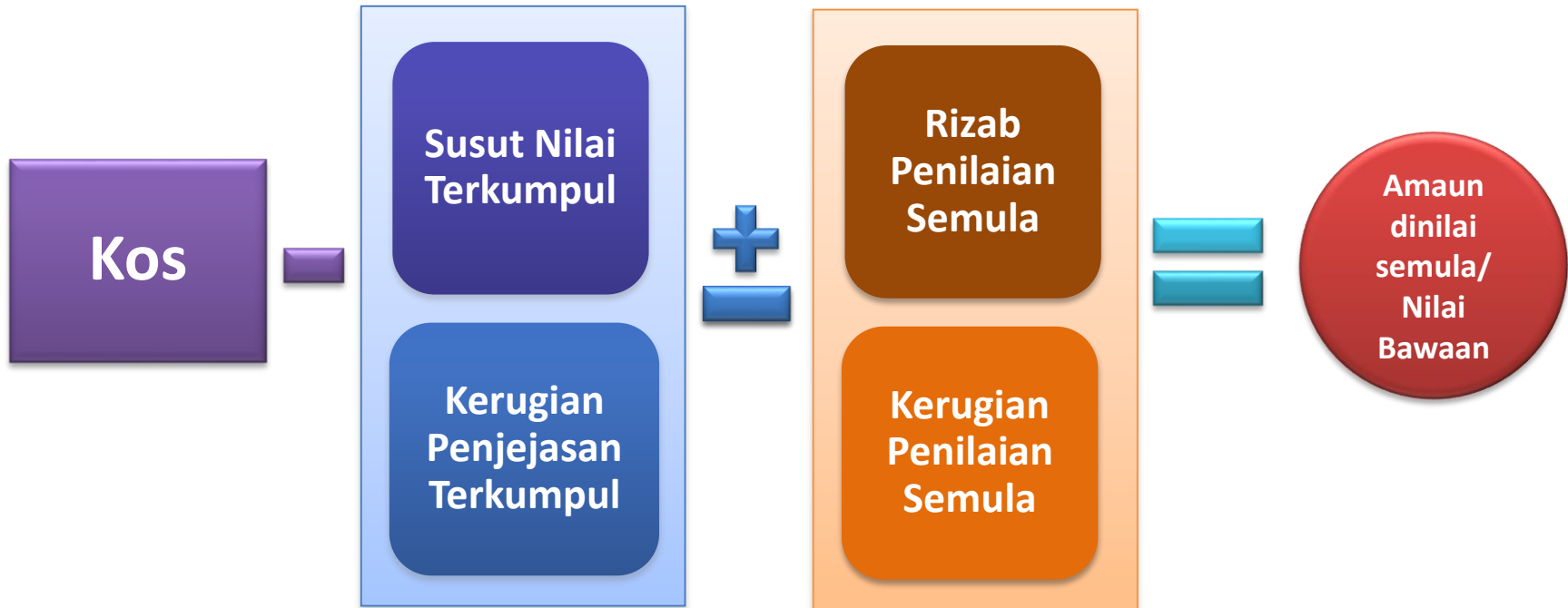
## Pengukuran Semasa Pengiktirafan



### Model Kos



### Model Penilaian Semula



*Jika sesuatu item HLP dinilai semula, maka keseluruhan kelas HLP bagi aset tersebut hendaklah dinilai semula.*

## Contoh Pengukuran Susulan – Model Penilaian Semula

- i. Jabatan A memilih untuk mengukur tanah pegangan bebas dibeli pada 01.01.20X1 menggunakan Model Penilaian Semula.

**01.01.20X1 Kos Asal Tanah - RM10j**

<b>Dt. Tanah</b>	<b>RM10j</b>
<b>Kt. Tunai</b>	<b>RM10j</b>

- ii. Jabatan A melaksanakan Model Penilaian Semula

**31.12.20X1 Fair Value Tanah - RM11.5j**

<b>Dt. Tanah</b>	<b>RM1.5j</b>
<b>Kt. Rezab Penilaian Semula</b>	<b>RM1.5j</b>

- iii. Jun 20X2, loji kumbahan dibina berhampiran tanah menyebabkan nilai tanah jatuh. Jabatan A menilai semula tanah.

**31.12.20X2 Fair Value Tanah - RM8j**

<b>Dt. Rezab Penilaian Semula</b>	<b>RM1.5j</b>
<b>Kerugian Penilaian Semula</b>	<b>RM2j</b>
<b>Kt. Tanah</b>	<b>RM3.5j</b>

## Revaluation of PPE (Upward Revaluation)

An entity purchased a building at a cost of RM500,000 on 1 January 20X1. Building asset is depreciated on a straight line basis over 25 years with an annual depreciation charge of RM20,000. By year 20X5, the building had appreciated in value to RM700,000. The accumulated depreciation was at RM100,000.

How shall the entity record the journal entries?

Details of property, plant and equipment after revaluation on a depreciated replacement cost basis are as follows:

	20X6	20X5
Property, plant and equipment at cost	700,000	500,000
Increase on revaluation	500,000	200,000
Property, plant and equipment at revalued gross replacement cost	1,200,000	700,000
Accumulated depreciation	140,000	100,000
Accumulated depreciation on revaluation	100,000	40,000
Accumulated depreciation after revaluation	240,000	140,000
Total increase on revaluation:		
Increase in cost	500,000	200,000
Increase in accumulated depreciation	(100,000)	(40,000)
Total increase on revaluation	400,000	160,000

## ***Revaluation of PPE (Upward Revaluation)***

1) To record the revaluation of a building in 20X5

Total increase on revaluation in 20X5 amounted to RM160,000.

	<b>Amount (RM)</b>	<b>Accounting Code</b>
DR Property, plant and equipment (Building)	200,000	A14321XX
CR Accumulated depreciation	40,000	A31321XX
CR Revaluation surplus	160,000	E01321XX

In 20X5, the accumulated depreciation on the revalued asset is increased in the same proportionate increase as the gross carrying amount. The gross carrying amount increased by 40% (RM200,000 increase) from RM500,000 to RM700,000.

Accordingly accumulated depreciation increased by the same proportionate of 40% (RM40,000 increase) from RM100,000 to RM140,000.

## *Revaluation of PPE (Upward Revaluation)*

Subsequent to the revaluation in Year 20X5, the asset value appreciated further in value to RM1,200,000 in Year 20X6 due to increased popularity in the area where building resides.

How shall the entity record the journal entries?

Details of property, plant and equipment after revaluation on a depreciated replacement cost basis are as follows:

	20X6	20X5
Property, plant and equipment at cost	700,000	500,000
Increase on revaluation	500,000	200,000
Property, plant and equipment at revalued gross replacement cost	1,200,000	700,000
Accumulated depreciation	140,000	100,000
Accumulated depreciation on revaluation	100,000	40,000
Accumulated depreciation after revaluation	240,000	140,000
Total increase on revaluation:		
Increase in cost	500,000	200,000
Increase in accumulated depreciation	(100,000)	(40,000)
Total increase on revaluation	400,000	160,000

## ***Revaluation of PPE (Upward Revaluation)***

2) To record further increment of revaluation in 20X6

Total increase on revaluation in 20X6 amounted to RM400,000.

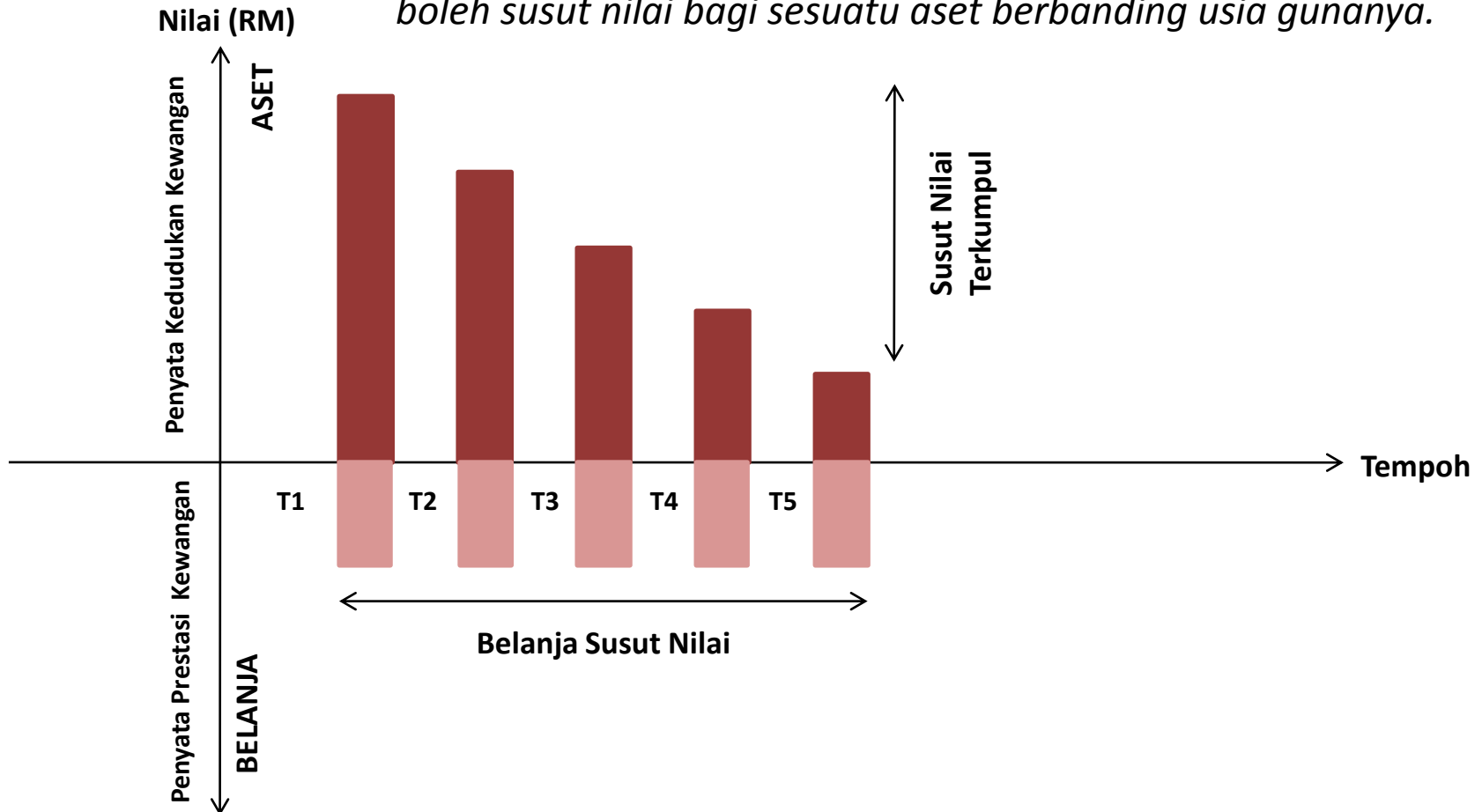
	<b>Amount (RM)</b>	<b>Accounting Code</b>
DR Property, plant and equipment (Building)	500,000	A14321XX
CR Accumulated depreciation	100,000	A31321XX
CR Revaluation surplus	400,000	E01321XX

In 20X6, the accumulated depreciation on the revalued asset is increased in the same proportionate increase as the gross carrying amount. The gross carrying amount increased by 71% (RM500,000 increase) from RM700,000 to RM1,200,000.

Accordingly accumulated depreciation increased by the same proportionate of 71% (RM100,000 increase) from RM140,000 to RM240,000.

### Susut Nilai

*Susut nilai adalah pengagihan sistematik terhadap amaun boleh susut nilai bagi sesuatu aset berbanding usia gunanya.*



## Susut Nilai

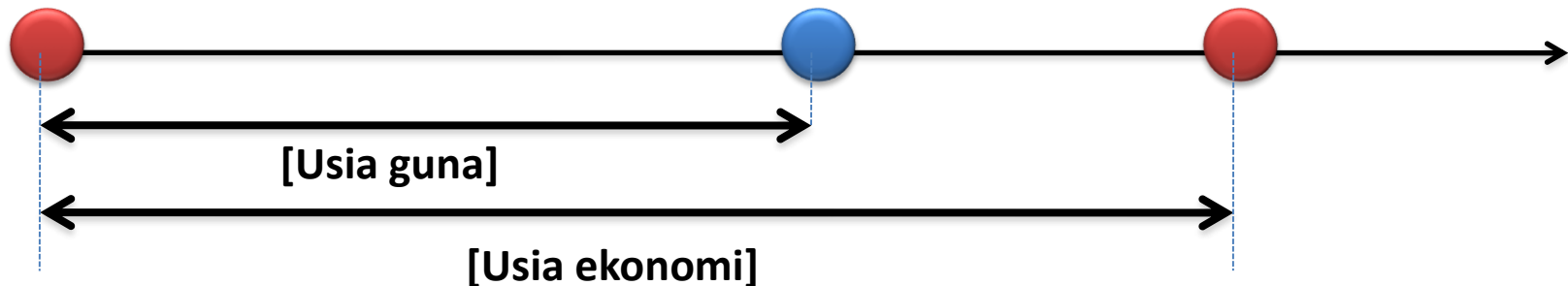
- **Setiap komponen** sesuatu item HLP yang mempunyai **kos yang signifikan** daripada jumlah kos item tersebut **hendaklah disusut nilai secara berasingan.**
- **Caj susut nilai** bagi setiap tempoh hendaklah **diiktiraf dalam lebihan atau kurangan, melainkan telah dimasukkan dalam amaun bawaan bagi aset lain.** (Cth: belanja susut nilai bagi mesin perkilangan).
- Susut nilai aset **bermula** apabila **aset tersedia untuk digunakan** dan susut nilai aset **dihentikan apabila aset dinyahiktiraf.**

## Susut Nilai (sambungan)

- **Nilai sisa dan usia guna aset hendaklah dikaji sekurang-kurangnya pada setiap tarikh pelaporan tahunan** dan, jika jangkaan berbeza daripada anggaran terdahulu, maka perubahan itu hendaklah dilaporkan sebagai perubahan dalam anggaran perakaunan mengikut **MPSAS 3**, Polisi Perakaunan, Perubahan dalam Anggaran Perakaunan dan Kesilapan.
- **Amaun susut nilai sesuatu aset ditentukan setelah ditolak nilai sisa.**
- **Tanah dan Bangunan** adalah aset yang berasingan dan **diperakaunkan secara berasingan**, walaupun perolehan bersama. **Tanah pegangan bebas** tidak mempunyai jangka hayat terhad, oleh itu **ia tidak disusutnilaikan**

## Usia Guna Aset

- Faktor-faktor yang menentukan usia guna
  - ✓ Jangkaan **penggunaan aset**
  - ✓ Jangkaan **fizikal haus dan lusuh**
  - ✓ Program **pembaikan dan penyelenggaraan**
  - ✓ **Keusangan** teknikal atau komersil
  - ✓ **Undang-undang** atau **had penggunaan sesuatu aset**, seperti tarikh tamat tempoh pajakan yang berkaitan.





## Property, Plant and Equipment Classification and Useful Lives

Categories	Useful life (Years)	Categories	Useful life (Years)
<b>Land and Building</b>		<b>Machinery and Equipment</b>	
<i>Land</i>		Plant and Machinery	8 – 20
Leasehold Land	Lease term	Office Equipment and Appliances	3 – 10
Freehold Land	Infinity	Furniture	3 – 10
		ICT Equipment and Appliances	5 – 13
<i>Building</i>		Communication Equipment and Appliances	3 – 20
Residential Building	25 – 50	Broadcasting and Musical Equipment and Appliances	3 – 38
Office Building	25 – 50	Lab Equipment and Appliances	3 – 40
Others Building	25 – 50	Environments Equipment and Appliances	3 – 10
		Sports and Recreation Equipment and Appliances	5 – 10
<b>Works and Infrastructure</b>		Agriculture/Forestry/Marine Equipment & Appliances	5 – 25
Land Transport Facilities	10 – 50	Medical Equipment & Appliances	5 – 20
Air Transport Facilities	10 – 15	Security Equipment & Appliances	3 – 30
Water Transport Facilities	20 – 100	Engineering Equipment & Appliances	3 – 20
Public Park and Recreation	5 – 10		
Drainage and Irrigation Facilities	50-100	<b>Defense assets</b>	
Flood Control Facilities	20 – 100		
Sewerage Facilities	20 – 100	<b>Vehicles</b>	
Power Generating facilities	20 – 30	Robotic Vehicles	5 – 10
		Cars	5 – 10
<b>Categories</b>	<b>Useful life (Years)</b>	Bus	5 – 15
		Motorcycles	5-10
<b>Assets under capital lease</b>		Lorry/Trucks	5 – 15
Category same as other PPE	Shorter of lease term or its useful life	Boats and Ships	5 – 20
		Aeroplanes and Helicopters	12 – 30
<b>Service concession asset</b>		Others Vehicles	5 – 15
Category same as other PPE	Same as other PPE		
<b>Life assets</b>			
Dogs	3 – 10		
Horses	3 – 15		

## Classes of property, plant and equipment

Class of PPE	Estimated useful lives
Buildings	25 to 60 years
Specialist military equipment	5 to 55 years
State highways:	
Pavement (surfacing)	7 years
Pavement (other)	50 years
Bridges	70 to 105 years
Rail Network:	
Track and ballast	25 to 40 years
Tunnels and bridges	60 to 100 years
Overhead traction and signalling	10 to 40 years
Aircraft (excluding specialist military equipment)	10 to 20 years
Electricity distribution network	2 to 80 years
Electricity generation assets	25 to 55 years
Other plant and equipment	3 to 30 years

## Kaedah Susut Nilai

- Kaedah susut nilai hendaklah **menggambarkan corak manfaat ekonomi masa hadapan aset atau potensi perkhidmatan** dijangka akan digunakan oleh entiti.
- Kaedah termasuk:
  - Kaedah garis lurus (*Straight-line*)
  - Kaedah baki berkurangan (*Diminishing balance*)
  - Kaedah unit pengeluaran (*Unit production*)

$$\left( \text{KOS} - \text{NILAI SISA} \right) \div \text{USIA GUNA} = \text{SUSUT NILAI}$$

## Scenario A - Purchase and depreciation of a property, plant and equipment

31.01.2014	Purchase & received vehicle	RM23,500
	Delivery Cost	RM500
15.02.2014	Payment	
	Useful life (no residual value)	10 yrs



1. To record the purchase & receipt of the vehicle on 31.01.2014

	Amount (RM)	Accounting Code
DR Property, plant and equipment (vehicle)	24,000	A14341XX
CR Accounts payable	24,000	L01341XX

2. To record the depreciation expense for January 2014

	Amount (RM)	Accounting Code
DR Depreciation expense	200	B31341XX
CR Accumulated depreciation	200	A31341XX

3. To record payment of vehicle on 15.02.2014

	Amount (RM)	Accounting Code
DR Accounts payable	24,000	L01341XX
CR Cash	24,000	A0112XXX



## Penjejasan (*Impairment*)

- Adalah **caj yang tidak berulang** bagi menurunkan nilai buku yang **terlebih nilai**.
- Untuk menentukan samada sesuatu item HLP itu terjejas atau tidak, entiti mengguna pakai **MPSAS 21 dan MPSAS 26**. Piawaian ini menjelaskan bagaimana entiti mengkaji semula **amaun bawaan aset**, bagaimana menentukan **amaun perkhidmatan boleh pulih atau amaun boleh pulih**, dan bila ia bila mengiktiraf sesuatu kerugian penjejasan atau membalikkan (reverses) pengiktirafan kerugian penjejasan tersebut.

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## ***Other scenarios on PPE transactions***

### **Scenario J - Impairment of property, plant and equipment**

A computer equipment has a cost of RM400,000 and accumulated depreciation of RM40,000. The entity determines that the computer equipment will not provide the full benefits expected (e.g. the computer equipment cannot handle the volume of processing required and new additional equipment will have to be purchased to supplement it). The entity determines that the cost of the computer equipment should be reduced by RM100,000 to reflect the decline in the asset's value.

1) To record the write-down of property, plant and equipment

The decline in asset's value is recorded as an impairment loss expense. The credit is to accumulated impairment loss to reflect the decrease in the net book value of the asset.

	<b>Amount (RM)</b>	<b>Accounting Code</b>
DR Impairment loss expense	100,000	B41352XX
CR Accumulated impairment loss	100,000	A41352XX

# Kitaran Hayat HLP

## PENGIKTIRAFAN

*Recognition*

- Kos Awal
- Kos Susulan



## PENYAHIKTIRAFAN

*Derecognition*



## PENGUKURAN

*Measurement*

- Semasa pengiktirafan
- Selepas pengiktirafan





**Amaun bawaan** sesuatu item HLP hendaklah **dinyahiktirafkan**:

i. **Semasa pelupusan**; atau

ii. apabila **tiada manfaat ekonomi masa hadapan** atau **potensi perkhidmatan** dijangkakan dari **penggunaan** atau **pelupusan**



• **Untung** atau **rugi** yang timbul dari penyahiktirafan item HLP hendaklah **dimasukkan ke dalam lebihan atau kurangan** apabila item tersebut dinyahiktirafkan (melainkan MPSAS 13 menghendaki sebaliknya ke atas jualan dan pajakan balik)

• **Untung tidak boleh dikelaskan sebagai hasil**



**Untung** atau **rugi** yang timbul daripada penyahiktirafan item HLP hendaklah ditentukan sebagai **perbezaan antara pelupusan bersih**, jika ada, dengan **amaun bawaan** item tersebut.

## ***Other scenarios on PPE transactions***

### **Scenario I - Write-off of property, plant and equipment**

Informatics hardware originally costing RM120,000 with a useful life of 5 years has a RM60,000 accumulated depreciation balances on 1 April 20X7. It is amortized at RM2,000 per month. In July, a fire caused substantial damage to the equipment. The entity decides the equipment has no future benefits and should be written off immediately.

- 1) To record the write-off of property, plant and equipment (bringing the value of the informatics hardware to zero)

The cost of the equipment and related accumulated depreciation (after adding an additional RM6,000 in depreciation expense in 20X7) should be written off from the books. The net result of these items will result in a write off of RM54,000.

	<b>Amount (RM)</b>	<b>Accounting Code</b>
DR Accumulated depreciation – Informatics hardware	66,000	A31352XX
DR Write off expense	54,000	B05512XX
CR Informatics hardware	120,000	A14352XX

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## ***Other scenarios on PPE transactions*** ***– For own reference***

### **Senario G – Pelupusan hartanah, loji dan peralatan secara penjualan**

Pada 1 Mei 20X7, entiti membeli perkakasan informatif berharga RM32,000 dengan anggaran usia guna 5 tahun dan anggaran nilai sisa selepas 5 tahun sebanyak RM2,000. Entiti menggunakan kaedah susut nilai garis lurus dan memutuskan untuk menjual aset pada 1 November 2011.

## ***Other scenarios on PPE transactions***

1) Untuk merekodkan pelupusan aset dan untung daripada pelupusan

Jumlah yang dipersetujui untuk pelupusan diandaikan RM8,000. Entiti hendaklah merekodkan tunai yang diterima sebanyak RM8,000.

Susut nilai terkumpul adalah RM27,000 dikira seperti berikut ( $RM32,000 - 2,000 = RM30,000$ ) ( $RM30,000 / 60 \text{ bulan} = RM500 / \text{bulan}$ ) ( $54 \text{ bulan} \times RM500 = RM27,000$ ).

Nilai buku pada 1 November 2011 adalah berjumlah RM5,000 ( $RM32,000 - RM27,000$ )

Untung atas pelupusan berjumlah RM3,000 ( $RM8,000 - RM5,000$ )

Peralatan dan susut nilai terkumpul yang berkaitan hendaklah dikeluarkan daripada buku. Untung yang terhasil akan dikreditkan ke 'Laba Untung atas Pelupusan'.

	<b>Jumlah (RM)</b>	<b>Kod Perakaunan</b>
DR Tunai	8,000	A0113000
DR Susut nilai terkumpul – perkakasan informatif	27,000	A3135201
CR Perkakasan informatif	32,000	A1435201
CR Untung atas pelupusan hartanah, loji dan peralatan	3,000	H0284500

Bagi pelupusan yang berlaku dalam sesuatu bulan, pengiraan susut nilai hanya diambil kira setakat bulan sebelumnya.

## ***Other scenarios on PPE transactions***

2) Untuk merekodkan pelupusan aset dan kerugian berkaitan daripada pelupusan

Andaikan keadaan adalah sama seperti di atas tetapi entiti memutuskan untuk menjual aset pada harga RM3,000 pada 1 November 2011. Dalam kes ini, kerugian yang dialami akan didebitkan ke akaun 'Rugi atas Pelupusan'.

Susut nilai terkumpul adalah RM27,000 dikira seperti berikut ( $RM32,000 - 2,000 = RM30,000$ ) ( $RM30,000 / 60 \text{ bulan} = RM500 / \text{bulan}$ ) ( $54 \text{ bulan} \times RM500 = RM27,000$ ).

Nilai buku pada 1 November 2011 adalah berjumlah RM5,000 ( $RM32,000 - RM27,000$ )

Rugi atas pelupusan berjumlah RM2,000 ( $RM5,000 - RM3,000$ )

	<b>Jumlah (RM)</b>	<b>Kod Perakaunan</b>
DR Tunai	3,000	A0113000
DR Susut nilai terkumpul – perkakasan informatif	27,000	A3135201
DR Rugi atas pelupusan harta tanah, loji dan pelupusan	2,000	B0553501
CR Perkakasan informatif	32,000	A1435201

Bagi pelupusan yang berlaku dalam sesuatu bulan, pengiraan susut nilai hanya diambilkira setakat bulan sebelumnya.

## Pendedahan dalam Penyata Kewangan



## Pendedahan dalam Penyata Kewangan (samb...)



## Pendedahan dalam Penyata Kewangan (samb...)



### Pendedahan dalam Penyata Kewangan (samb...)

- **Penyesuaian** yang menunjukkan:
  - i. **Amaun bawaan** pada awal dan akhir tempoh
  - ii. **Tambahan**
  - iii. **Pelupusan**
  - iv. **Penilaian semula**
  - v. **Kerugian penjejasan**
  - vi. **Susut nilai**
  - v. **Perbezaan pertukaran**
  - vi. **Perubahan lain.**





- Capitalisation Threshold*** - bernilai RM2,000 dan ke atas bagi setiap item.
- Kaedah susut nilai – Garis Lurus**
- Usia guna**
- Componentisation of Asset***
- Aset Warisan**
- Aset Ketenteraan**
- Aset Hidup**

# Contoh Negara Lain

## Statement of Financial Performance

Forecast 30 June 2012			Note	Actual	
Budget 11 \$m	Budget 12 \$m			30 June 2012 \$m	30 June 2011 \$m
		<b>Revenue</b>			
54,690	54,331	Taxation revenue	2	54,665	51,128
5,808	5,112	Other sovereign revenue	2	5,130	5,281
<b>60,498</b>	<b>59,443</b>	<b>Total sovereign revenue</b>		<b>59,795</b>	<b>56,409</b>
16,078	16,380	Sales of goods and services	3	16,785	15,084
3,051	2,824	Interest revenue and dividends	4	2,763	2,570
3,106	3,928	Other revenue	5	4,140	7,500
<b>22,235</b>	<b>23,132</b>	<b>Total revenue earned through operations</b>		<b>23,688</b>	<b>25,154</b>
<b>82,733</b>	<b>82,575</b>	<b>Total revenue (excluding gains)</b>		<b>83,483</b>	<b>81,563</b>
		<b>Expenses</b>			
22,926	22,534	Transfer payments and subsidies	6	22,354	22,172
19,149	19,315	Personnel expenses	7	19,475	19,088
4,631	4,520	Depreciation and amortisation	8	6,350	4,682
37,792	36,386	Other operating expenses	9	35,678	35,829
4,685	4,173	Interest expenses	10	4,290	3,596
3,138	4,451	Insurance expenses	11	4,576	14,592
463	87	Forecast new operating spending		-	-
(310)	(450)	Top-down expense adjustment		-	-
<b>92,474</b>	<b>91,016</b>	<b>Total expenses (excluding losses)</b>		<b>92,723</b>	<b>99,959</b>

## Contoh Negara Lain

### Note 8: Depreciation and Amortisation

Forecast 30 June 2012			Actual	
Budget 11 \$m	Budget 12 \$m		30 June 2012 \$m	30 June 2011 \$m
		<b>Depreciation expense</b>		
1,195	1,167	Buildings	1,174	1,077
382	410	State highways	432	408
400	407	Electricity generation assets	388	374
166	155	Electricity distribution network	137	147
297	249	Specialist military equipment	237	272
233	214	Aircraft (excluding military)	153	171
240	210	Rail network	223	210
17	20	Specified cultural and heritage assets	21	19
1,102	1,068	Other plant and equipment	1,038	1,020
<b>4,032</b>	<b>3,900</b>	<b>Total depreciation expense</b>	<b>3,803</b>	<b>3,698</b>
599	620	Amortisation and impairment of non-financial assets <sup>1</sup>	2,547	984
<b>4,631</b>	<b>4,520</b>	<b>Total depreciation and amortisation</b>	<b>6,350</b>	<b>4,682</b>

## Contoh Negara Lain

### Statement of Financial Position

Forecast 30 June 2012			Note	Actual	
Budget 11 \$m	Budget 12 \$m			30 June 2012 \$m	30 June 2011 \$m
		<b>Assets</b>			
8,886	14,899	Cash and cash equivalents		10,686	9,801
16,709	20,566	Receivables	14	20,956	21,690
43,034	43,821	Marketable securities, deposits and derivatives in gain	15	48,385	49,056
16,095	14,470	Share investments	16	14,385	14,248
22,433	22,091	Advances	17	21,766	20,567
1,380	1,301	Inventory	18	1,234	1,308
1,662	2,003	Other assets	19	2,134	1,996
121,186	118,008	Property, plant & equipment	20	108,584	114,854
9,613	9,756	Equity accounted investments	21	9,483	9,301
2,714	2,430	Intangible assets and goodwill	22	2,705	2,394
142	88	Forecast for new capital spending		-	-
(270)	(250)	Top-down capital adjustment		-	-
<b>243,584</b>	<b>249,183</b>	<b>Total assets</b>		<b>240,318</b>	<b>245,215</b>

Financial  
Statements of  
the  
Government  
of New  
Zealand for  
the Year  
Ended 30 June  
2012



**Note 20: Property, Plant and Equipment (continued)**

	Total	Land	Buildings	State highways	Electricity generation assets	Electricity distribution network	Specialist military equipment	Specified cultural and heritage assets
For the year ended 30 June 2012	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
<b>Gross carrying amount</b>								
Opening balance 1 July 2011	126,601	36,022	26,652	16,802	14,455	3,547	4,038	2,836
Additions	6,514	152	1,337	1,123	344	927	110	38
Disposals	(941)	(209)	(109)	1	(8)	(13)	(8)	(8)
Net revaluations	(9,793)	(2,168)	(303)	(380)	54	-	(12)	47
Other	(664)	(171)	(26)	-	(131)	(8)	25	(1)
<b>Total gross carrying amount</b>	<b>121,717</b>	<b>33,626</b>	<b>27,551</b>	<b>17,546</b>	<b>14,714</b>	<b>4,453</b>	<b>4,153</b>	<b>2,912</b>
<b>Accumulated Depreciation and Impairment</b>								
Opening balance 1 July 2011	11,747	-	2,113	-	16	857	707	380
Eliminated on disposal	(634)	-	(28)	-	-	(17)	(6)	(6)
Eliminated on revaluation	(3,415)	-	(717)	(432)	(116)	-	(1)	2
Impairment losses charged to operating balance	1,884	-	1	-	29	-	-	-
Depreciation expense	3,803	-	1,174	432	388	137	237	21
Other	(252)	-	(38)	-	(3)	-	(4)	1
<b>Total accumulated depreciation</b>	<b>13,133</b>	<b>-</b>	<b>2,505</b>	<b>-</b>	<b>314</b>	<b>977</b>	<b>933</b>	<b>398</b>
<b>Carrying value as at 30 June 2012</b>	<b>108,584</b>	<b>33,626</b>	<b>25,046</b>	<b>17,546</b>	<b>14,400</b>	<b>3,476</b>	<b>3,220</b>	<b>2,514</b>
<b>By holding</b>								
Leasehold	1,833	-	263	-	-	-	-	-
Freehold	106,751	33,626	24,783	17,546	14,400	3,476	3,220	2,514
	108,584	33,626	25,046	17,546	14,400	3,476	3,220	2,514

... samb.



## Contoh Negara Lain

### REVALUATION DETAILS

#### Land and buildings

Breakdown of land and buildings (total valuation over \$500m)	Land		Buildings		Actual Total	
	30 June 2012 \$m	30 June 2011 \$m	30 June 2012 \$m	30 June 2011 \$m	30 June 2012 \$m	30 June 2011 \$m
Housing stock	8,744	8,423	6,406	6,579	15,150	15,002
School property	2,726	2,724	7,887	7,519	10,613	10,243
State highway corridor land	8,353	8,324	12	13	8,365	8,337
Conservation estate	5,454	5,691	46	88	5,500	5,779
Hospitals	616	616	3,916	3,506	4,532	4,122
Rail network corridor land	3,260	5,641	-	-	3,260	5,641
Prisons and Department of Corrections office buildings	212	216	1,769	1,841	1,981	2,057
Defence Force land and buildings	674	708	1,176	1,143	1,850	1,851
Landcorp farmland and buildings	1,032	1,062	120	114	1,152	1,176
Ministry of Justice land and buildings	418	504	463	503	881	1,007
Police stations	168	169	503	558	671	727
Other	1,969	1,944	2,748	2,675	4,717	4,619
<b>Land and buildings</b>	<b>33,626</b>	<b>36,022</b>	<b>25,046</b>	<b>24,539</b>	<b>58,672</b>	<b>60,561</b>

# Contoh Negara Lain

## Other asset classes subject to revaluation

The details of valuations for each class of property, plant and equipment are in the table below:

[Expand the Table Below](#)

## Other asset classes subject to revaluation

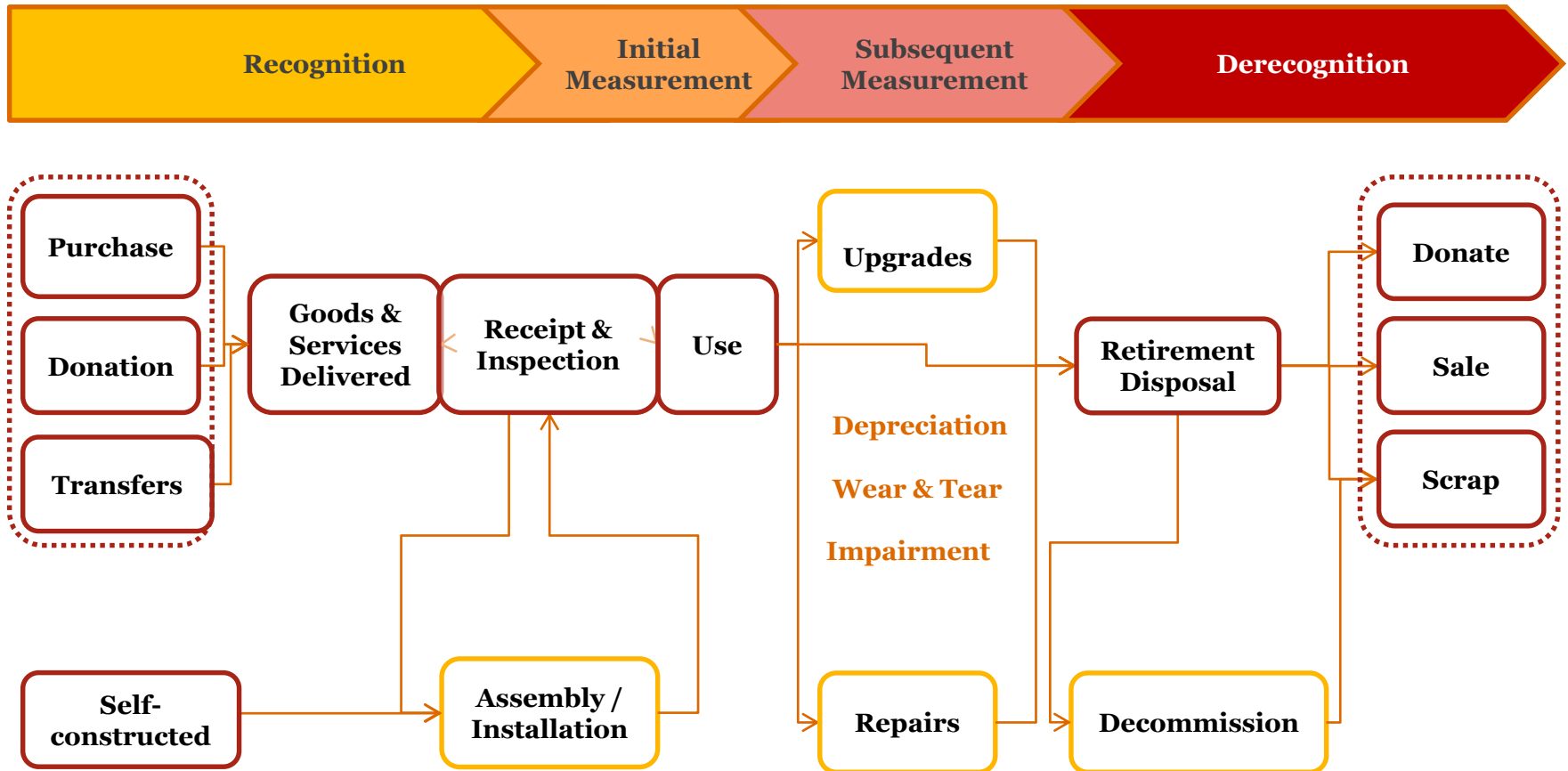
	Actual	
	30 June 2012 \$m	30 June 2011 \$m
<b>Carrying value of other asset classes subject to revaluation</b>		
State highways	17,546	16,802
Electricity generation assets	14,400	14,439
Specialist military equipment	3,220	3,331
Aircraft (excluding military)	2,250	1,805
	<b>37,416</b>	<b>36,377</b>

[Expand the Table Below](#)

## Other asset classes subject to revaluation (continued)

Description	Valuer/Reviewer	Approach	Timing
<b>State highways</b>			
Roads, bridges, culverts, tunnels, underpasses including the formation works, road structure, drainage works and traffic facilities.	Opus International Consultants Limited	State highways are valued using depreciated replacement cost which derives the estimated present cost of constructing the existing assets by the most appropriate method of construction, reduced by factors for the age and condition of the asset.	Annual valuation with the latest completed as at 30 June 2012
<b>Electricity generation assets</b>			
Meridian Energy: Hydro stations and wind and solar farms	Pricewaterhouse Coopers (PwC)	Based on both the capitalisation of earnings methodology, applied to Meridian as a whole, and the discounted cash flow methodology.	Valuation completed at least once every five years with the latest valuation being as at 30 June 2011
Mighty River Power: Hydro and Geothermal stations and gas-fired generation plants	PwC	Based on net present value of future earnings of the assets on an existing use basis excluding disposal and restoration costs.	Valuation completed at least once every five years with the latest valuation being as at 30 June 2012

# PPE Life Cycle



Throughout the lifecycle of a PPE, there are many processes involved which may involve judgements & estimates



# **Hartanah Pelaburan**

## **- MPSAS 16**

# Definisi

Hartanah Pelaburan adalah hartanah (tanah atau bangunan/ sebahagian daripada bangunan/ kedua-duanya) dipegang untuk:

- ✓ **disewakan**; atau
- ✓ untuk **meningkatkan modal** (*capital appreciation*);, atau
- ✓ **kedua-duanya.**

**Bukan untuk:**

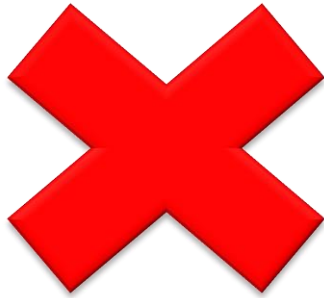
- **digunakan** dalam pengeluaran atau membekalkan barangan/perkhidmatan atau **kegunaan pentadbiran**;
- atau
- **dijual** dalam operasi biasa perniagaan



# Hartanah Pelaburan



- Tanah yang dipegang untuk **peningkatan nilai pada jangka panjang**
- Tanah yang dipegang tetapi **belum ditentukan penggunaan pada masa hadapan**
- Bangunan yang dimiliki melalui pajakan kewangan dan **dipajakkan semula secara pajakan operasi.**
- **Bangunan kosong** yang dipegang untuk dipajakkan secara pajakan operasi.
- **Hartanah yang sedang dibina atau dibangunkan** bagi kegunaan masa hadapan sebagai hartanah pelaburan.



- **Hartanah yang dipegang untuk jualan** dalam operasi biasa entiti sedang dalam proses pembinaan atau pembangunan (Rujuk MPSAS 12, Inventori).
- Hartanah yang sedang dibina atau dibangunkan **bagi pihak ketiga**.
- **Hartanah untuk kegunaan pemilik**.
- Hartanah yang dipegang untuk **memberikan perkhidmatan sosial** dan dalam masa yang sama **menjana aliran masuk tunai**.

**Bukan hartanah pelaburan**



**Kementerian A owns a 25-storey building and use the bottom 20 storeys for administration purpose, whilst renting out the upper storeys.**

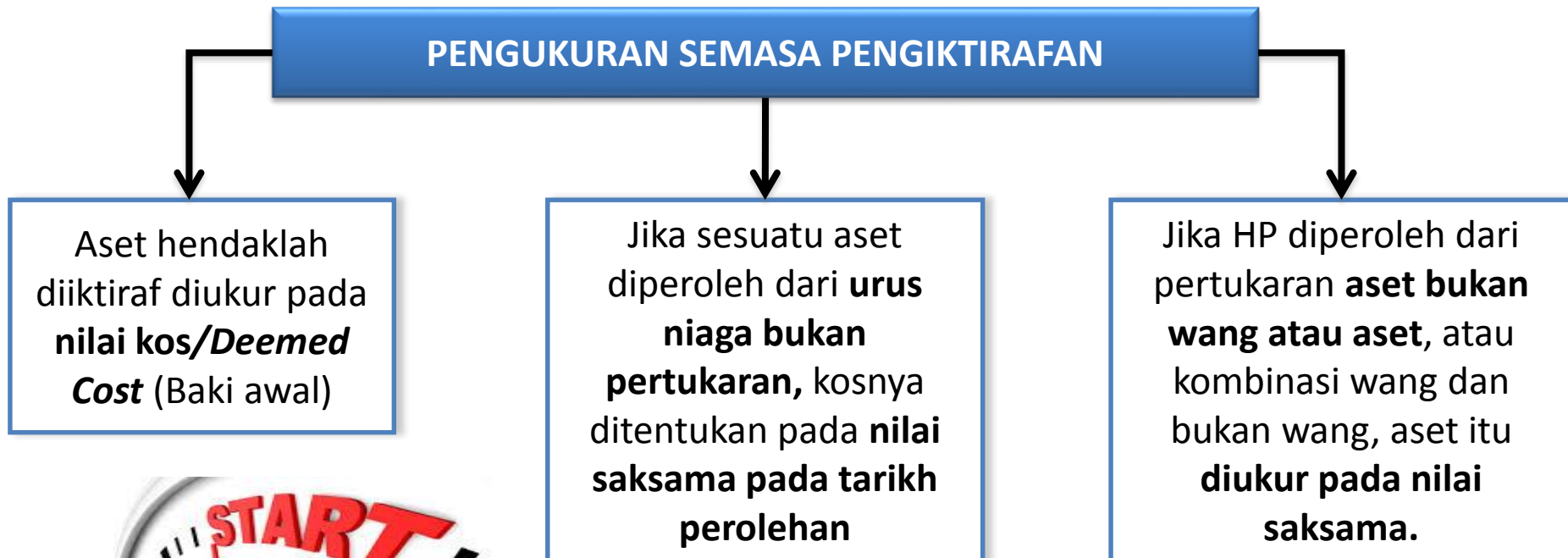
**Q : How should Kementerian A account for this building?**

**A :**

- ✓ Bottom 20 storeys building**
- ✓ 5 upper storeys building**



## Pengukuran awal (Semasa Pengiktirafan)



## Komponen Kos

- Harga belian
- Kos diagihkan langsung (*directly attributable costs*)
- Kos permulaan (*start-up costs*)
- Kerugian operasi
- **Amaun luar biasa** bagi bahan buangan, buruh dan sumber lain – dalam pembinaan atau pembangunan hartanah pelaburan

## Pengukuran susulan (selepas pengiktirafan)

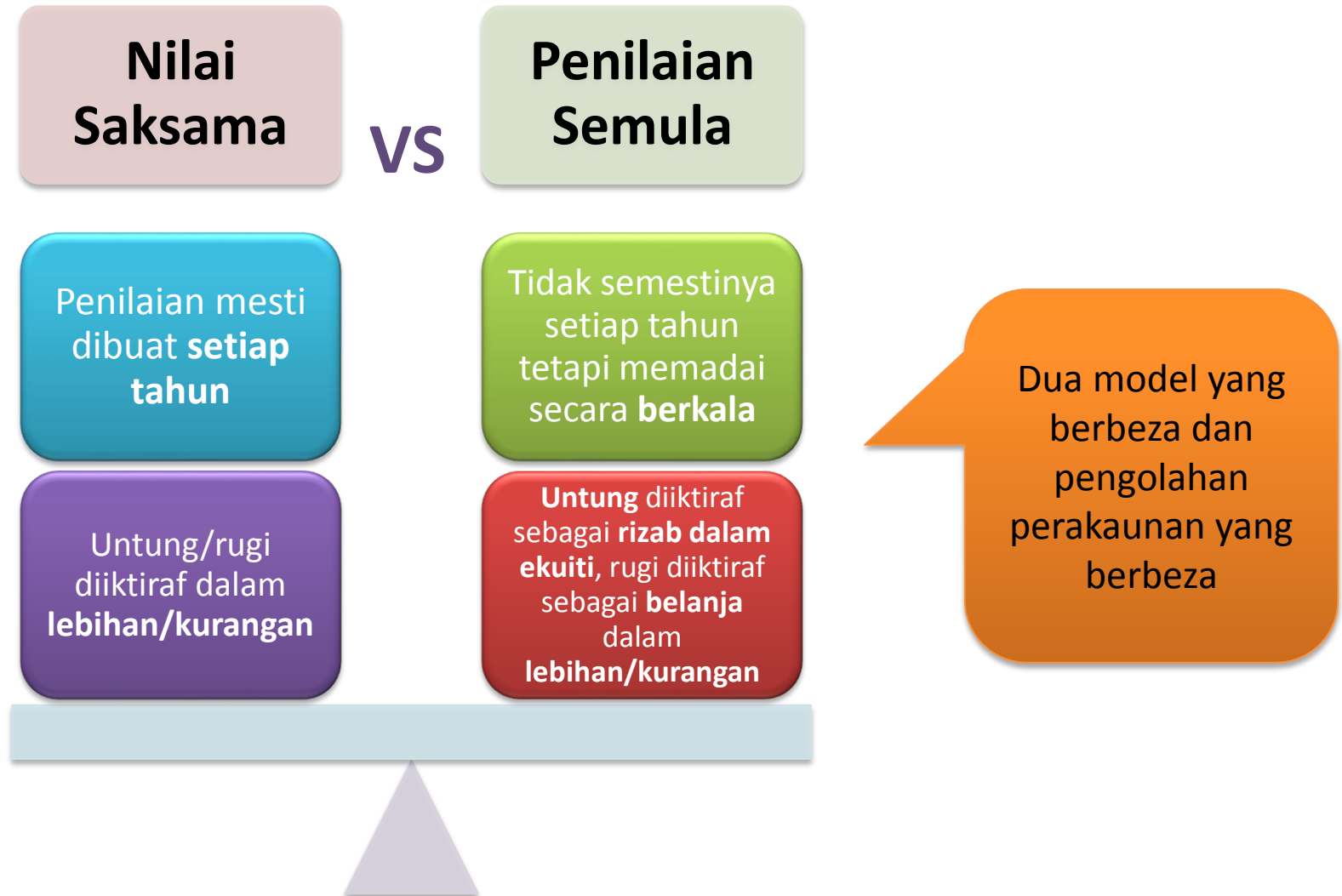
### Model Kos

- Seperti **MPSAS 17**

### Model Nilai Saksama\*

- **Nilai bawaan** = Nilai Saksama
- **Untung/rugi** – iktiraf dalam lebihan/kurangan

\*Apabila entiti memilih untuk menggunakan Model Nilai Saksama, semua item HP perlu menggunakan model ini dan akan terus digunakan sehingga item HP dilupuskan atau dipindah.



## Senario A – Pembelian hartanah pelaburan dan pengukuran susulan

- Pada 20X3, sebuah entiti membeli tanah di luar bandar.
- Kawasan tersebut mempunyai kemudahan awam yang terhad.
- FGOM berhasrat untuk membangunkan tanah tersebut sebagai taman industri dalam masa 5 tahun lagi dan dijangka nilai tanah tersebut akan meningkat.
- Namun begitu, entiti belum membuat rancangan selepas taman industri itu dibina.

### Catatan Jurnal

1. Merekod pembelian hartanah pelaburan

Hartanah tersebut dipegang untuk capital appreciation.

	<b>Amaun (RM)</b>	<b>Kod Perakaunan</b>
<u>Dt Hartanah Pelaburan</u>	100,000	A22311XX
<u>Kt. Tunai</u>	100,000	A0112XXX

2. Merekod pengukuran selepas pengiktirafan awal hartanah pelaburan

Nilai saksama hartanah pelaburan ialah RM110,000 pada tahun 20X4.

2a. Model Kos:

Keuntungan (110,000-100,000=10,000) tidak diiktiraf.

Hartanah pelaburan disusut nilai seperti biasa RM10,000=RM100,000/10 (usia guna 10 tahun).

	<b>Amaun (RM)</b>	<b>Kod Perakaunan</b>
<u>Dt Belanja Susut Nilai</u>	10,000	B37311XX
<u>Kt Susut nilai Berkumpul</u>	10,000	A37311XX

2b. Model Nilai Saksama:

Keuntungan (110,000-100,000=10,000) diiktiraf sebagai lebihan.

Peningkatan hartanah pelaburan kepada RM110,000 in didedahkan di Penyata Kedudukan Kewangan.

	<b>Amount (RM)</b>	<b>Accounting Code</b>
<u>Dt Pelaburan Hartanah</u>	10,000	A22311XX
<u>Kt. Keuntungan perubahan nilai aset</u>	10,000	H01892XX

### Senario B – Menukar tanah dengan pinjaman belum terima

- Sebuah entiti mengeluarkan pinjaman kepada pihak ketiga sebanyak RM50,000.
- Apabila pinjaman telah matang, pihak ketiga tersebut ingin menyelesaikan hutangnya dengan memberi tanah kepada entiti tersebut.
- Nilai tanah tersebut ialah RM40,000 dan diklasifikasikan sebagai hartanah pelaburan.

### Catatan Jurnal

1. Merekodkan pinjaman

	<b>Amaun (RM)</b>	<b>Kod Perakaunan</b>
<u>Dt Pinjaman Belum Terima</u>	50,000	A03371XX
<u>Kt Tunai</u>	50,000	A0112XXX

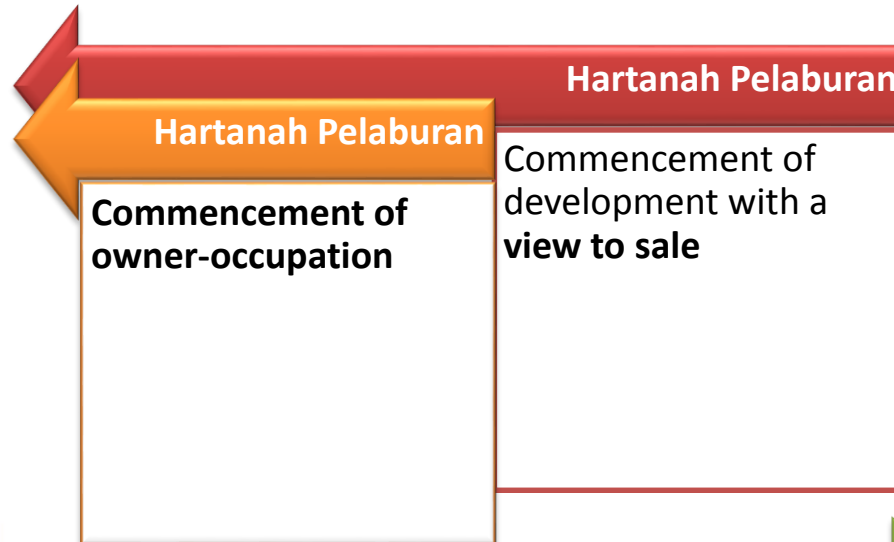
2. Merekod pembayaran pinjaman dengan menukarkan tanah

Rugi atas pertukaran sebanyak RM10,000 direkodkan.

	<b>Amaun (RM)</b>	<b>Kod Perakaunan</b>
<u>Dt Hartanah Pelaburan – Tanah</u>	40,000	A22311XX
<u>Dt Kerugian pertukaran pinjaman</u>	10,000	B05553XX
<u>Kt Pinjaman Belum Terima</u>	50,000	A03371XX

## Inventori

### HLP



**PPE**

End of owner-occupation

**Inventories**

Commencement of an **operating lease** (on a commercial basis) to another party

## Hartanah Pelaburan



**Amaun bawaan** sesuatu item HP hendaklah **dinyahiktirafkan**:

- i. **Semasa pelupusan**; atau
- ii. apabila **tiada manfaat ekonomi masa hadapan** atau **potensi perkhidmatan** dijangkakan dari **penggunaan** atau **pelupusan**



- **Untung** atau **rugi** yang timbul dari penyahiktirafan item HP hendaklah **dimasukkan ke dalam lebihan atau kurangan** apabila item tersebut dinyahiktirafkan (melainkan MPSAS 13 menghendaki sebaliknya ke atas jualan dan pajakan balik)

- **Untung tidak boleh dikelaskan sebagai hasil**



**Untung** atau **rugi** yang timbul daripada penyahiktirafan item HP hendaklah ditentukan sebagai **perbezaan antara pelupusan bersih**, jika ada, dengan **amaun bawaan** item tersebut.

## Pendedahan Umum

- Pengukuran susulan: **Model Kos vs Model Nilai Saksama**
- Sekiranya menggunakan Model nilai saksama, kaedah dan andaian yang digunakan bagi mendapatkan nilai saksama
- **Maklumat jurunilai bebas** – kelayakan dan pengalaman
- **Amaun yang diiktiraf dalam lebihan/kurangan** – sewaan dan kos operasi langsung

## Model Nilai Saksama

- **Penyesuaian nilai bawaan** pada awal dan akhir tempoh termasuk pindahan.
- Apabila nilai saksama tidak boleh diukur dengan pasti – maklumat hartanah pelaburan berkenaan, penjelasan lanjut.

## Model Kos

- Kaedah **susut nilai**
- **Usia guna** atau kadar susut nilai
- **Penyesuaian nilai bawaan** pada awal dan akhir tempoh termasuk pindahan.

# Perakaunan bagi Inventori



- **Inventori** adalah **ASET**:
  - ✓ Dalam **bentuk bahan atau bekalan** yang akan **digunakan dalam proses pengeluaran**;
  - ✓ Dalam bentuk **bahan atau bekalan** yang akan **digunakan atau diagihkan semasa menyediakan perkhidmatan**;
  - ✓ **Dipegang untuk jualan atau pengagihan** semasa menjalankan operasi biasa; atau
  - ✓ Dalam **proses pengeluaran** untuk **jualan dan pengagihan**

- **Nilai Realisasi Bersih (NRB)** ialah anggaran harga jualan semasa menjalankan operasi biasa, tolak anggaran kos siap dan anggaran kos yang diperlukan untuk membuat jualan, pertukaran atau pengagihan.
- **Kos Penggantian Semasa (KPS)** ialah kos yang ditanggung oleh entiti untuk memperoleh aset pada tarikh pelaporan.

## Contoh inventori

- ✓ Peluru
- ✓ Stor barang luak
- ✓ Material/bahan Penyelenggaraan
- ✓ Alat ganti loji dan peralatan selain daripada yang berkaitan dengan piawaian **PPE**
- ✓ Stok matawang wang belum digunakan
- ✓ Simpanan Stok Strategik (contoh, rizab tenaga)
- ✓ Perkhidmatan bekalan pos dipegang untuk dijual (contoh: setem)
- ✓ Kerja dalam Progres, termasuk:
  - i. Pendidikan/ bahan kursus untuk latihan
  - ii. Perkhidmatan pelanggan (contoh: perkhidmatan auditan )
- ✓ Tanah/Hartanah yang dipegang untuk dijual

**Inventori dalam Sektor Awam**

Memenuhi  
definisi Aset

Memenuhi  
definisi  
Inventori

Mematuhi  
*threshold*



### **Threshold**

Inventories which have:

- value of **RM 1 million or more**
  - per **responsibility centre (PTJ)**
  - as at end of **three preceding financial years**
- shall be **CAPITALIZED**.

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# PTJ INVENTORI

Status seperti pada 31 Disember 2017



KEMENTERIAN KESEJAHTERAAN  
BANDAR, PERUMAHAN DAN  
KERAJAAN TEMPATAN

# KEMENTERIAN

# 6

# CAA INVENTORI



## Item Inventori

*Kos Barang Digunakan (B06)*

*Kos Barang Dijual (B07)*

Penggunaan kod akaun siri B06/B07 semasa perolehan hanya boleh digunakan sekiranya memenuhi syarat berikut:

- i) PTJ Tanggung adalah berstatus PTJ Inventori; dan
- ii) Melibatkan perolehan item yang diklasifikasikan sebagai inventori sahaja (Rujuk definisi inventori di MPSAS 12).

Bahan Makanan & Minuman	B06/B0725000
Bekalan Bahan Mentah & Bahan Penyelenggaraan dan Pembaikan	B06/B0726000
Bekalan dan Bahan-bahan Lain	B06/B0727000
Kelengkapan dan Peralatan	B0635000
Bangunan	B0732000
Haiwan, Pokok dan Ikan	B0736000

## Bekalan Stok

B0225000

B0226000

B0227000

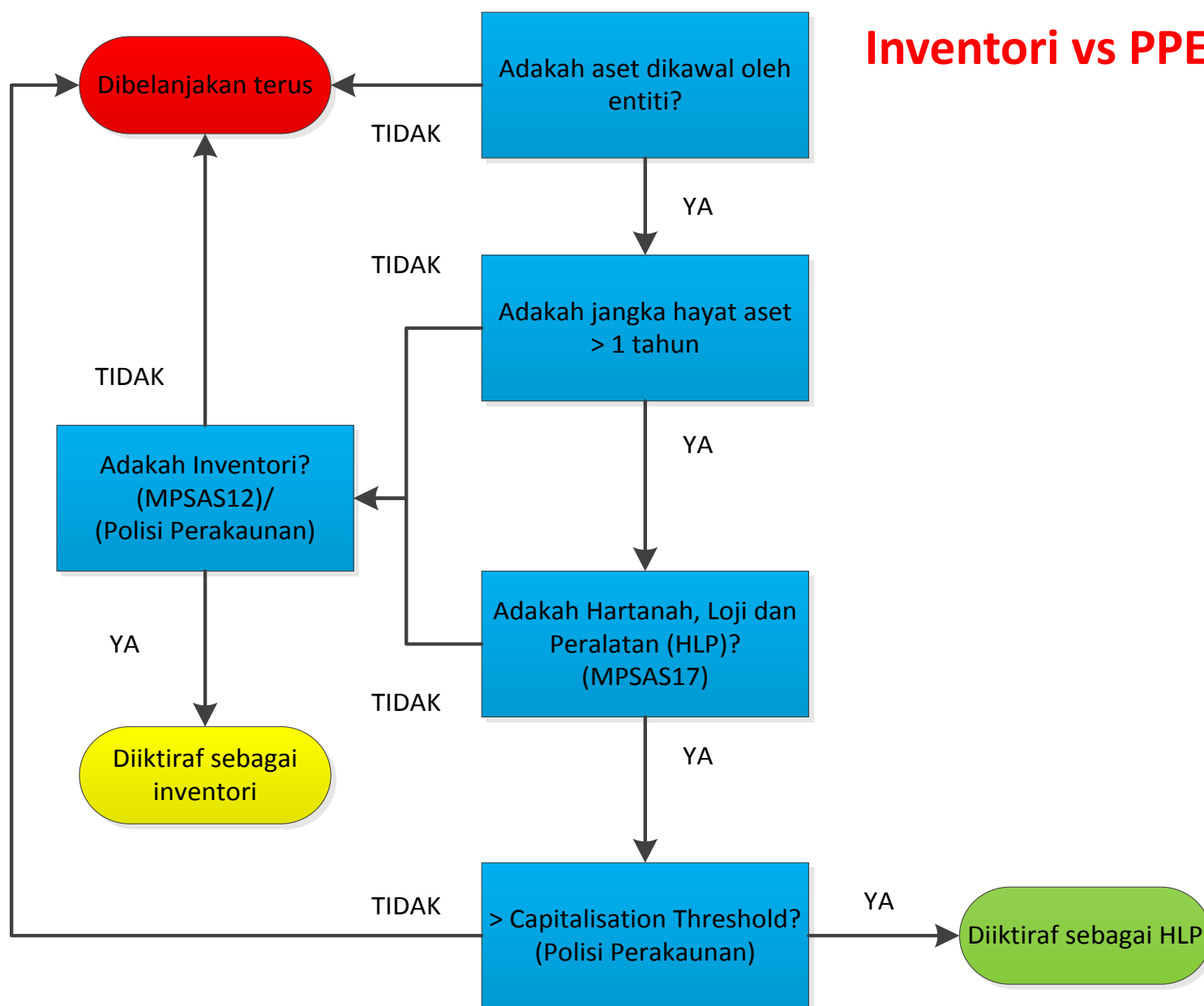
*Inventori Untuk Digunakan (A06)*

### Peringatan:

*Inventori Untuk Dijual (A07)*

Penggunaan kod akaun inventori siri A06 / A07, hanyalah bagi tujuan pelarasan pada setiap suku tahun (Rujuk SOP Day 2 Modul 1)

# Inventori vs PPE vs Belanja



**Kuantiti × Kos = Nilai Inventori**

## Sistem Inventori

- Periodic
- Perpetual

## Kos Formula

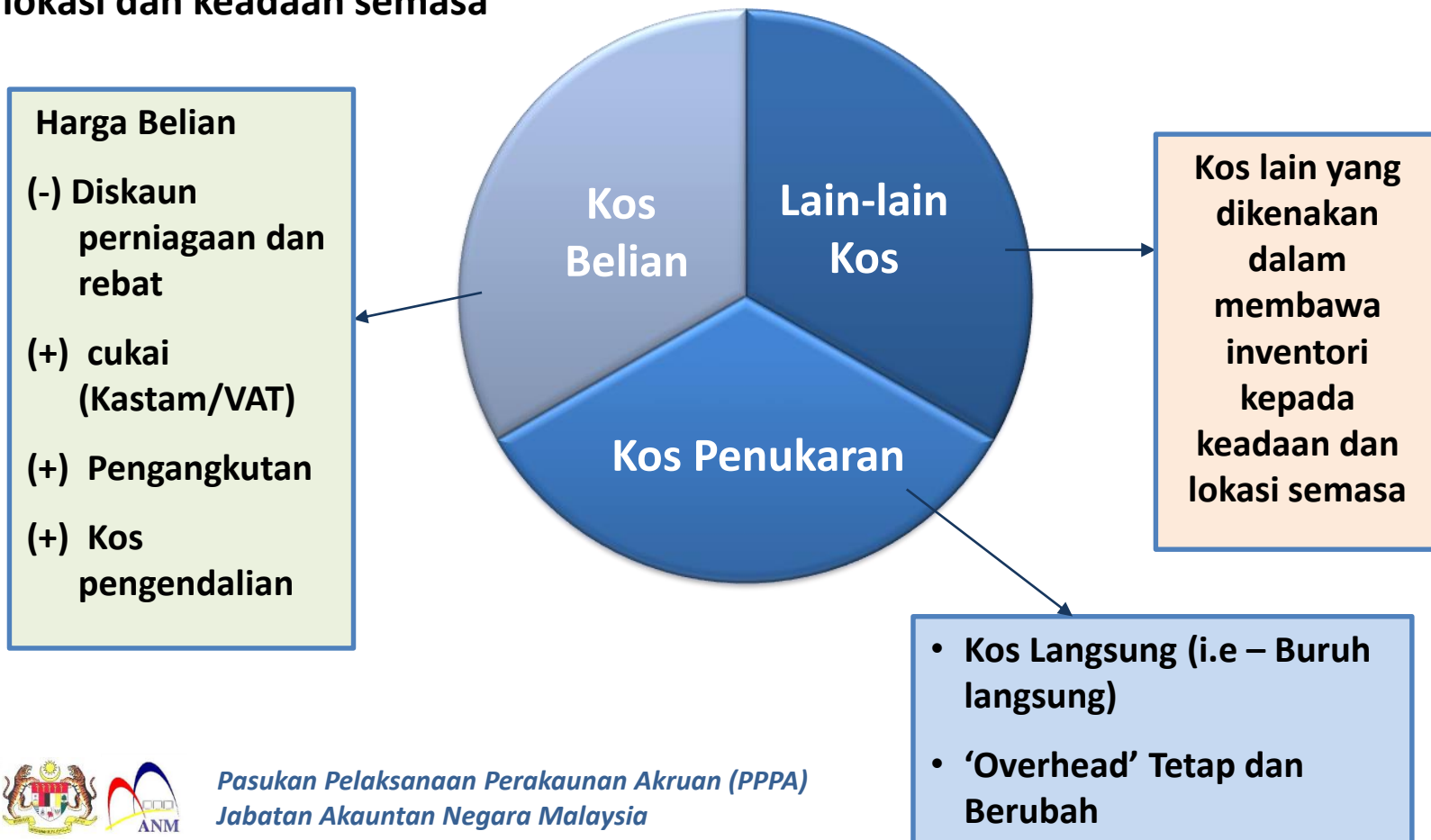
- FIFO
- WAC
- Pengenalpastian Kos Khusus

## Kos/NRB/KPS

## Pengukuran Awal

### Komponen Kos

Urus niaga Pertukaran - Semua kos yang menyumbang kepada inventori pada lokasi dan keadaan semasa



Diperoleh melalui Urus niaga Bukan Pertukaran

### Donated inventories?

- Recognized as inventories and measured at **fair value**
- Same amount recognized as **income**

## Formula Kos

Item yang boleh diganti antara satu sama lain

*(Interchangeable)*

Masuk Dulu  
Keluar Dulu (FIFO)

Purata Wajaran  
(WAC)

Item yang tidak boleh ditukar ganti antara satu sama lain (projek khusus)

*(Not Ordinary Interchangeable)*

Pengenalpastian  
kos khusus

**Inventori yang mempunyai jenis dan kegunaan yang serupa hendaklah menggunakan formula kos yang sama**

## *Inventories valuation using all methods – Illustrative example (Scenario A)*

An entity has been purchasing inventories during the year. Assume that opening inventory on 1 March 2013 is nil. All inventories are finished goods and are of the same type.

	Quantity Unit	Unit Cost (RM)
Batch 1 received on 1 March 2013	2	3.00
Batch 2 received on 15 March 2013	4	4.50
On 25 March 2013, entity sold 5 units	(5)	
Closing inventory on 31 March 2013	1	

	Quantity Unit	Unit Cost (RM)	Value (RM)
(a) FIFO	1	4.50 (a)	4.50
(b) Weighted average	1	4.00 (b)	4.00

- (a) FIFO: all units of batch 1 are assumed consumed first and then 3 units from batch 2 are assumed consumed. One unit from batch 2 remains at cost of RM4.50
- (b) Weighted average: the average unit cost of all units received is RM4.00 (2 units x RM3.00 + 4 units x RM4.50)/(2 units + 4 units)

## *Inventory accounting under a **periodic inventory system** – Illustrative example (Scenario B)*

An entity purchases medical supplies in year 20X1 for RM50,000. Freight charges of RM500 are included on the invoice. Assuming the entity uses a periodic system, purchases and issues are recorded directly in the inventory account as they occur.

- 1) To record the purchase inventories in year 20X1 (assuming inventories as held for consumption)

The purchase of consumable inventories is recorded as a debit to operating expenses.

	<b>Amount (RM)</b>	<b>Accounting Code</b>
DR Operating expense	50,000	B02261XX
DR Operating expense	500	B02227XX
CR Accounts payable	50,000	L01261XX
CR Accounts payable	500	L01227XX

- 2) To record the issuance of inventories

No entry performed.

## *Inventory accounting under a **periodic inventory system** – Illustrative example (Scenario B)*

- 3) To adjust consumable inventory balance after an inventory count at year end of 20X1, inventory balance determined to be RM5,000

The ending balance of inventory is recorded as an asset while the opening balance is removed. The operating expense is reduced to reflect inventory items previously expensed but not actually consumed.

	<b>Amount (RM)</b>	<b>Accounting Code</b>
DR Inventories held for consumption	5,000	A06261XX
CR Operating expense	5,000	B02261XX

## *Inventory accounting under a **periodic inventory system** – Illustrative example (Scenario B)*

- 4) In the next financial year (20X2), the entity purchases additional inventory held for consumption, which amounts to RM10,000. Note: The opening balance for 20X2 amounts to RM5,000

The purchase of inventory held for consumption is debited as operating expense in year 20X2.

	<b>Amount (RM)</b>	<b>Accounting Code</b>
DR Operating expense	10,000	B02261XX
CR Accounts payable	10,000	L01261XX

Similarly, should the purchase be for inventory held for resale instead, the purchase is debited as cost of goods sold.

## *Inventory accounting under a **periodic inventory system** – Illustrative example (Scenario B)*

- 5) At the end of 20X2, an inventory count is conducted. The inventory balance is determined to be RM8,000. The opening balance carried forward from 20X1 amounts to RM5,000

The closing balance of the inventory which amounts to RM8,000, is recorded by debiting inventory held for consumption and reversing part of operating expense previously recognised. The opening inventory balance for 20X2 needs to be reversed out.

	Amount (RM)	Accounting Code
DR Inventories held for consumption	8,000	A06261XX
CR Operating expense	3,000	B02261XX
CR Inventories held for consumption	5,000	A06XX000

## *Other scenarios on inventories transactions*

### **Scenario C - Purchase and issue of inventory under a perpetual inventory system**

An entity purchases medical supplies for RM50,000. Freight charges of RM500 are included in the invoice. Assuming the entity uses a perpetual system, purchases and issues are recorded directly in the inventory account as they occur.

#### **Journal entries**

- 1) To record the purchase of consumable inventories

The purchase of medical supplies is recorded as a debit to inventories. Delivery cost should be capitalised as part of the cost of the inventories. The treatment to inventories held for consumption and inventories held for resale are the same under perpetual inventory system.

	<b>Amount (RM)</b>	<b>Accounting Code</b>
DR Inventories held for consumption	50,500	A06261XX
CR Accounts payable	50,500	L01261XX

## *Other scenarios on inventories transactions*

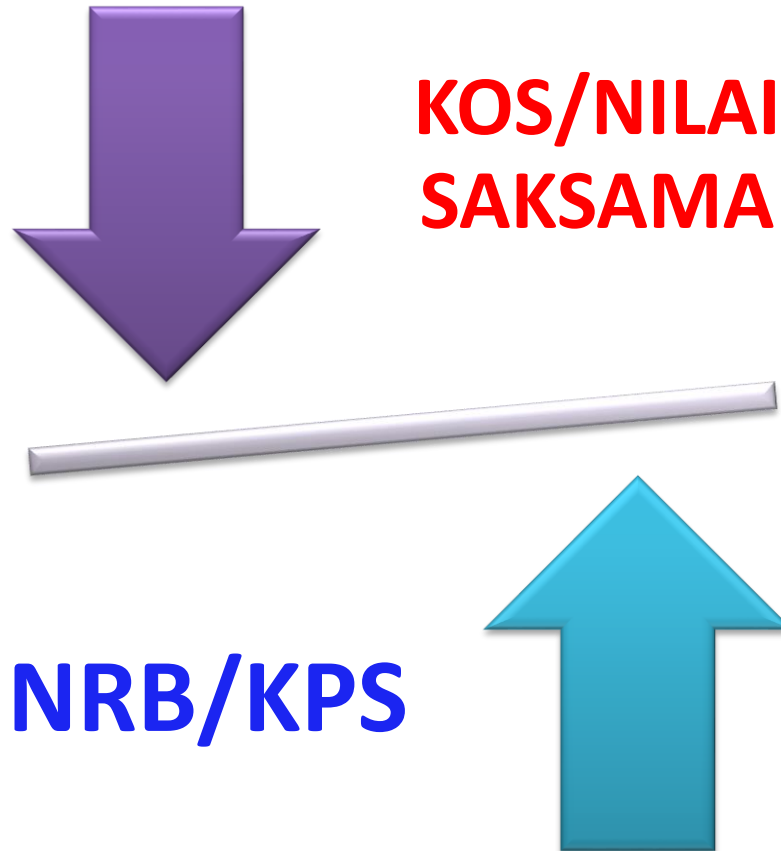
2) To record the issuance of RM10,000 from inventory held for consumption

When inventories held for consumption are issued for daily consumption, the inventory held for consumption account is reduced and the offsetting entry would be a debit of operating expense.

	<b>Amount (RM)</b>	<b>Accounting Code</b>
DR Operating expense	10,000	B06261XX
CR Inventory for consumption	10,000	A06261XX

**Pengukuran Susulan**

**Penilaian Inventori**



**Yang mana  
lebih rendah**

# CONTOH

## Penilaian Inventori

Kesan daripada permintaan ke atas produk yang **sangat perlahan**, Entiti A telah **mengurangkan harga jualan bersih** bagi produk A daripada RM2,000 kepada RM1,000. Kos untuk menghasilkan produk berkenaan adalah RM1,250.

<b>Kos</b>	• RM1,250
<b>NRB</b>	• <b>RM1,000</b>
<b>Exp.</b>	• RM250

**DR Inventory write down expense**      **RM 250**  
**CR Accumulated write down**      **RM 250**

**- Terendah**



# Other scenarios on inventories transactions

## Scenario D - Write down of inventory and reversal of write down

An entity noted a slowdown in demand from its customer for its products which was reflected in reduced price. This indicated that the net realisable value may be below cost, i.e. cost of inventory is now written down to reflect the lower value. The reduction in value was quantified at RM2,000.

Subsequent to that, the entity notices that the demand for that product rebounds due to promotional activities. Thus, the impairment loss previously recognized is reversed.

### Journal entries

1) To record the write down

The inventory value must be written-down by creating an 'accumulated write down' account (contra account). This balance will be netted off against the inventory balance in the statement of financial position.

	Amount (RM)	Accounting Code
DR Inventory write down expense	2,000	B532XXXX
CR Accumulated write down	2,000	A532XXXX

# Other scenarios on inventories transactions

2) To record the reversal of write down

When the write down previously recognized is reversed, the accumulated write down account previously recognized is debited and same expense account is reversed. The same entry applies when recognition and reversal of write down straddles over 2 financial years.

	<b>Amount (RM)</b>	<b>Accounting Code</b>
DR Accumulated write down	2,000	A532XXXX
CR Inventory write down expense	2,000	B532XXXX

## Pengukuran Susulan Pengiktirafan Sebagai Perbelanjaan



# Other scenarios on inventories transactions

## Scenario E - Inventory obsolescence - write-off required

A physical count determined that items worth RM2,000 were obsolete.

### Journal entries

#### 1) To record inventory obsolescence

When inventory is determined to be obsolete, it should be written off. To record inventory obsolescence, the inventories account must be reduced by the amount of the obsolescence and a loss recorded. If the inventory was held for resale, the credit entry would be to the 'Inventory held for resale' account.

	Amount (RM)	Accounting Code
DR Write-off on inventory	2,000	B05512XX
CR Inventory held for resale	2,000	A072XXXX

## Keperluan pendedahan di dalam Penyata Kewangan



### Polisi Perakaunan (Termasuk Formula Kos yang digunakan)



### Penyata Kedudukan Kewangan

- Nilai Bawaan Inventori
- Nilai Bawaan Inventori yang dibawa pada **Nilai Saksama tolak kos jualan.**
- Nilai Bawaan Inventori yang **dicagar sebagai sekuriti** bagi liabiliti



### Penyata Prestasi Kewangan

- Amaun inventori yang **diiktiraf sebagai perbelanjaan.**
- Amaun **penurunan inventori** diiktiraf sebagai perbelanjaan
- Apa-apa amaun '**reversal**' dari **penurunan** yang diiktiraf dalam penyata prestasi kewangan
- sesuatu **keadaan atau peristiwa** yang menjurus kepada '**reversal**' penurunan inventori



- **Threshold** - Nilai inventori RM1 juta dan ke atas per PTJ bagi 3 tahun kebelakang berturutan.
- **Sistem inventori** – Periodic atau sistem lain yang dipersetujui oleh JANM
- **Formula kos** – Purata wajaran (WAC)

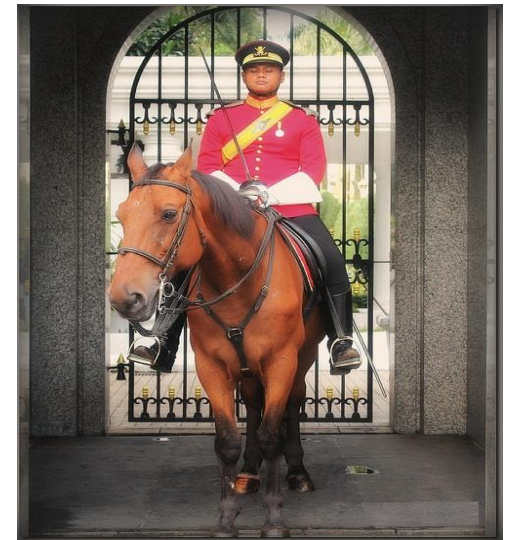


# Perakaunan bagi Pertanian



# Biological assets held for the provision or supply of services

- No agricultural activity involved
- In substance, tangible items held for use, expected to be **more than one period**
- **Apply MPSAS 17**



Pengurusan oleh entiti terhadap **transformasi biologi** dan tuaiannya bagi aset biologi untuk:

- **Jualan**
- **Agihan** secara percuma atau caj nominal
- **Penukaran** menjadi keluaran pertanian atau menjadi tambahan kepada aset biologi untuk jualan atau diagihkan secara percuma atau caj nominal

**Aktiviti Pertanian**



Produk yang dituai/dihasilkan daripada aset biologi entiti

**Keluaran Pertanian**



Haiwan atau tumbuhan hidup

**Aset Biologi**



Terdapat proses **membesar, digenerasi, pengeluaran dan pembiakan** yang menyebabkan perubahan kuantiti dan kualiti aset biologi

**Transformasi Biologi**



Diiktiraf sebagai  
**Aset Biologi**  
atau **keluaran**  
**pertanian**



Entiti mengawal  
aset hasil  
daripada  
peristiwa lepas

Manfaat  
ekonomi masa  
hadapan atau  
potensi  
perkhidmatan

Nilai saksama  
atau kos boleh  
diukur dengan  
pasti



\*Jika maklumat nilai saksama tidak boleh diukur dengan pasti, ukur pada kos tolak susut nilai terkumpul dan kerugian penjejasan terkumpul

### Aset Biologi

- Pengukuran awal pada **nilai saksama tolak kos menjual**
- Perubahan nilai saksama tolak kos menjual

### Keluaran Pertanian

- Pengukuran awal pada **nilai saksama tolak kos menjual**

**Diiktiraf dalam lebih/kurangan pada tempoh ia berlaku**

# Definition, recognition and initial

	Biological assets	Agriculture produce	Property, plant and equipment
<b>Definition</b>	<p>A biological asset is a life asset, e.g. animal or plant, that are used in agriculture activities.</p> <p>Agricultural activity is the management of the biological transformation and harvest of biological assets by an entity for:</p> <ul style="list-style-type: none"> <li>(a) Sale;</li> <li>(b) Distribution at no charge or for a nominal charge; or</li> <li>(c) Conversion into agricultural produce or into additional biological assets for sale or for distribution at no charge or for a nominal charge.</li> </ul> <p>A biological transformation includes the processes of growth, degeneration, production and procreation that causes qualitative or quantitative change in a biological asset.</p>	<p>Agricultural produce is the harvested product of the entity's biological assets. While the produce is still growing or still attached to the biological asset, its value forms part of the value of the biological asset and not separately as an inventory.</p> <p>A life asset shall be accounted for as inventory if it is:</p> <ul style="list-style-type: none"> <li>(a) To be consumed or used as part of the operation of the ministry</li> <li>(b) In the form of supplies to be consumed or distributed in the rendering of services or</li> <li>(c) In the process of production for sale and distribution</li> </ul>	<p>Life assets are accounted as property, plant and equipment when the life assets are used in everyday operations that are not classified as agriculture activities.</p> <p>For life assets in which future benefits or service potential are obtained, these life assets shall be accounted for as property, plant and equipment.</p>

# Definition, recognition and initial

	Biological assets	Agriculture produce	Property, plant and equipment
<b>MPSAS</b>	MPSAS 27 – Agriculture	MPSAS 12 – Inventory  Further details are in Chapter 7 – Inventories	MPSAS 17 – Property, plant and equipment  Further details are in Chapter 5 – Property, plant and equipment
<b>Examples</b>	Sheep, trees in a plantation forest, plants, dairy cattle, chicken, bushes, vines and fruit trees.	Wool, felled trees, cotton, harvested cane, milk, carcass, leaf, grapes, picked fruit	Dogs belonging to the narcotic division of the police force to help them catch drug traffickers.
<b>Initial recognition and measurement</b>	Biological asset shall be initially measured at fair value less (market selling price) costs to sell. If fair value cannot be measured reliably, the biological asset shall be measured at cost.	Agricultural produce shall be initially recognized as inventory. It is measured at fair value less costs to sell, at the point of harvest.	Please refer to Chapter 5 – Property, plant and equipment.

# Definition, recognition and initial

	Biological assets	Agriculture produce	Property, plant and equipment
<b>Biological transformation</b>	<p>A gain or loss arising on initial recognition of a biological asset at fair value less costs to sell shall be included in surplus or deficit for the period in which it arises.</p> <p>Frequency of valuation can be very with the type of biological assets based on weight or growth of assets.</p>	<p>A gain or loss arising on initial recognition of agricultural produce as a result of harvesting at fair value less costs to sell shall be included in surplus or deficit for the period in which it arises.</p>	<p>Not applicable.</p>

# Subsequent measurement

	Biological assets	Agriculture produce	Property, plant and equipment
<b>Subsequent measurement</b>	<p>Subsequently, these assets shall be measured at fair value less costs to sell. If cost was used at initial recognition, and fair value still cannot be measured reliably, it shall be measured at cost less any accumulated depreciation and impairment losses.</p> <p>Otherwise, any changes in fair value less cost to sell is included in surplus or deficit for the period in which it arises.</p>		<p>Further details are in Chapter 5 – Property, plant and equipment.</p>

## Pendedahan Umum

- **Aggregat untung atau rugi dalam tempoh semasa** disebabkan oleh pengiktirafan awal aset biologi dan keluaran pertanian dan perubahan dalam nilai saksama tolak kos menjual bagi aset biologi
- Keterangan tentang perbezaan aset biologi yang:
  - digunakan (**consumbale**);
  - pembawa (**Bearer**);
  - **untuk dijual**; dan
  - **Untuk diagihkan** secara percuma atau pada caj nominal
- **Bentuk aktiviti bagi setiap kumpulan aset biologi**
- **Pengukuran bukan kewangan atau anggaran kuantiti fizikal bagi:**
  - **Setiap kumpulan aset biologi pada setiap akhir tempoh**; dan
  - **Output bagi keluaran pertanian sepanjang tempoh**
- **Kaedah dan andaian yang digunakan dalam menentukan nilai saksama aset biologi dan keluaran pertanian pada titik penuaian.**
- **Nilai saksama tolak kos menjual bagi keluaran pertanian yang dituai dalam tempoh.**
- Kewujudan dan nilai bawaan bagi **aset biologi yang disekat** dan nilai bawaan bagi **aset biologi yang dicagar sebagai liabiliti**
- **Penyesuaian** perubahan nilai bawaan aset biologi pada awal dan akhir tempoh.

**Pendedahan tambahan bagi Aset Biologi apabila nilai saksama tidak boleh diukur dengan pasti**

- Jika entiti **mengukur aset biologi pada nilai kos tolak susut nilai terkumpul dan kerugian penjejasan terkumpul**:
  - Keterangan aset biologi berkenaan;
  - Penjelasan kenapa nilai saksama tidak boleh diukur dengan pasti;
  - Kaedah susut nilai yang digunakan;
  - Usia guna atau kadar susut nilai;
  - Nilai bawaan kasar dan susut nilai terkumpul termasuk kerugian penjejasan terkumpul pada awal dan akhir tempoh
- Jika tempoh semasa aset biologi diukur pada **kos tolak susut nilai terkumpul dan kerugian penjejasan terkumpul** :
  - untung atau rugi yang diiktiraf atas pelupusan
  - amaun kerugian penjejasan
  - amaun pelarasan semula kerugian penjejasan
  - susut nilai
- Jika **nilai saksama bagi aset biologi yang telah diukur pada kos tolak susut nilai terkumpul dan kerugian penjejasan terkumpul menjadi pasti**:
  - Keterangan aset biologi terlibat:
  - Penjelasan mengapa nilai saksama menjadi boleh diukur dengan pasti
  - Kesan kepada perubahan

# Pendedahan (sambungan)

## Statement of Financial Position

Entity XYZ	Notes	December 31, 20X8 (RM)	December 31, 20X7 RM
<b>ASSETS</b>			
<b>Current assets</b>			
Cash		10,000	10,000
Receivables		88,000	65,000
Inventories		82,950	70,650
<b>Total current assets</b>		<b>180,950</b>	<b>145,650</b>
<b>Non-current assets</b>			
Bearer biological assets			
Dairy livestock - immature <sub>1</sub>		52,060	47,730
Dairy livestock - mature <sub>1</sub>		372,990	411,840
Subtotal - bearer biological assets	3	425,050	459,570
Property, plant and equipment		1,462,650	1,409,800
<b>Total non-current assets</b>		<b>1,887,700</b>	<b>1,869,370</b>
<b>Total assets</b>		<b>2,068,650</b>	<b>2,015,020</b>
<b>LIABILITIES</b>			
<b>Current liabilities</b>			
Payables		122,628	150,020
<b>Total non-current liabilities</b>		<b>122,628</b>	<b>150,020</b>
<b>NET ASSETS/EQUITY</b>			
Contributable capital		1,000,000	1,000,000
Accumulated surplus		946,022	865,000
<b>Total net assets/equity</b>		<b>1,946,022</b>	<b>1,865,000</b>
<b>Total net assets/equity and liabilities</b>		<b>2,068,650</b>	<b>2,015,020</b>

# Pendedahan (sambungan)

## Statement of Financial Performance

<b>Entity XYZ</b>	<b>Notes</b>	<b>RM</b>
		<b>Year ended December 31, 20X8</b>
Fair value of milk produced		518,240
Gains arising from changes in fair value less cost to sell of dairy livestock held for sale	3	39,930
		<b>558,170</b>
Inventories used		(137,523)
Staff cost		(127,283)
Depreciation expense		(15,250)
Other operating expenses		(197,092)
		<b>(477,148)</b>
Surplus for the period		<b>81,022</b>

## Statement of Changes in Net Assets/Equity

	<b>Year ended December 31, 20X8</b>		
	<b>RM</b>	<b>RM</b>	<b>RM</b>
	<b>Contributed Capital</b>	<b>Accumulated Surplus</b>	<b>Total</b>
Balance at January 1, 20X8	1,000,000	865,000	<b>1,865,000</b>
Surplus for the period	-	81,022	<b>81,022</b>
<b>Balance at December 31, 20X8</b>	<b>1,000,000</b>	<b>946,022</b>	<b>1,946,022</b>

# Pendedahan (sambungan)

## Cash Flow Statement<sup>2</sup>

Entity XYZ

Year ended  
December 31, 20X8

RM

### Cash flows from operating activities

Cash receipts from sales of milk	498,027
Cash receipts from sales of livestock	97,913
Cash paid for supplies and to employees	(504,025)
Cash paid for purchases of livestock	(23,815)

<b>Net cash from operating activities</b>	<b>68,100</b>
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### Cash flows from investing activities

Purchases of property, plant and equipment	(68,100)
--	----------

<b>Net cash used in investing activities</b>	<b>(68,100)</b>
--	-----------------

<b>Net increase in cash</b>	<b>0</b>
-----------------------------	----------

<b>Cash at beginning of the year</b>	<b>10,000</b>
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<b>Cash at end of year</b>	<b>10,000</b>
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# Pendedahan (sambungan)

## Notes

### 1. Operations and Principal Activities

Entity XYZ (“the Entity”) is engaged in milk production. At December 31, 20X8, the Entity held 419 cows able to produce milk (mature bearer assets) and 137 heifers being raised to produce milk in the future (immature bearer assets). The Entity produced 157,584kg of milk with a fair value less costs to sell of RM518,240 (the fair value of this agricultural produce is determined at the time of milking) in the year ended December 31, 20X8. The Entity does not own any consumable biological assets.

### 2. Accounting Policies

#### *Livestock and Milk*

Livestock are measured at their fair value less costs to sell. The fair value of livestock is determined based on market prices of livestock of similar age, breed, and genetic merit. Milk is initially measured at its fair value less costs to sell at the time of milking. The fair value of milk is determined based on market prices in the local area.

## 3. Biological Assets

	<b>20X8</b>
	<b>RM</b>
<b>Reconciliation of Carrying Amounts of Diary Livestock</b>	
<b>Carrying amount at January 1, 20X8</b>	459,570
Increases due to purchases	26,250
Gain arising from changes in fair value less cost to sell attributable to physical changes <sup>3</sup>	15,350
Gain arising from changes in fair value less cost to sell attributable to price changes <sup>4</sup>	24,580
Decreases due to sales	(100,700)
<b>Carrying amount at December 31, 20X8</b>	<b>425,050</b>

## 4. Financial Risk Management Strategies

The Entity is exposed to financial risks arising from changes in milk prices. The Entity does not anticipate that milk prices will decline significantly in the foreseeable future and, therefore, has not entered into derivative or other contracts to manage the risk of a decline in milk prices. The Entity reviews its outlook for milk prices regularly in considering the need for active financial risk management.

## Physical Change and Price Change

The following example illustrates how to separate physical change and price change. Separating the change in fair value less costs to sell between the portion attributable to physical changes and the portion attributable to price changes is encouraged but not required by this Standard.

A herd of ten 2 year old animals was held at January 1, 20X8. One animal aged 2.5 years was purchased on July 1, 20X8 for RM108, and one animal was born on July 1, 20X8. No animals were sold or disposed of during the period. Per-unit fair values less costs to sell were as follows:

	RM	RM
2 year old animal at January 1, 20X8	100	
New-born animal at July 1, 20X8	70	
2.5 year old animal at July 1, 20X8	108	
New-born animal at December 31, 20X8	72	
0.5 year old animal at December 31, 20X8	80	
2 year old animal at December 31, 20X8	105	
2.5 year old animal at December 31, 20X8	111	
3 year old animal at December 31, 20X8	120	

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Separating the increase in fair value less costs to sell between the portion attributable to physical changes and the portion attributable to price changes is encouraged but not required by this Standard.

## *Recognition of biological assets and agricultural produce – Illustrative example (Scenario A)*

An entity raises 5 calves as cattle and purchases 10 cattle at fair value of RM100 per cow during the financial year. The following are the cattle's subsequent treatment:

- (a) The cattle obtained through non exchange transaction are slaughtered and ear marked for consumption during a festival organized by the entity
- (b) The cattle purchased through exchange transaction are slaughtered at its abattoirs and the carcasses are to be sold at the local market.

- 1) To recognize the cattle as biological asset obtained through non exchange transaction (5 cattle raised)

The cattle are biological assets while they are living animals:

- (a) For cattle raised by the entity, the entity is said to acquire the biological assets through non exchange transaction.
- (b) These cattle will be recognized at the fair value of biological assets of similar attributes that are acquired through exchange transactions.

There is a gain on initial recognition.

	Amount (RM)	Accounting Code
DR Biological asset	500	A17361XX
CR Gain from biological transformation of biological asset	500	H01891XX

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## *Recognition of biological assets and agricultural produce – Illustrative example (Scenario A)*

An entity raises 5 calves as cattle and purchases 10 cattle at fair value of RM100 per cow during the financial year. The following are the cattle's subsequent treatment:

- 1) The cattle obtained through non exchange transaction are slaughtered and ear marked for consumption during a festival organized by the entity
- 2) The cattle purchased through exchange transaction are slaughtered at its abattoirs and the carcasses are to be sold at the local market.

**How shall the entity record the journal entries?**

## *Recognition of biological assets and agricultural produce – Illustrative example (Scenario A)*

- 1) To recognize the cattle as biological asset obtained through non exchange transaction (5 cattle raised)

The cattle are biological assets while they are living animals:

- (a) For cattle raised by the entity, the entity is said to acquire the biological assets through non exchange transaction.
- (b) These cattle will be recognized at the fair value of biological assets of similar attributes that are acquired through exchange transactions.

There is a gain on initial recognition.

	<b>Amount (RM)</b>	<b>Accounting Code</b>
DR Biological asset	500	A17361XX
CR Gain from biological transformation of biological asset	500	H01891XX

## *Recognition of biological assets and agricultural produce – Illustrative example (Scenario A)*

- 2) To recognize the cattle as biological asset obtained through exchange transaction (10 cattle purchased)

The cattle are biological assets while they are living animals:

- (a) For cattle purchased by the entity, the entity is said to acquire the biological assets through exchange transaction. These cattle will be recognized at the fair value of the biological assets, which is generally the transacted amount.

	<b>Amount (RM)</b>	<b>Accounting Code</b>
DR Biological asset	1,000	A17361XX
CR Cash	1,000	A0112XXX

## *Recognition of biological assets and agricultural produce – Illustrative example (Scenario A)*

3) To account for the biological transformation of the calves to cattle

- (a) Calves raised as cattle shall be measured at its fair value.
- (b) The additional cattle acquired through non exchange and exchange transaction under journals 1 and 2 above have gone through biological transformation and their cumulative values increased from RM1,500 to RM1,800 (RM600 on non exchange transaction and RM1,200 on exchange transaction).

The increase in value amounting to RM300 is a gain on biological transformation.

	<b>Amount (RM)</b>	<b>Accounting Code</b>
DR Biological asset	300	A17361XX
CR Gain from biological transformation of biological asset	300	H01891XX

## *Recognition of biological assets and agricultural produce – Illustrative example (Scenario A)*

### 4) To transfer harvested biological assets to agriculture produce

When cattle are slaughtered, biological transformation ceases and the carcasses meet the definition of agricultural produce and are reclassified as inventory held for consumption or held for resale.

	<b>Amount (RM)</b>	<b>Accounting Code</b>
DR Inventory held for consumption/ inventory held for resale	1,800	A06361XX/ A07361XX
CR Biological assets	1,800	A17361XX

## Scenario C - Consumption of agriculture produce classified as inventory held for consumption

Following on from Scenario A, an entity ear marked for consumption the 5 cattle it raised at a festival.

### Journal entries

#### 1) To record consumption of inventory

Cattles consumed during festival will not see an increase in value and will be expensed in current year's surplus or deficit. The inventory held for consumption is reduced accordingly.

	Amount (RM)	Accounting Code
DR Consumables expense - animal	600	B06361XX
CR Inventory held for consumption	600	A06361XX

## Scenario D - Recognition of agricultural produce after harvesting (plants)

An entity is involved in planting oil palm trees and harvesting oil palm fruits. On 31 October 2013, the entity harvests oil palm fruits from its oil palm trees. Its fair value less costs to sell amounted to RM500.

### Journal entries

#### 1) Harvest of agriculture produce

The palm oil plants are bearer biological assets that continually generate oil. When the entity harvests the fruit, the palm oil plant continue to be living plants and continue to be recognized as biological assets after harvest. Hence, the entity should continue to account for the palm oil plants as a biological asset.

At the point of harvest, the harvested fruit should be recognized at fair value less costs to sell and treated as inventory. The gain arising from initial recognition of agricultural produce is credited as surplus for the period it is harvested. Since the harvested fruit is meant to be resold to the public and the entity does not manufacture oil products, the harvested fruit should be recognized as inventory held for resale.

	Amount (RM)	Accounting Code
DR Inventory held for resale	500	A07362XX
CR Gain from biological transformation of biological asset	500	H01891XX

2) Sale of agriculture produce i.e., harvested fruit

Once fruit harvested is sold, the inventory is reduced and a charge to cost of goods sold arises.

	<b>Amount (RM)</b>	<b>Accounting Code</b>
DR Cost of goods sold	500	B07362XX
CR Inventory held for resale	500	A07362XX

Revenue is also recognised upon sale and a receivable is created. Harvested fruit was eventually sold for RM600.

	<b>Amount (RM)</b>	<b>Accounting Code</b>
DR Account receivable	600	A03739XX
CR Revenue on sale of miscellaneous goods	600	H02739XX



## Perakaunan bagi Aset Tak Ketara



## Aset Tak Ketara

Aset bukan kewangan yang boleh dikenal pasti tanpa kewujudan fizikal

Boleh dipisahkan (*Separable*)

**atau**

Timbul daripada perjanjian sah (*binding arrangements*)

### Amaun bawaan

Adalah **amaun bagi aset** yang telah diiktiraf selepas **ditolak perlunasan terkumpul** dan **kerugian penjejasan terkumpul**.

### Development

is the **application of research findings or other knowledge** to a plan or design for the **production of new or substantially improved** materials, devices, products, processes, systems or services **before the start of commercial production or use**.

### Research

**original and planned investigation** undertaken

with the **prospect of gaining new scientific or technical knowledge and understanding**.



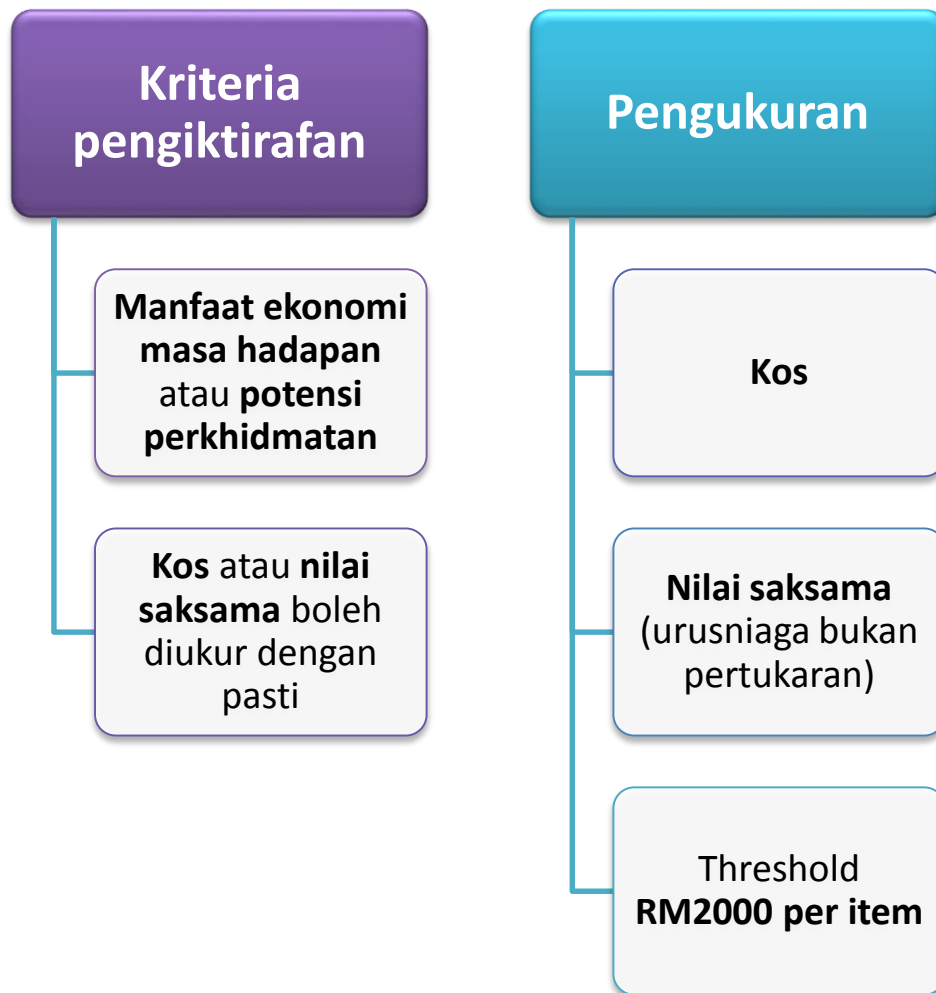
# Aset warisan tak ketara

- ✓ Piawaian ini **tidak mewajibkan entiti untuk mengiktiraf aset warisan tak ketara** yang memenuhi definisi dan kriteria pengiktirafan bagi aset tak ketara.
- ✓ Sekiranya entiti memilih untuk mengiktiraf aset warisan tak ketara, ia hanya perlu **mematuhi keperluan pendedahan piawaian ini sahaja** dan mungkin, tetapi tidak perlu mematuhi keperluan pengukuran piawaian ini.

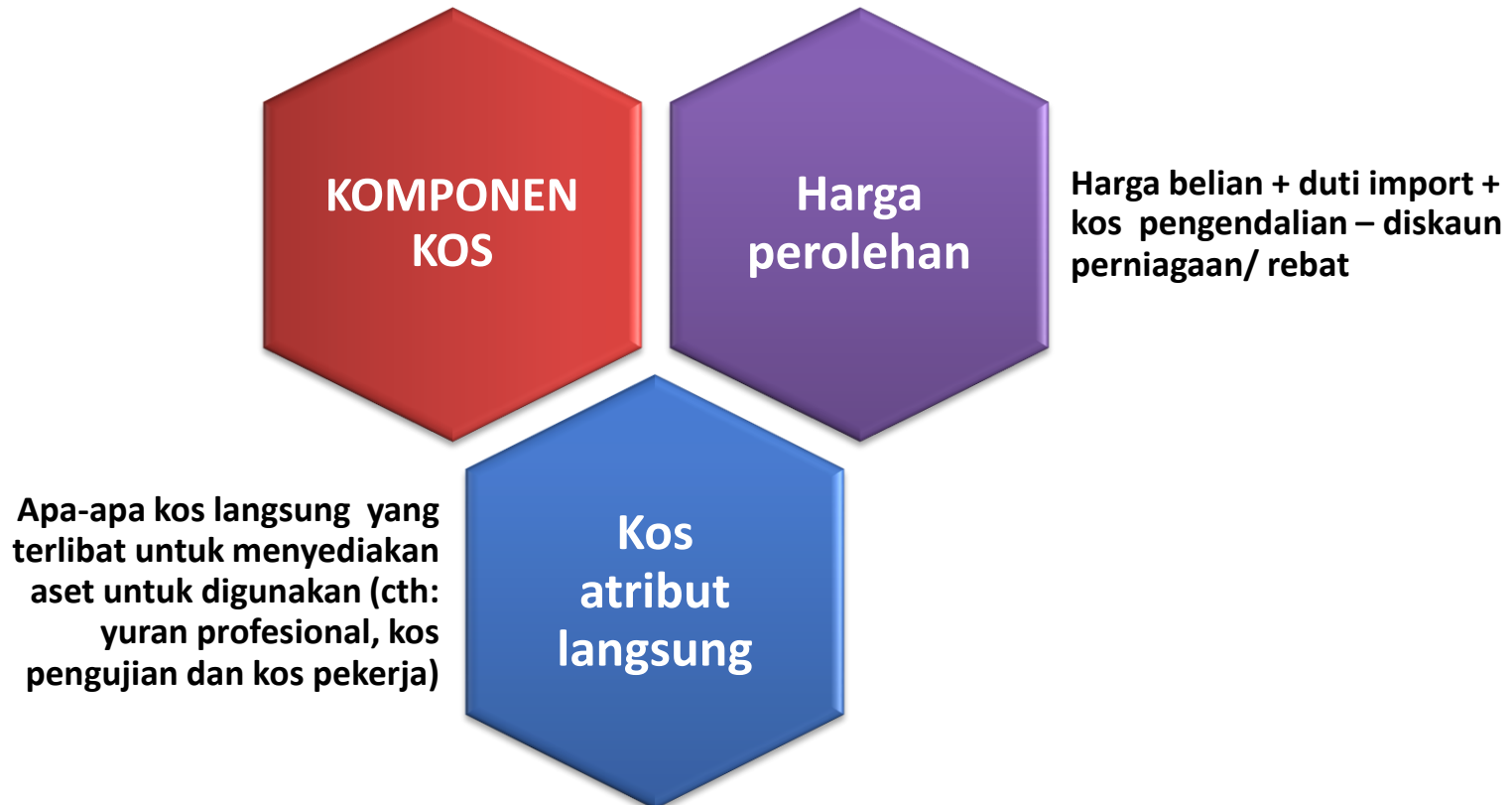
Memenuhi  
definisi aset  
tak ketara

Mematuhi  
kriteria  
pengiktirafan

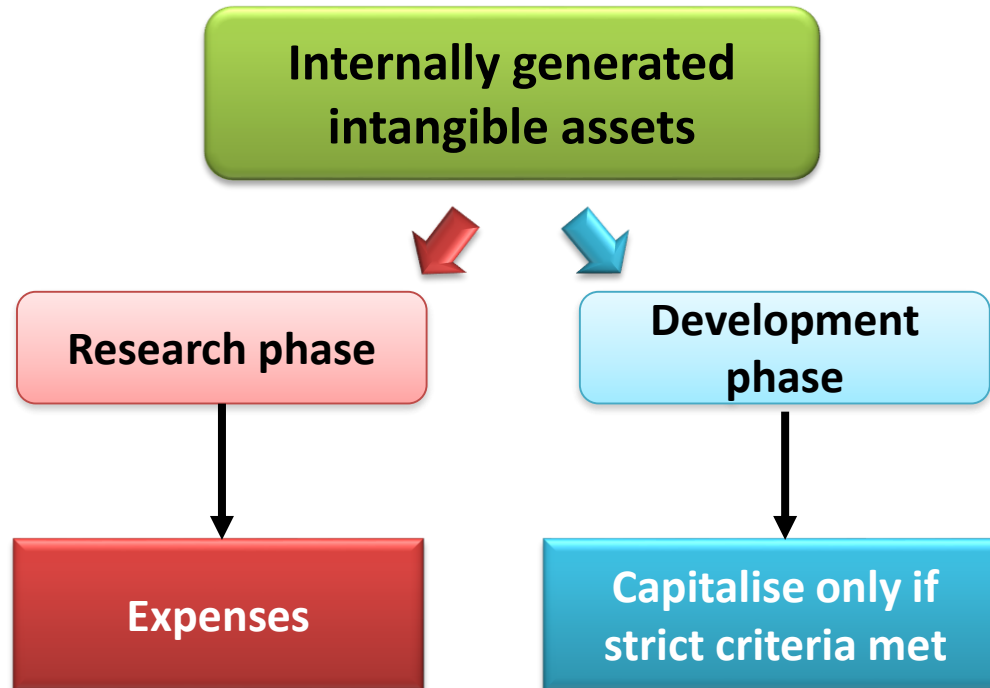
Diiktiraf  
sebagai  
**Aset Tak  
Ketara**



## Perolehan berasingan



## Internally Generated Intangible Assets



### RESEARCH PHASE

- Expenditure on research should be recognised as an **expense** when it is **incurred**
- **No intangible asset** arising from research **should be recognised**

### DEVELOPMENT PHASE

#### **General conditions**

1. The project has to generate **future economic benefits** or **service potential**.
2. The expenditure attributable to the intangible asset during its development must be **measured reliably**.

#### **Specific conditions**

1. **Technical feasibility** of completing the intangible asset;
2. **Availability of resources** to complete the development and to use/sell.
3. **Intention to complete** the project;
4. **Ability to use/sell** the asset;

## Internally Generated Intangible Assets (sambungan)





**Internally generated goodwill shall not be recognized as an asset.**

**Reason:**

**it is not an identifiable resource (i.e., it is not separable nor does it arise from binding arrangements)** (including rights from contracts or other legal rights) controlled by the entity that can be measured reliably at cost.

## Model Kos

- **Nilai bawaan = Kos – pelunasan terkumpul – kerugian penjejasan terkumpul**

## Model Penilaian Semula\*

- **Nilai bawaan = Nilai Saksama berdasarkan pasaran aktif**
- **↑ nilai bawaan – rizab penilaian semula**
- **↓ nilai bawaan – lebihan/kurangan**

\* terpakai kepada keseluruhan kelas aset melainkan tiada pasaran aktif atas sesetengah aset

## Usia guna Aset Tak Ketara

### Indefinite

- **Tidak dilunaskan**
- **Penjejasan** perlu disemak setiap tahun
- **Usia guna** perlu disemak setiap tempoh pelaporan

### Finite

- **Dilunaskan**
- Kaedah perlunasan:
  - **Garis lurus/Baki berkurangan/Unit pengeluaran**
- **Nilai sisa diandaikan kosong** melainkan:
  - Komitmen pihak ketiga untuk beli aset; atau
  - Wujud pasaran aktif bagi aset
- Tempoh dan kaedah perlunasan perlu disemak setiap tahun

## Usia guna

*Usia guna bagi aset yang diperoleh melalui perjanjian (binding arrangement) tidak boleh melebihi daripada tempoh perjanjian tetapi mungkin boleh lebih singkat.*



**Amaun bawaan** sesuatu item HLP hendaklah **dinyahiktirafkan**:

- i. **Semasa pelupusan**; atau
- ii. apabila **tiada manfaat ekonomi masa hadapan** atau **potensi perkhidmatan** dijangkakan dari **penggunaan atau pelupusan**



- **Untung atau rugi** yang timbul dari penyahiktirafan item HLP hendaklah **dimasukkan ke dalam lebihan atau kurangan** apabila item tersebut dinyahiktirafkan (melainkan MPSAS 13 menghendaki sebaliknya ke atas jualan dan pajakan balik)

- **Untung tidak boleh dikelaskan sebagai hasil**



**Untung atau rugi** yang timbul daripada penyahiktirafan item HLP hendaklah ditentukan sebagai **perbezaan antara pelupusan bersih**, jika ada, dengan **amaun bawaan** item tersebut.



## Pendedahan Umum

- **Usia guna – finite** atau **indifinate**, jika **finite** – **usia guna** atau **kadar perlunasan** yang digunakan.
- **Kaedah perlunasan**
- Penyesuaian **nilai bawaan pada awal** dan **akhir tempoh**.
- Aset tak ketara yang mempunyai **usia guna indifinate** dan sebab penilaian.
- **Pengkelasan aset tak ketara** yang mempunyai fungsi dan kegunaan yang serupa

## Model Penilaian Semula

- **Tarikh efektif penilaian semula**
- **Nilai bawaan** aset tak ketara yang dinilai semula
- Nilai bawaan bagi kelas aset tak ketara yang telah diiktiraf menggunakan model kos dan dinilai semula menggunakan model penilaian semula.
- **Amaun lebih penilaian semula pada awal** dan **akhir tempoh** pelaporan yang menunjukkan perubahan dalam tempoh tersebut.
- **Kaedah dan andaian signifikan** yang digunakan dalam **menggagarkan nilai saksama aset**.

## Perbelanjaan Research & Development

- Amaun agregat bagi **perbelanjaan R&D yang diiktiraf sebagai belanja** dalam tempoh kewangan.

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## *Recognition of license fee*

### *– Illustrative example (Scenario B)*

- An entity decides to acquire a software.
- The entity acquires the license to use the software which amounts to RM25,000. Subsequent to that, to enable continued usage of the software, the entity is required to pay a yearly maintenance fee amounting to RM3,000.
- After 3 years, the entity decides to upgrade the software to include more features which are necessary to the entity's operations.
- The entity is required to pay an one-off payment of RM9,000 for the upgrade of the software.

How shall the entity record the journal entries?

## *Recognition of license fee*

### *– Illustrative example (Scenario B) cont'd*

#### 1) To record the acquisition of software

The one off payment paid to acquire the software, is capitalized as an asset classified as intangible asset. In addition, the obligation to pay that arises is credited as account payable.

	<b>Amount (RM)</b>	<b>Accounting Code</b>
DR Intangible asset (software)	25,000	A23391XX
CR Account payable	25,000	L01391XX

#### 2) To record the payment of yearly maintenance fee

The yearly maintenance fee paid to enable continued usage of the software, is expensed off and not capitalized as asset. In addition, the obligation to pay that arises is credited as account payable.

	<b>Amount (RM)</b>	<b>Accounting Code</b>
DR Operating expense	3,000	B01XXX00
CR Account payable	3,000	L01391XX

## *Recognition of license fee*

### *– Illustrative example (Scenario B) cont'd*

#### 3) To record the upgrade of software

The one-off payment paid to upgrade the software is capitalized as asset as the expense will bring about future benefits in the future. In addition, the obligation to pay is credited as account payable.

	<b>Amount (RM)</b>	<b>Accounting Code</b>
DR Intangible asset (software)	9,000	A23391XX
CR Account payable	9,000	L01391XX

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*Other scenarios on intangible assets transactions  
– For own reference*

- Scenario A – Non-monetary exchange of intangible assets
- Scenario C – Recognition of research and development costs incurred
- Scenario D – Patent with finite useful life and committed residual value
- Scenario E – Patent with indefinite useful life

# *Other scenarios on intangible assets transactions*

## *– For own reference*

### **Scenario A - Non-monetary exchange of intangible assets**

A health agency exchanged a drug patent it owns (Patent A) with an outside party for another drug patent (Patent B). Patent A's carrying amount as at the date of transaction was RM100,000 and its fair value was RM1,000,000. The transaction is assumed to have commercial substance.

### **Journal entries**

1) To record the exchange of Patent A for Patent B

The exchange of patents is a non-monetary exchange the entity has taken. The entity should recognize Patent B's value at the fair value of the patent given up.

	<b>Amount (RM)</b>	<b>Accounting Code</b>
DR Intangible asset (Patent B)	1,000,000	A23391XX
CR Intangible asset (Patent A)	100,000	A23391XX
CR Gain on exchange	900,000	H02849XX

# *Other scenarios on intangible assets transactions*

## *– For own reference*

### **Scenario C – Recognition of research and development costs incurred**

An entity developed a new system to schedule court cases more effectively that will result in increased service delivery. Prior to 1 March 20X3, the expenditure incurred for the research and development of the system was RM3,000. After 1 March 20X3, the expenditure incurred for the development of the system was RM7,000. The total expenditure for the year ended 20X3 is RM10,000. The entity is able to demonstrate that the newly developed system met the criteria for recognition as an intangible asset as at 1 March 20X3.

- 1) To record the research and development costs incurred prior to the date where the criteria for recognition as an intangible asset is met at 1 March 20X3

Prior to 1 March 20X3, the research and development cost incurred is expensed off and is not capitalized as asset. The expense is recognized as operating expense and the offsetting credit entry is accounts payable.

	<b>Amount (RM)</b>	<b>Accounting Code</b>
DR Operating expense	3,000	B0227799
CR Account payable	3,000	L0127700

## *Other scenarios on intangible assets transactions – For own reference*

- 1) To record the development costs incurred after the date where the criteria for recognition as an intangible asset is met at 1 March 20X3

After 1 March 20X3, the development cost incurred is capitalized and is recognized as intangible asset.

	<b>Amount (RM)</b>	<b>Accounting Code</b>
DR Intangible asset (computer system)	7,000	A2339301
CR Account payable	7,000	L0139300

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## *Other scenarios on intangible assets transactions*

### *– For own reference*

#### **Scenario D - Patent with finite useful life and committed residual value**

Entity A acquires a patent over a formula for a vaccine, from Entity B to secure Entity A's ability to provide free vaccinations to its constituents at a cost of RM250,000. The vaccine protected by the patent is expected to be a source of service potential for at least 15 years. Entity A has a commitment from Entity C to purchase that patent in five years for 60 per cent of the fair value of the patent at the date it was acquired, and Entity A intends to sell the patent in five years. The patent would be amortized over its five-year useful life to Entity A with a residual value equal to 60 per cent of the patent's fair value at the date it was acquired.

## *Other scenarios on intangible assets transactions*

### *– For own reference*

1) To record the acquisition of the patent

The total cost of acquiring the patent is capitalized as intangible asset and the offsetting credit entry is the account payable.

	Amount (RM)	Accounting Code
DR Intangible asset (patent)	250,000	A23391XX
CR Account payable	250,000	L01391XX

2) To record the amortization of the patent

The amortization expense is arrived at by dividing the amortization amount by the finite useful life. Amortization amount is  $RM100,000 = RM250,000 - (RM250,000 \times 60\%)$ . Amortization expense is  $RM20,000 = RM100,000/5$ . The above journal entry is recorded annually for 5 years until the end of the patent's useful life.

	Amount (RM)	Accounting Code
DR Amortization expense	20,000	B48391XX
CR Accumulated amortization	20,000	A48391XX

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## *Other scenarios on intangible assets transactions*

### *– For own reference*

#### **Scenario E - Patent with indefinite useful life**

Entity A acquires an asset, the patent over a formula for a vaccine, from Entity B to secure Entity A's ability to provide free vaccinations to its constituents which amounts to RM250,000. It is expected that the formula will need to be slightly modified every 10 years to maintain its efficacy. There is evidence to support ongoing renewal of the patent. A contract with Entity B stipulates that Entity B will maintain the efficacy of the formula continuously, and evidence supports its ability to do so. The costs to renew the patent and maintain the efficacy of the formula are expected to be insignificant and will be paid to the Entity B when the improvements are made. An analysis of product lifecycle studies, and demographic and environmental trends, provides evidence that the patent will provide service potential to Entity A by enabling it to deliver its vaccination program for an indefinite period. Accordingly, the patent would be treated as having an indefinite useful life.