



Piawaian Perakaunan Sektor Awam Malaysia (MPSAS)



OBJEKTIF

Memberi pendedahan dan pengetahuan berkenaan dengan piawaian MPSAS, termasuklah ketersediaan agensi terhadap peralihan piawaian yang akan digunapakai dalam persembahan Penyata Kewangan



PENGENALAN KEPADA MPSAS

DEFINISI ENTITI SEKTOR AWAM OLEH IPSAS

IPSAS adalah digubal untuk diterima pakai oleh entiti sektor awam yang memenuhi kesemua kriteria berikut:-

- a) Bertanggungjawab menyampaikan perkhidmatan untuk **memberi manfaat kepada masyarakat.**
- b) **Membiayai operasi secara langsung atau tidak langsung melalui cukai dan/atau pindahan (geran) daripada peringkat kerajaan yang lain; dan**
- c) **Tidak bermatlamatkan keuntungan.**

Rujukan : *Revised Preface para 10 IPSAS*





CIRI-CIRI ENTITI SEKTOR AWAM

- Jumlah dan signifikan kewangan dalam urusniaga bukan pertukaran seperti cukai dan geran;
- Kepentingan bajet yang diluluskan sebagai asas untuk perbelanjaan operasi;
- Dalam sektor awam, aset adalah dipegang secara amnya untuk menyediakan perkhidmatan, bukan untuk menjana aliran tunai (penyampaian perkhidmatan);
- Kesinambungan entiti sektor awam walaupun berlaku perubahan kawalan kuasa politik; dan
- Memainkan peranan sebagai pengawalseliaan / penguatkuasaan undang-undang.

MPSAS

ACCOUNTING STANDARDS

MPSAS adalah piawaian perakaunan yang perlu dipatuhi oleh **entiti perakaunan sektor awam di Malaysia** selain daripada Perusahaan Perniagaan Kerajaan (*Government Business Enterprise, GBE*).

Sektor awam termasuk Kerajaan Persekutuan, Kerajaan Negeri, Kerajaan Tempatan dan Majlis Agama Islam Negeri.

MPSAS dikeluarkan oleh Jabatan Akauntan Negara melalui proses urustadbir seperti mana yang dinyatakan dalam *Ministerial Function Acts* 1969 di mana salah satu fungsi Jabatan Akauntan Negara adalah **menentukan polisi, sistem dan kawalan perakaunan awam selaras dengan Akta Tatacara Kewangan 1957**.

MPSAS akan **berkuatkuasa mulai 1 Januari 2017**, walau bagaimanapun **penggunaan lebih awal adalah digalakkan**.

MPSAS adalah digubal berasaskan ***International Public Sector Accounting Standard (IPSAS)*** yang dikeluarkan oleh *International Federation of Accountant (IFAC)*.

PERUSAHAAN PERNIAGAAN KERAJAAN (GBE)

GBE bermaksud entiti yang mempunyai semua ciri berikut:

- (a) Entiti yang mempunyai kuasa untuk mengikat kontrak atas namanya sendiri;
- (b) Diberi kuasa kewangan dan operasi untuk menjalankan perniagaan;
- (c) Menjual barangan dan perkhidmatan dalam operasi biasa perniagaan kepada entiti lain pada keuntungan atau kos pemulihan sepenuhnya;
- (d) Tidak bergantung pada pembiayaan kerajaan secara berterusan untuk mematuhi prinsip Usaha Berterusan (selain pembelian output secara urusaniaga tulus); **dan**
- (e) Dikawal oleh entiti sektor awam.





***Malaysian Public Sector Accounting Standards
(MPSAS)***

PERKEMBANGAN PIAWAIAN PERAKAUNAN ANTARABANGSA

GAAP



FASB

*Generally Accepted
Accounting Principles*

IAS



1973 - 2001

IASC

*International
Accounting
Standards*

IFRS

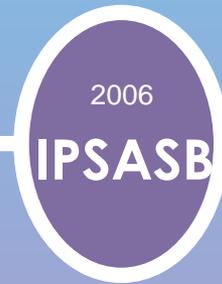


2004

IFAC

*International
Financial Reporting
Standards*

IPSAS



2006

IPSASB

*International Public
Sector Accounting
Standards*

???

Accounting
WE WILL GO

A logo for 'Accounting WE WILL GO'. The word 'Accounting' is written in a large, black, cursive font. Below it, the words 'WE WILL GO' are written in a smaller, black, sans-serif font. The text is overlaid on a colorful geometric design consisting of overlapping squares in shades of blue, purple, orange, and green, with a white arrow pointing right.

PERKEMBANGAN PIAWAIAN PERAKAUNAN DI MALAYSIA



MASB

Malaysian Financial Reporting Standards (MFRS) telah berkuatkuasa mulai 1 Januari 2012

Malaysian Public Sector Accounting Standards (MPSAS) berkuatkuasa mulai 1 Januari 2017



Financial Reporting Act 1997

Ministerial Function Acts 1969

Sebelum
2012

2012

2016

2017

2020

1999 : **Private Entities Reporting (PERS)**

2004 : **International Financial Reporting Standards (IFRS)**

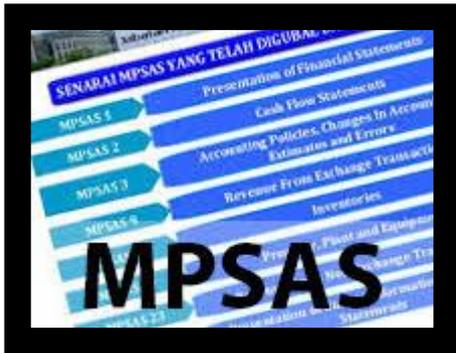
MASB telah mengeluarkan **Malaysian Private Entities Reporting (MPERS)** mulai 1 Januari 2016 dan JANM telah memperkenalkan MPSAS

Semua Agensi Kerajaan wajib menggunakan MPSAS mulai 1 Januari 2020

PEMAKAIAN MPSAS

**Perluasan
skop
pemakaian
MPSAS
kepada
Agensi
Kerajaan**

Agensi kerajaan yang tidak tertakluk di bawah Akta Syarikat 1965 (SSM) dan juga mana-mana undang-undang yang ditadbir oleh Suruhanjaya Sekuriti Malaysia dan Bank Negara Malaysia atau kedua-duanya hendaklah mematuhi MPSAS di dalam penyediaan penyata kewangan dan juga pembentangan penyata kewangan masing-masing mulai **1 Januari 2020**.



Pemakaian awal adalah digalakkan iaitu bagi rangka kerja pelaporan kewangan mulai tahun 2016.

Pemakaian awal MPSAS sebelum tahun 2020 hendaklah dikemukakan kepada Bahagian Khidmat Perunding JANM.



PELUASAN PEMAKAIAN MPSAS

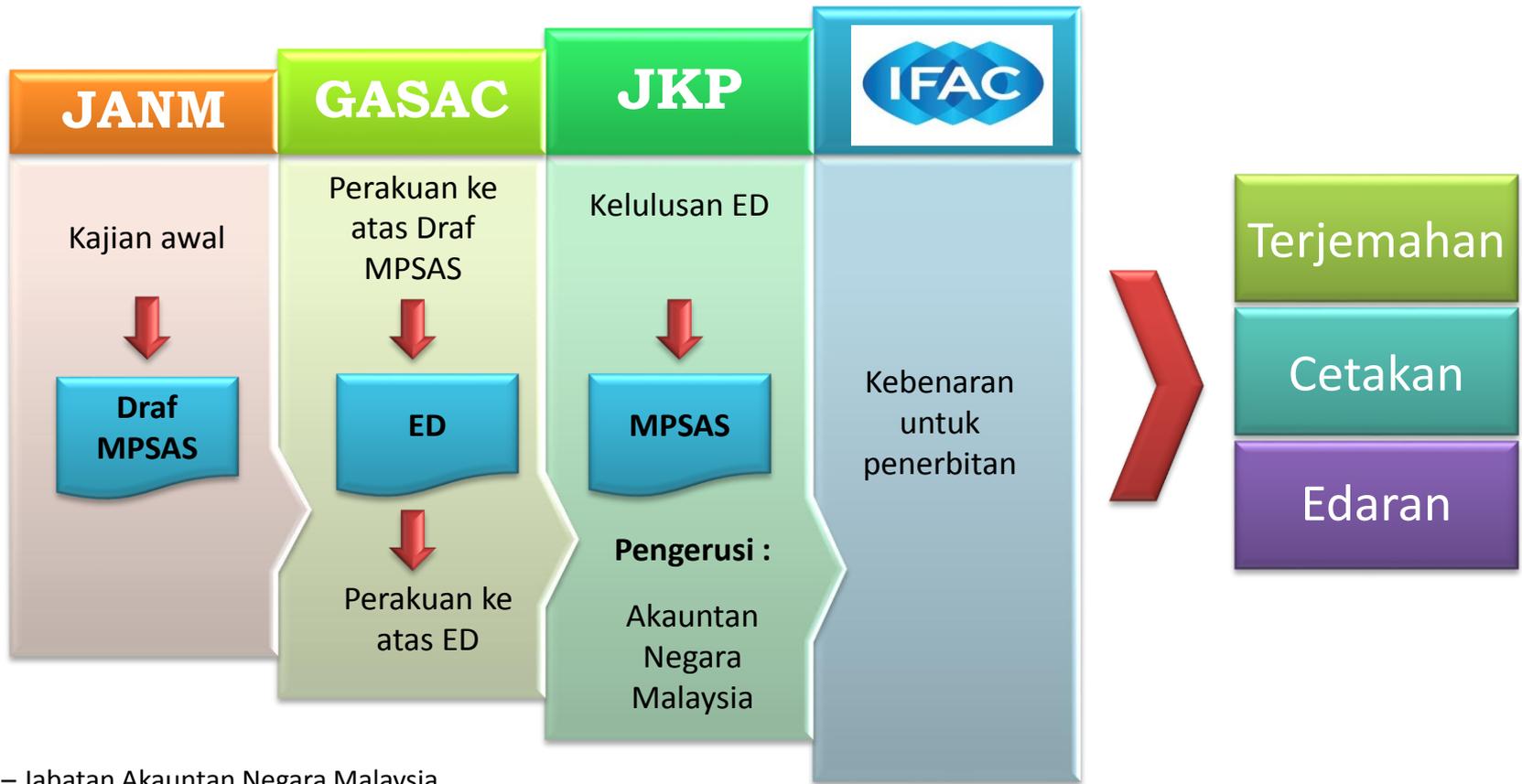
Asas Pertimbangan

-  MPSAS lebih sesuai kerana digubal berdasarkan IPSAS yang mempunyai **tatacara pengiktirafan, pengukuran dan pendedahan terhadap isu-isu spesifik sektor awam** yang tidak terdapat dalam mana-mana piawaian perakaunan yang lain, sama ada MFRS, PERS atau MPERS.
 -  **Menyeragamkan pematuhan** kepada piawaian perakaunan bagi entiti perakaunan sektor awam kerajaan termasuk agensi dan badan berkanun kerajaan.
 -  Memudahkan **penyatuan**. (*consolidation*)
 -  Memudahkan **kebolehbandingan**.
-

5 Fakta Penting Tentang MPSAS

- MPSAS diasaskan daripada IPSAS
- IPSAS : *A Global Revolution in Government Accounting*
- MPSAS memfokus kepada objektif Sektor Awam dan aktiviti dan urusniaga Sektor Awam
- MPSAS adalah “edisi” MFRS bagi sektor awam yang memfokuskan kepada keunikan Sektor Awam
- MPSAS perlu dipatuhi oleh **entiti perakaunan sektor awam di Malaysia** selain daripada Perusahaan Perniagaan Kerajaan (*Government Business Enterprise, GBE*)

PROSES PENGGUBALAN MPSAS



JANM – Jabatan Akauntan Negara Malaysia

GASAC – *Government Accounting Standards Advisory Committee*

JKP – Jawatankuasa Pemandu Perakaunan Akruan

IFAC – International Federation of Accountants

PROSES PENGGUBALAN MPSAS

Government Accounting Standards Advisory Committee (GASAC)



Timbalan
Akauntan
Negara
(Operasi)

PBT



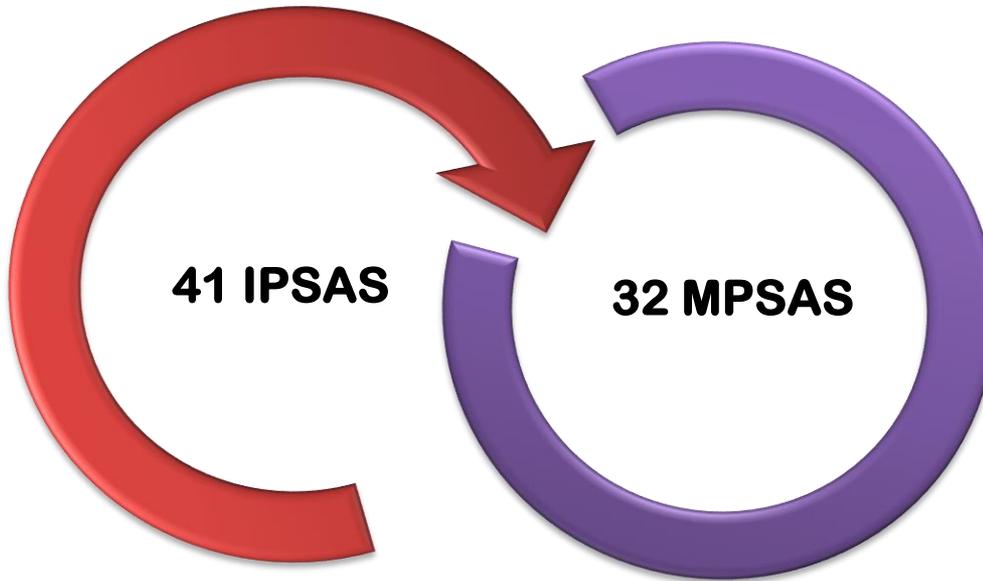
Catatan:

- 2 wakil daripada Jabatan Audit Negara.
- 5 wakil daripada Jabatan Akauntan Negara (PPPA, BPOPA, BPTM, BKP, JANM Negeri Selangor).
- Urusetia mesyuarat adalah Unit Polisi & Piawaian, PPPA, JANM.

IPSAS VS MPSAS



Status MPSAS



- i. IPSAS 10 *Financial Reporting in Hyperinflationary Economies*
- ii. IPSAS 15 *Financial Instruments: Disclosure & Presentation*
(IPSAS 28, 29 & 30 supersede IPSAS 15)
- iii. IPSAS 18 *Segment Reporting*
- iv. IPSAS 6 *Consolidated & Separate Financial Statements*
- v. IPSAS 7 *Investments in Associates*
- vi. IPSAS 8 *Interest in Joint Ventures*
(IPSAS 34, 35, 36, 37 & 38 supersede IPSAS 6, 7, 8)

- i. IPSAS 39 *Employee Benefits* (supersede IPSAS 25)
- ii. IPSAS 40 *Public Sector Combinations*
- iii. IPSAS 41 *Financial Instruments*

Enam (6) IPSAS Tidak Diterima Pakai dan Tiga (3) IPSAS baru belum dikaji

SENARAI MPSAS YANG DIGUNA PAKAI

**MPSAS
diluluskan**

35

MPSAS 1: Presentation of Financial Statements

MPSAS 2: Cash Flow Statement

MPSAS 3: Accounting Policies, Changes in Accounting Estimates and Errors

MPSAS 4: The Effect of Changes in Foreign Exchange Rate

MPSAS 5: Borrowing Cost

MPSAS 6: Consolidated and Separate Financial Statements

MPSAS 7: Accounting for Investment in Associates

MPSAS 8: Interest in Joint Ventures

MPSAS 9: Revenue from Exchange Transaction

MPSAS 11: Construction Contract

MPSAS 12: Inventories

MPSAS 13: Leases

MPSAS 14: Event After the Reporting Date

MPSAS 16: Investment Property

MPSAS 17: Property, Plant and Equipment

MPSAS 19: Provision, Contingent Liabilities and Contingent Assets

MPSAS 20: Related Party Disclosures

MPSAS 21: Impairment of Non-Cash-Generating Assets

MPSAS 22: Disclosure of Financial Information About the General Government Sector

MPSAS 23: Revenue from Non-Exchange Transactions (Taxes and Transfers)

MPSAS 24: Presentation of Budget Information in Financial Statements

MPSAS 25: Employee Benefits

MPSAS 26: Impairment of Cash-Generating Assets

MPSAS 27: Agriculture

MPSAS 28: Financial Instrument: Presentation

MPSAS 31: Intangible Assets

MPSAS 29: Financial Instrument: Recognition and Measurement

MPSAS 30: Financial Instrument: Disclosures

MPSAS 32: Service Concession Arrangements: Grantor

MPSAS 33: First Time Adoption of Accrual Basis

MPSAS 34: Separate Financial statements

MPSAS 35: Consolidated Financial Statements

MPSAS 36: Investments in Associates and Joint Ventures

MPSA 37: Joint Arrangements

MPSAS 38: Disclosure of Interests in Other Entities

***NOTA: MPSAS 28 dan MPSAS 30 menggantikan IPSAS 15**

√ 3 MPSAS yang tidak diasaskan daripada IFRS

- MPSAS 22: *Disclosure of Financial Information About The General Government Sector*
- MPSAS 23: *Revenue from Non-Exchange Transactions (Taxes and Transfers)*
- MPSAS 24: *Presentation of Budget Information in Financial Statements*

√ 1 MPSAS yang berkait dengan IFRS secara tidak langsung

- MPSAS 21: *Impairment of Non-Cash-Generating Assets*

STANDARDS

PIAWAIAN MPSAS YANG TIDAK BERASASKAN



IFRS®



SENARAI MPSAS MENGIKUT KLASIFIKASI

SENARAI MPSAS MENGIKUT KLASIFIKASI

Pelaporan & Pendedahan

MPSAS 1 -	<i>Presentation of Financial Statements</i>
MPSAS 2 -	<i>Cash Flow Statements</i>
MPSAS 6 -	<i>Consolidated and Separate Financial Statements</i>
MPSAS 14 -	<i>Events After The Reporting Date</i>
MPSAS 20 -	<i>Related Party Disclosure</i>
MPSAS 22 -	<i>Disclosure of Financial Information</i>
MPSAS 24 -	<i>Presentation of Budget Information in Financial Statements</i>
MPSAS 28 -	<i>Financial Instruments: Presentation</i>
MPSAS 30 -	<i>Financial Instruments: Disclosure</i>
MPSAS 33 -	<i>First-Time Adoption of Accrual Basis MPSASs</i>
MPSAS 35 -	<i>Consolidated Financial Statements</i>
MPSAS 38 -	<i>Disclosure of Interests in Other Entities</i>



SENARAI MPSAS MENGIKUT KLASIFIKASI

Aset & Liabiliti

MPSAS 12 -

Inventories

MPSAS 16 -

Investment Property

MPSAS 17 -

Property, Plant and Equipment

MPSAS 27 -

Agriculture

MPSAS 31 -

Intangible Assets

MPSAS 21 -

Impairment of Non-Cash-Generating Assets

MPSAS 26 -

Impairment of Cash-Generating Assets

MPSAS 5 -

Borrowing Costs

MPSAS 13 -

Leases

MPSAS 19 -

Provisions, Contingent Liabilities and Contingent Assets

MPSAS 29 -

Financial Instruments : Recognition And Measurement

MPSAS 32 -

Service Concession Arrangements: Grantor



SENARAI MPSAS MENGIKUT KLASIFIKASI

Penyata Prestasi

MPSAS 3 -

Accounting Policies, Changes in Accounting Estimates and Errors

MPSAS 9 -

Revenue From Exchange Transactions

MPSAS 23 -

Revenue From Non-Exchange Transactions (Taxes & Transfers)

MPSAS 11 -

Construction Contracts

MPSAS 4 -

The Effect of Changes in Foreign Exchange Rates

MPSAS 25 -

Employee Benefits



SENARAI MPSAS MENGIKUT KLASIFIKASI

Associate & Joint Ventures

MPSAS 7 -

Investments in Associates

MPSAS 8 -

Interests in Joint Ventures

MPSAS 34 -

Separate Financial Statements

MPSAS 36 -

Investments in Associates and Joint Ventures

MPSAS 37 -

Joint Arrangements





FAKTA PENTING

MPSAS 33 – Pemakaian Kali Pertama MPSAS Asas Akruan

- Entiti Sektor Awam hendaklah menggunakan MPSAS 33 untuk menyediakan dan membenteng penyata kewangan tahunan semasa pemakaian kali pertama dan semasa tempoh peralihan asas akruan MPSAS.
- Membenarkan **tempoh 3 tahun** untuk iktiraf dan/atau mengukur aset, liabiliti dan hasil tertentu. Aset dan Liabiliti yang diiktiraf hendaklah dilaraskan dengan Lebihan atau Kurangan Terkumpul pada tarikh pemakaian.
- Tempoh yang memadai untuk membangunkan model yang kukuh untuk mengiktiraf aset dan liabiliti.

PENGECUALIAN YANG MEMBERI KESAN KEPADA PEMBENTANGAN SAKSAMA DAN PEMATUHAN

Pengiktirafan dan/atau Pengukuran Aset dan Liabiliti boleh dibuat dalam tempoh 3 tahun selepas tarikh pemakaian



Perubahan Dasar Perakaunan dalam Pengiktirafan dan/atau Pengukuran Hasil Bukan Pertukaran boleh dibuat mengikut kelas tempoh 3 tahun selepas tarikh pemakaian.



Kos Pinjaman direkodkan sebagai Belanja.

Pendedahan mengenai hubungan dengan Pihak Berkaitan, urus niaga dan maklumat berkaitan dengan personel pengurusan utama boleh didedahkan dalam tempoh 3 tahun selepas tarikh pemakaian.



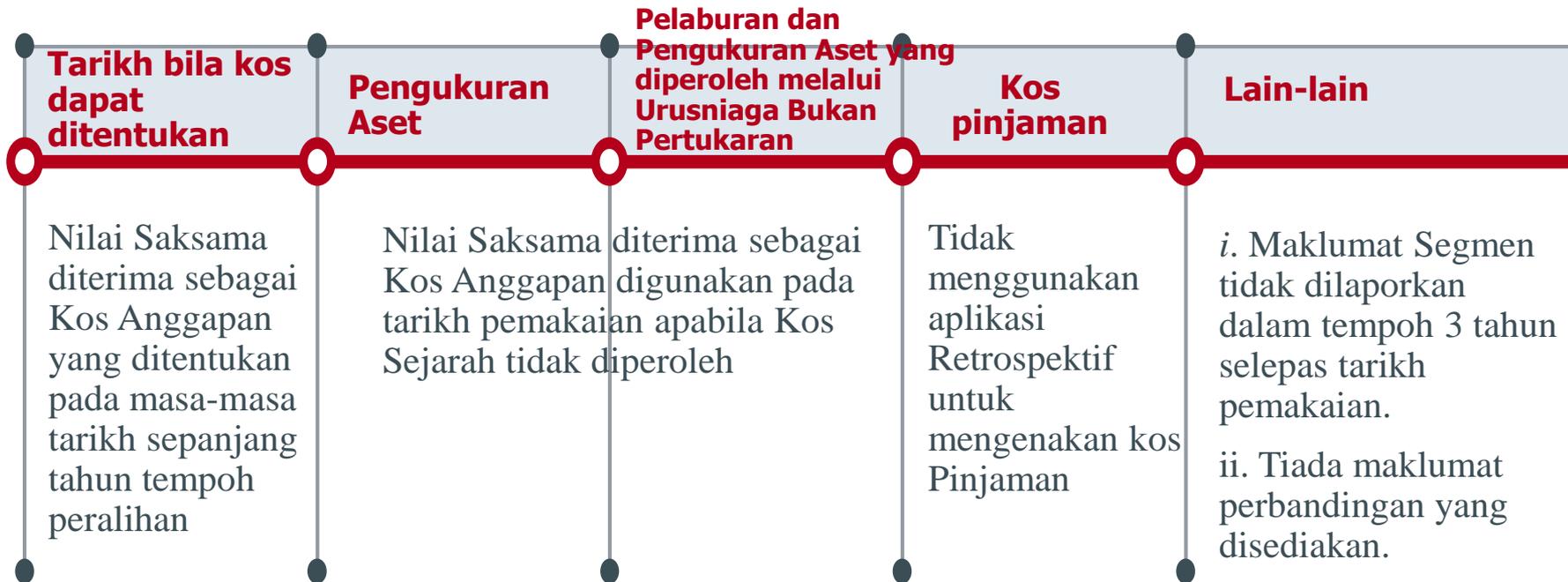
Pajakan Kewangan yang berkaitan dengan Aset yang relevan boleh diiktiraf jika Aset berkenaan telah diiktiraf terlebih dahulu atau tamatnya tempoh 3 tahun selepas tarikh pemakaian, yang mana terdahulu



Liabiliti berkaitan dengan Aset yang relevan boleh diiktiraf jika Aset berkenaan diiktiraf atau tamat tempoh 3 tahun selepas tarikh pemakaian yang mana terdahulu.

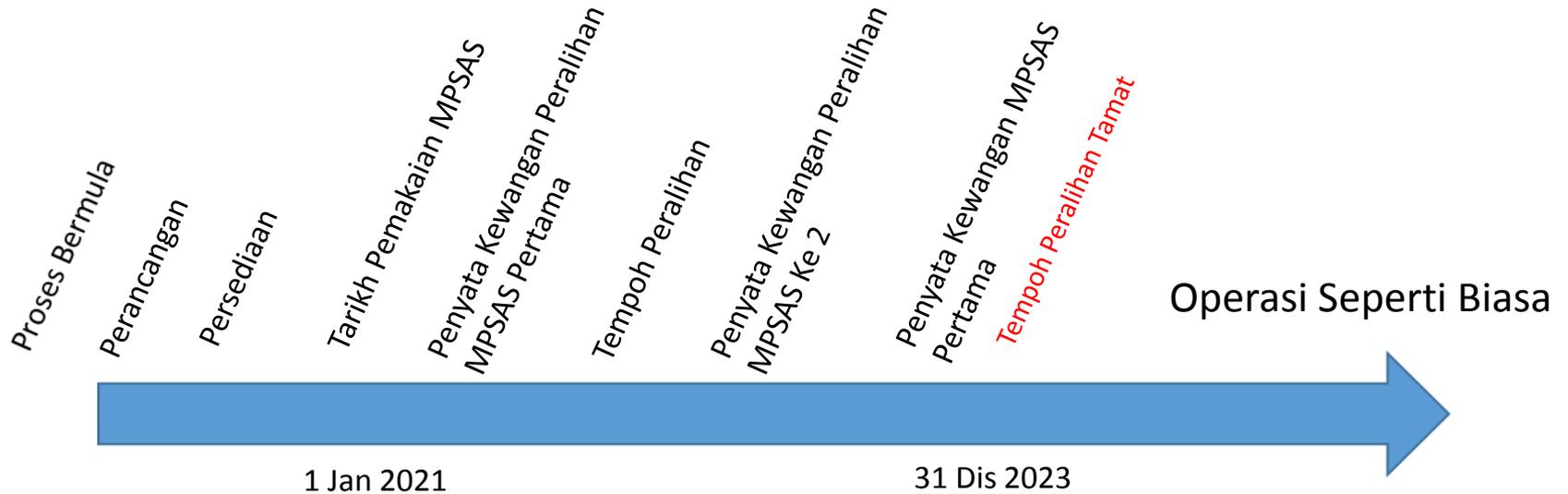


PENGECUALIAN YANG TIDAK MEMBERI KESAN KEPADA PEMBENTANGAN SAKSAMA DAN PEMATUHAN



DESTINASI KE ARAH PEMAKAIAN MPSAS

Garis Masa Peralihan ke MPSAS



Sumber: IPSAS

MPSAS 33

Apakah cabaran-cabaran dalam pemakaian MPSAS dalam pelaporan kewangan?

2020

CA

UNS PERDOKONG WAWASAN

CABARAN PEMAKAIAN MPSAS



Perubahan
Sistem
Kewangan

Garis
Panduan

Kos & Masa



POLICY



Kemahiran
Sumber
Manusia

Perubahan
Polisi,
Manual &
Peraturan

Pelarasan



RUMUSAN



PERBEZAAN UMUM MPSAS DENGAN PIAWAIAN LAIN

- Perbezaan Pengiktirafan dan Pengukuran untuk menyatakan ciri-ciri entiti sektor awam;
- MPSAS menggunakan istilah yang berlainan untuk menggambarkan entiti sektor awam;
- MPSAS mengandungi peruntukan peralihan; dan
- MPSAS mengandungi piawaian yang tidak terdapat dalam piawaian lain.



SUMBER RUJUKAN

Liaison Change Agent (LCA)

- LCA akan menjadi PIC yang *reliable* yang dapat berkomunikasi dengan berkesan berhubung maklumat-maklumat aktiviti-aktiviti *pre* dan *post* kepada semua *stakeholder* terutamanya Pusat Tanggungjawab (PTJ) yang terlibat.



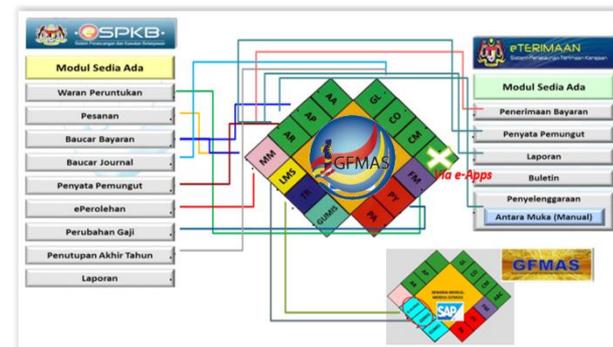
effective
communication



KONSEP PERAKAUNAN
AKRUAN – TEORI DAN
APLIKASI (PROFESIONAL
JUDGEMENT)



SISTEM
1GFMAS –
HCM; FICO;
MM



JUDGEMENTS

Judgements are those “apart from those involving estimations, that management has made in the process of applying the entity’s accounting policies and that have the most significant effect on the amounts recognized in the financial statements”.





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 27 : Aset Pertanian
5. MPSAS 31 : Aset Tak Ketara
6. MPSAS 21 & 26 : Penjejasan Aset
7. MPSAS 21 : Penjejasan Aset Tidak Menjana Tunai
9. MPSAS 26 : Penjejasan Aset Menjana Tunai

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



PENGENALAN



BAHAN RUJUKAN BAGI PERAKAUNAN ASET & INVENTORI

Bil.	Rujukan
1	Carta Akaun Akruan (CAA)
2	Manual Perakaunan Akruan (MPA)
3	Polisi Perakaunan Akruan dan intepretasi polisi
4	Garis Panduan Perlaksanaan Perakaunan Akruan
5	MPSAS 12 Inventori
6	MPSAS 13 <i>Leases</i>
7	MPSAS 16 Hartanah Pelaburan
8	MPSAS 17 Hartanah, Loji dan Peralatan
9	MPSAS 21 <i>Impairment of Non-Cash-Generating Assets</i>
10	MPSAS 26 <i>Impairment of Cash-Generating Assets</i>
11	MPSAS 27 <i>Agriculture</i>
12	MPSAS 31 <i>Intangible Assets</i>
13	MPSAS 32 <i>Service Concession Arrangements: Grantor</i>
14	MPSAS 33 <i>First-Time Adoption of Accrual Basis MPSASs</i>
15	SOP Day 2 Modul 1
16	SOP Day 2 Modul 2



MPSAS : PERAKAUNAN ASET



- Aset Bukan Kewangan



- Aset Kewangan



MPSAS 28



MPSAS 29



MPSAS 30

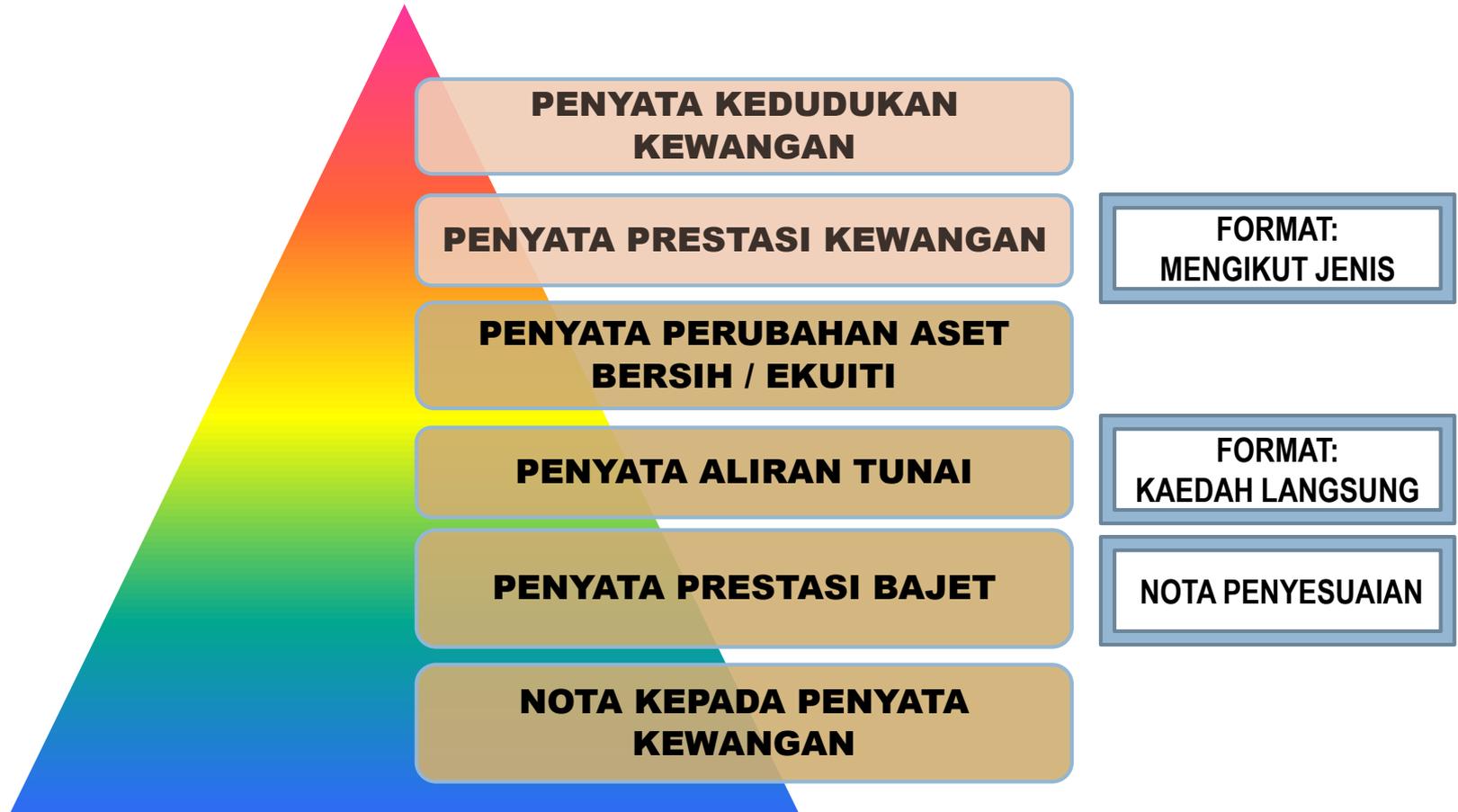


Penentuan
Kecairan
Sesuatu Aset



KOMPONEN PENYATA KEWANGAN

48



Consolidated statement of financial position

As at 31 December 2013

		2013	2012	
	Notes	€000	€000	IPSAS 1.53, IPSAS 1.63 (c) IPSAS 1.53, IPSAS 1.63 (d) (e)
Assets				
Current assets				
Cash and cash equivalents	26	3,481,533	3,304,129	IPSAS 1.88 (i)
Receivables from exchange transactions	27	2,912,503	2,551,029	IPSAS 1.88 (h)
Receivables from non-exchange transactions	28	1,378,826	1,359,401	IPSAS 1.88 (g)
Current portion of long-term receivables from exchange transactions	27	19,758	19,193	IPSAS 1.88 (g)
Inventories	29	254,385	236,634	IPSAS 1.88 (f)
Investments	30	2,883,350	2,146,596	IPSAS 1.88 (b)
		<u>10,930,355</u>	<u>9,616,982</u>	IPSAS 1.70, IPSAS 1.76
Non-current assets				
Property, plant and equipment	31	24,412,408	21,783,237	IPSAS 1.88 (a)
Investments	30	111,492	-	IPSAS 1.88 (e), IPSAS 7.44
Intangible assets	32	100,432	44,884	IPSAS 1.88 (c)
Investment property	33	192,478	84,999	IPSAS 1.88 (b)
Long term receivables from exchange transactions	27	99,328	115,526	IPSAS 1.88 (g)
		<u>24,916,138</u>	<u>22,028,646</u>	IPSAS 1.70, IPSAS 1.76
Total assets		<u>35,846,493</u>	<u>31,645,628</u>	IPSAS 1.89

Notes to the consolidated financial statements

31. Property, plant and equipment

	Land and Buildings	Infrastructure	Community	Leased assets	Other	Service concession assets	Housing rental stock	Total	
Cost	€000	€000	€000	€000	€000	€000	€000	€000	
At 1 January 2012	3,479,202	15,255,740	5,596,164	269,325	4,202,040	-	1,149,123	29,951,594	
Additions	125,292	1,832,881	216,014	-	699,216	-	11,621	2,885,024	IPSAS 17.88 (e)(i)
Disposals	(395)	(1)	-	-	(43,627)	-	(2,602)	(46,625)	IPSAS 17.88 (e)(ii)
Transfers/adjustments	202,606	(37,920)	45,817	(34,955)	(198,856)	-	7,732	(15,576)	
At 31 December 2012	3,806,705	17,050,700	5,857,995	234,370	4,658,773	-	1,165,874	32,774,417	IPSAS 17.88 (d)
Additions	73,596	2,645,556	232,914	-	735,892	350,000	152,690	4,190,648	IPSAS 17.88 (e)(i)
Disposals	(213)	-	-	-	(181,834)	-	(2,874)	(184,921)	IPSAS 17.88 (e)(ii)
Transfer/adjustments	(1,021,034)	38,404	1,114,437	(234,370)	(166,718)	-	227,101	(42,180)	
At 31 December 2013	2,859,054	19,734,660	7,205,346	-	5,046,113	350,000	1,542,791	36,737,964	IPSAS 17.88 (d)
Depreciation and impairment									
At 1 January 2012	(1,655,793)	(4,996,423)	(553,294)	(155,590)	(1,805,579)	-	(527,666)	(9,694,345)	
Depreciation	(91,825)	(475,869)	(232,331)	(13,188)	(431,002)	-	(26,662)	(1,270,877)	IPSAS 17.88 (e)(vii)
Impairment	(9,866)	-	-	-	(16,092)	-	-	(25,958)	IPSAS 17.88 (e)(iv)
At 31 December 2012	(1,757,484)	(5,472,292)	(785,625)	(168,778)	(2,252,673)	-	(554,328)	(10,991,180)	IPSAS 17.88 (d)
Depreciation	(81,381)	(590,791)	(220,508)	-	(445,276)	(12,000)	(28,207)	(1,378,163)	IPSAS 17.88 (e)(vii)
Disposals	165	-	-	-	68,342	-	2,147	70,654	IPSAS 17.88 (e)(ii)
Impairment	(20,327)	(234)	-	-	(6,831)	-	-	(27,392)	
Transfer/adjustment	672,512	(242,404)	(523,168)	168,778	(19,964)	-	(55,229)	525	
At 31 December 2013	(1,186,515)	(6,305,721)	(1,529,301)	-	(2,656,402)	(12,000)	(635,617)	(12,325,556)	IPSAS 17.88 (d)
Net book values									
At 31 December 2013	1,672,539	13,428,939	5,676,045	-	2,389,711	338,000	907,174	24,412,408	
At 31 December 2012	2,049,221	11,578,408	5,072,370	65,592	2,406,100	-	611,546	21,783,237	

The transfer and adjustment column relates to reclassifications between the different classes of assets and also to other categories of assets including inventory and intangible assets.

The Group is required to measure the residual value of all items of property, plant and equipment. Management does not expect a residual value for these assets, because they will be utilized for their entire economic lives and do not have a significant scrap value. During the current financial year, the Group reviewed the estimated useful lives and residual values of property, plant and equipment, where appropriate.

Fully depreciated assets at an original cost of €1.300 billion (2012: €1.940 billion) are still in use. These will be donated to non-profit organizations in the near future.

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, perisian, 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, 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

Lengkap
&
Kebolehbandingan

Berhemah

*Pernyataan Secara
Jujur*

Ketekalan

Mementingkan
Intipati
Berbanding Rupa
Bentuk

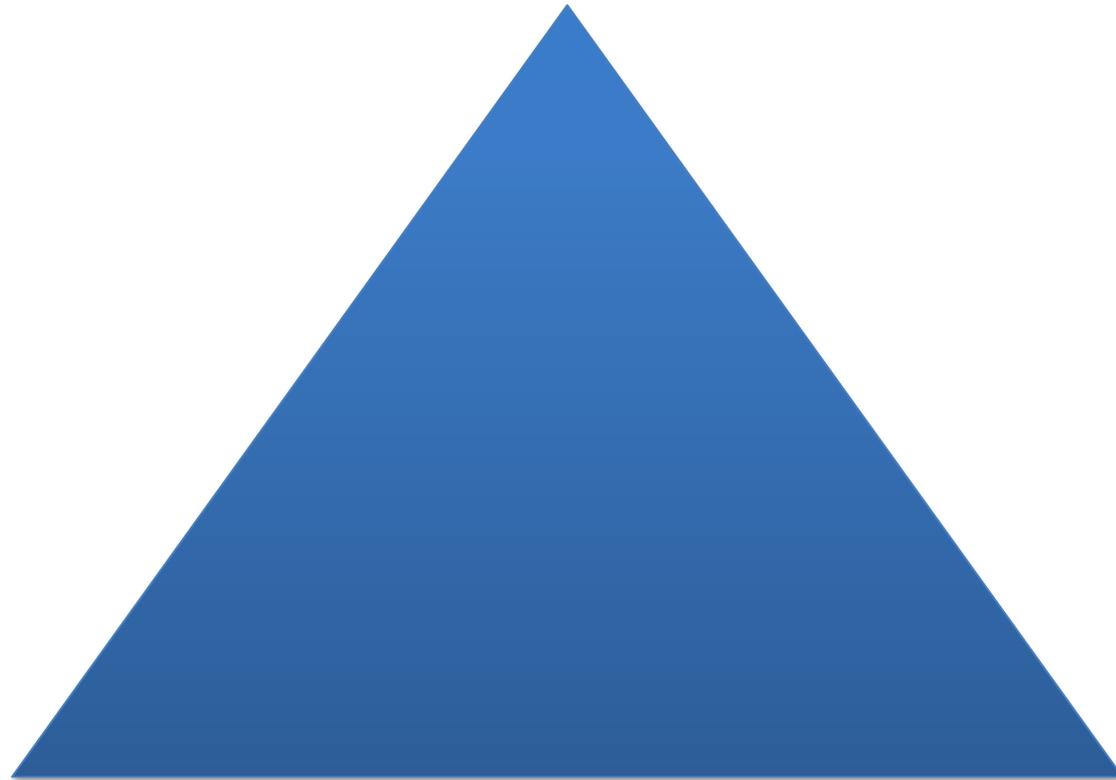
Relevan

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

Perakaunan bagi Hartanah, Loji dan Peralatan (MPSAS 17)

A143000 HARTANAH, LOJI DAN PERALATAN

A1431000 Tanah

A1432000 Bangunan

A1433000 Infrastruktur

A1434000 Kenderaan Dan Jentera

A1435000 Kelengkapan Dan Peralatan

A1436000 Haiwan



KITARAN HAYAT HLP

PENGIKTIRAFAN

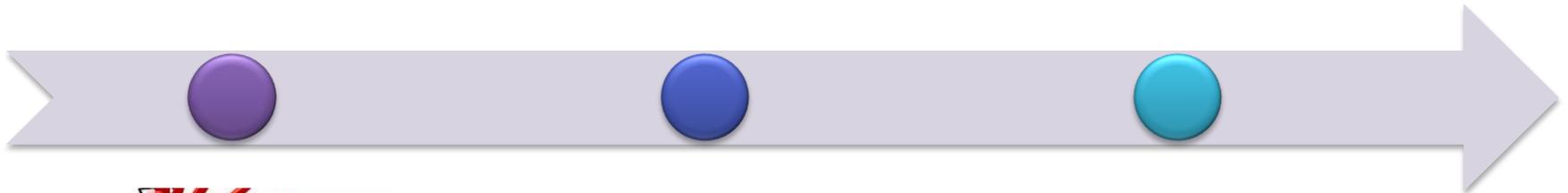
Recognition

- 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.**

Definisi (samb...)

- **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



Pengiktirafan



MPSAS 17 : 14(a) & (b)



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 definasi 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...

Source: www.heritage.gov.my

Kos Awal (*Initial Cost*)

Pengiktirafan (samb...)



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



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

- **Kos menyediakan tapak**
- **Kos penghantaran dan pengendalian Awal**
- **Kos pemasangan**
- **Yuran Profesional**
- **Kos pengujian bagi memastikan aset berfungsi dengan baik**

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

Elemen Kos

30. Kos bagi item hartanah, loji dan peralatan terdiri daripada:

- (a) Harga belian, termasuk duti import dan cukai belian tidak boleh bayar balik, selepas ditolak diskaun dagangan dan rebat.
- (b) Sebarang kos langsung untuk membawa aset tersebut ke lokasi dan keadaan yang membolehkannya beroperasi dalam cara yang dikehendaki oleh pihak pengurusan.
- (c) Anggaran awal bagi kos menanggalkan dan memindahkan item dan memulihkan tapak di mana item tersebut terletak, sebarang obligasi yang perlu ditanggung oleh entiti semasa item itu diperolehi, atau kesan daripada penggunaan item tersebut bagi tempoh tertentu selain untuk menghasilkan inventori dalam tempoh tersebut.

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.

	Amount (RM)	Accounting Code
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.

	Amount (RM)	Accounting Code
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

	Amount (RM)	Accounting Code
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

	Amount (RM)	Accounting Code
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.



KEPENTINGAN SOP DAY2

(a) Relevan dengan keperluan pengguna dalam pembuatan keputusan; dan

(b) Boleh dipercayai, jika penyata kewangan:

(i) benar-benar menjelaskan kedudukan kewangan, prestasi kewangan dan aliran tunai entiti;

(ii) menggambarkan inti pati ekonomi bagi urus niaga, peristiwa lain dan keadaan, dan bukannya berbentuk undang-undang semata-mata;

(iii) adalah neutral, yakni tidak berat sebelah;

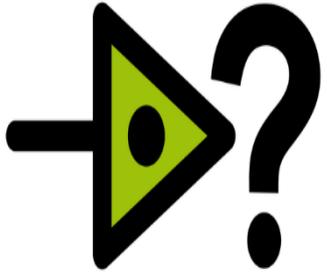
(iv) disediakan dengan berhemat; dan

(v) lengkap dari semua aspek material.

(MPSAS 3:12)



PENYATAAN SEMULA RETROSPEKTIF



Membetulkan pengiktirafan, pengukuran dan pendedahan amaun bagi elemen penyata kewangan seolah-olah kesilapan tempoh terdahulu tidak pernah berlaku.

Mengguna pakai dasar perakaunan baharu dalam urusanniaga, peristiwa lain dan keadaan seolah-olah dasar itu sudah lama terpakai.

(MPSAS 3:7)



PENYATAAN SEMULA PROSPEKTIF

Setakat mana perubahan dalam anggaran perakaunan menyebabkan perubahan dalam aset dan liabiliti, atau berkait dengan item aset bersih/ekuiti, perubahan tersebut hendaklah diiktiraf dengan menyelaraskan amaun bawaan bagi aset, liabiliti atau item aset bersih/ekuiti yang berkaitan dalam tempoh perubahan.

(MPSAS 3:42)



PENYATAAN SEMULA PROSPEKTIF



Bagi perubahan dalam dasar perakaunan dan pengenalpastian kesan perubahan dalam anggaran perakaunan, masing-masing adalah:

(a) mengguna pakai dasar perakaunan baharu dalam urus niaga, peristiwa lain dan keadaan yang berlaku selepas tarikh dasar tersebut diubah; dan

(b) mengenal pasti kesan perubahan dalam anggaran perakaunan bagi tempoh semasa dan masa depan yang terjejas akibat perubahan tersebut.

(MPSAS 3:7)

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>
ASET			
ASET SEMASA			
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
JUMLAH ASET SEMASA		<u>XX</u>	<u>XX</u>
ASET BUKAN SEMASA			
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
JUMLAH ASET BUKAN SEMASA		<u>XX</u>	<u>XX</u>
JUMLAH ASET		<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
HASIL			
Hasil Cukai		x	x
Hasil Bukan Cukai		x	x
Terimaan Bukan Hasil		x	x
Hasil Wilayah Persekutuan		x	x
JUMLAH HASIL	29	xx	xx
PERBELANJAAN			
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
JUMLAH PERBELANJAAN		xx	xx
LEBIHAN/(KURANGAN) BAGI TAHUN		XX	XX

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

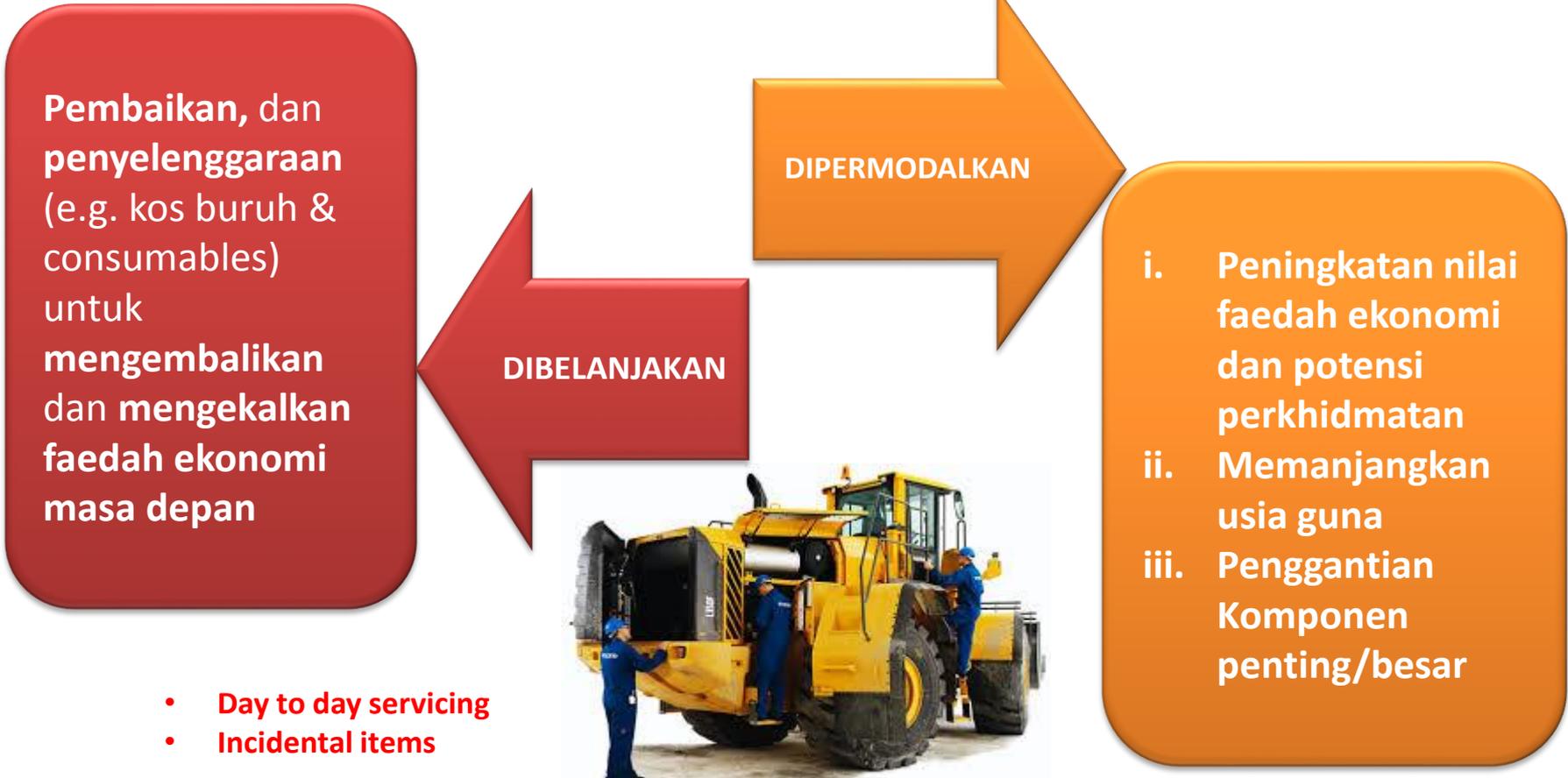
PERBELANJAAN MODAL

- Perbelanjaan modal dalam Kerajaan Persekutuan boleh dipecahkan kepada:



Pengiktirafan (samb...)

Kos Susulan (*Subsequent Cost*)



PENENTUAN KOS BAIK PULIH ASET

Sesuatu perbelanjaan susulan bagi baik pulih aset akan **DIPERMODALKAN** sekiranya salah satu daripada kriteria di bawah dipenuhi:-

- a) Kecekapan aset bertambah daripada fungsi asal aset semasa pembelian aset dilakukan
- b) Kapasiti pengeluaran atau penggunaan aset bertambah daripada kapasiti aset semasa pembelian dilakukan
- c) Penambahan usia guna aset selepas belanja pengubahsuaian berlaku

(Sumber : SOP Day 2, Module 1 AK5)

LAYANAN PERAKAUNAN

Dipertanggungungkan di bawah OA30000

- a) Jika salah satu kriteria penetapan dipatuhi.
- b) Diiktiraf sebagai perbelanjaan yang dipermodalkan.
- c) Kos pembaikan perlu ditambah kepada kos ID aset asal.

Dipertanggungungkan di bawah OA20000

- a) Tidak memenuhi kriteria penetapan.
- b) Diiktiraf sebagai belanja.

[Contoh](#)

Kitaran Hayat HLP

PENGIKTIRAFAN

Recognition

- Kos Awal
- Kos Susulan



PENYAHIKTIRAFAN

Derecognition

PENGUKURAN

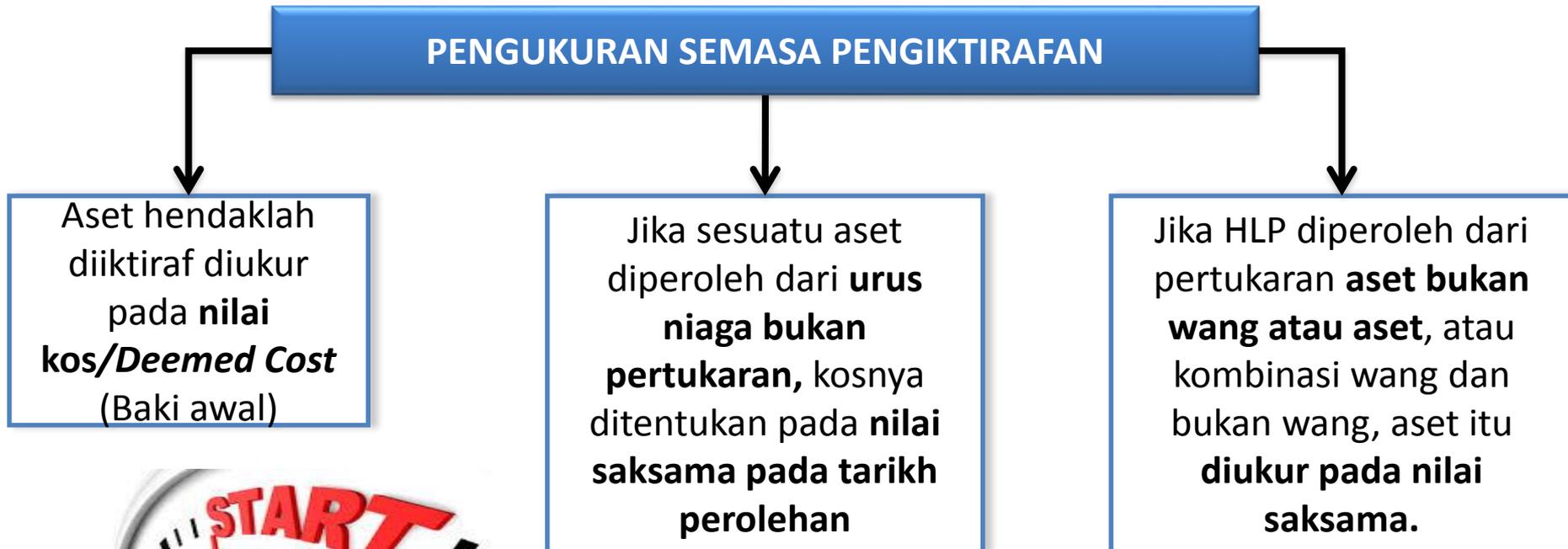
Measurement

- Semasa pengiktirafan
- Selepas pengiktirafan



Pengukuran

Pengukuran Semasa Pengiktirafan



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?

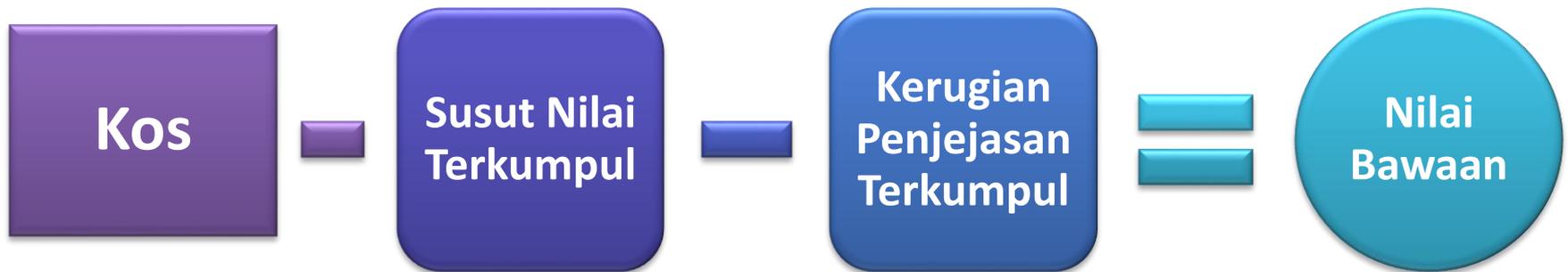
Kenderaan	RM12,000	
	Derma	RM12,000
(Hasil daripada Transaksi Bukan Pertukaran)		



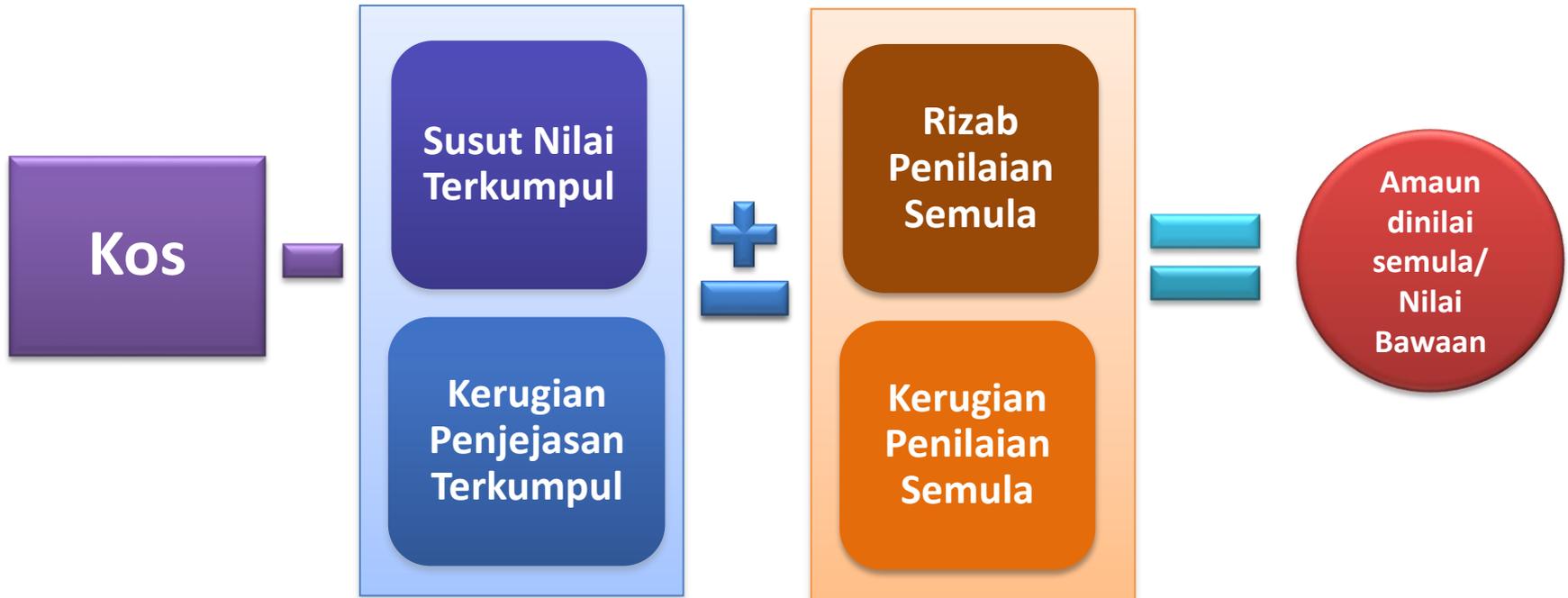
Pengukuran (samb...)

Pengukuran Selepas 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

Dt. Tanah	RM10j
Kt. Tunai	RM10j

- ii. Jabatan A melaksanakan Model Penilaian Semula

31.12.20X1 Fair Value Tanah - RM11.5j

Dt. Tanah	RM1.5j
Kt. Rezab Penilaian Semula	RM1.5j

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

31.12.20X2 Fair Value Tanah - RM8j

Dt. Rezab Penilaian Semula	RM1.5j
Kerugian Penilaian Semula	RM2j
Kt. Tanah	RM3.5j

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.

	Amount (RM)	Accounting Code
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.

	Amount (RM)	Accounting Code
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.

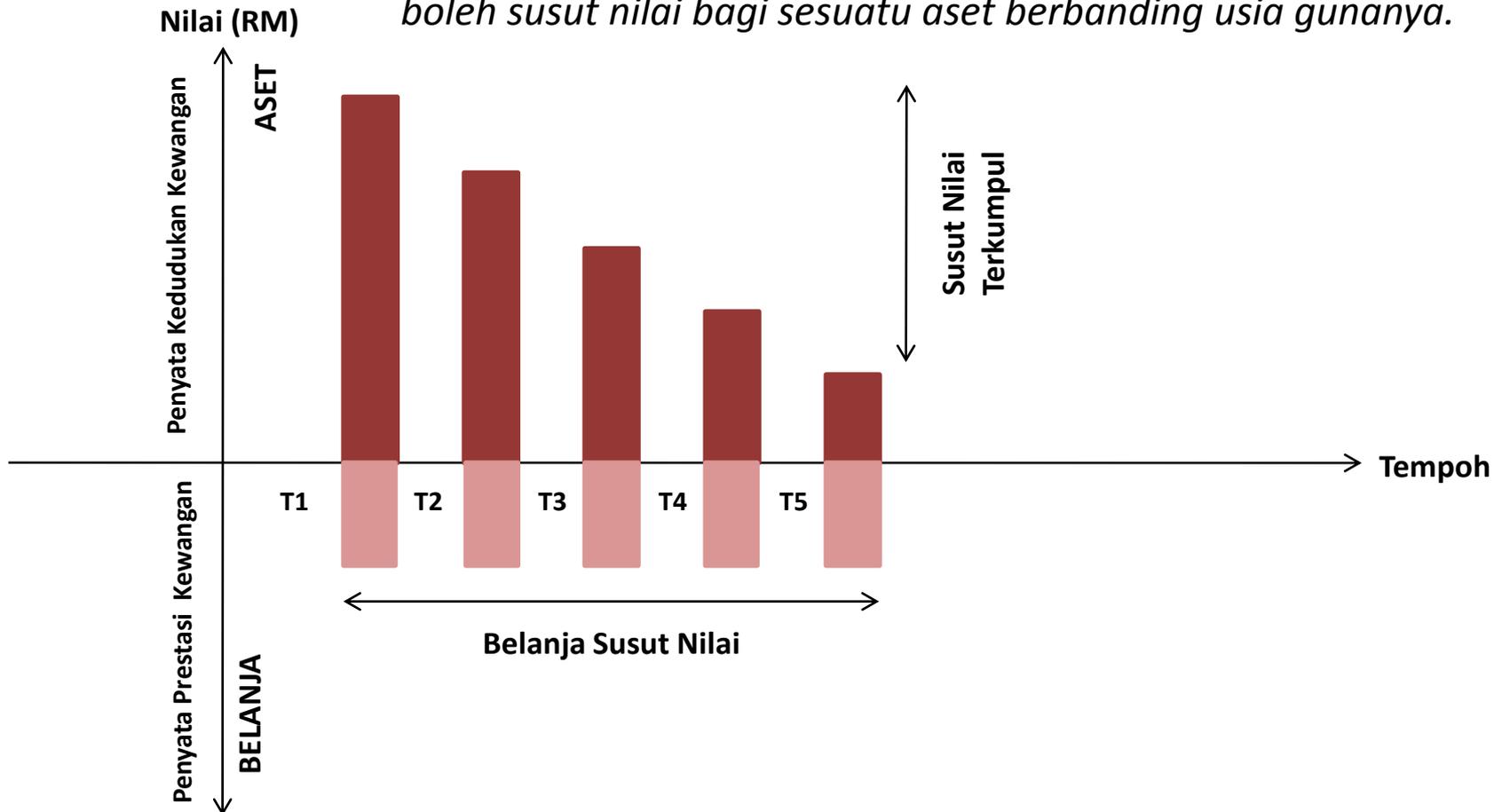
Accordingly accumulated depreciation increased by the same proportionate of 71% (RM100,000 increase) from RM140,000 to RM240,000.

Pengukuran (samb...)

Pengukuran Selepas Pengiktirafan (samb...)

Susut Nilai

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



Pengukuran (samb...)

Pengukuran Selepas Pengiktirafan (samb...)

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**.

Pengukuran (samb...)

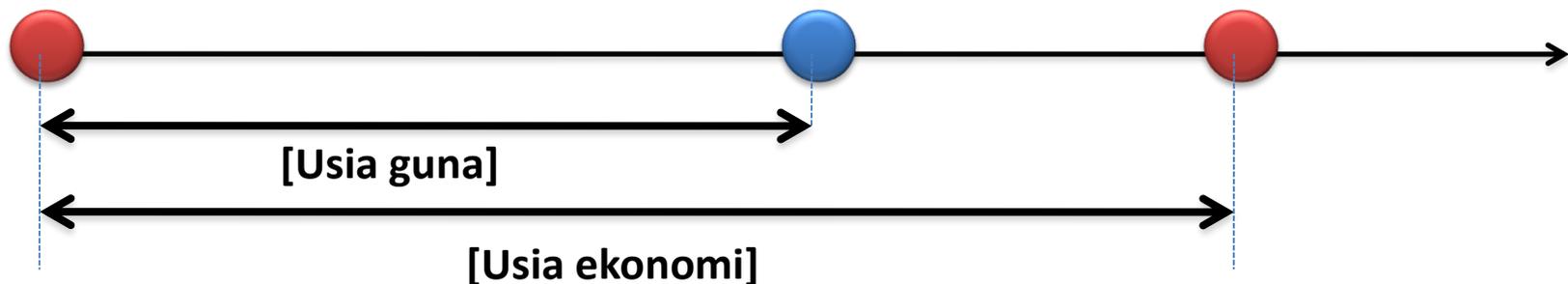
Pengukuran Selepas Pengiktirafan (samb...)

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)
Land and Building		Machinery and Equipment	
<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
Works and Infrastructure		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	Defense assets	
Flood Control Facilities	20 – 100		
Sewerage Facilities	20 – 100	Vehicles	
Power Generating facilities	20 – 30	Robotic Vehicles	5 – 10
		Cars	5 – 10
Categories	Useful life (Years)	Bus	5 – 15
		Motorcycles	5-10
Assets under capital lease		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
Service concession asset		Others Vehicles	5 – 15
Category same as other PPE	Same as other PPE		
Life assets			
Dogs	3 – 10		
Horses	3 – 15		

Pengukuran (samb...)

Pengukuran Selepas Pengiktirafan (samb...)

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

Pengukuran (samb...)

Pengukuran Selepas Pengiktirafan (samb...)

Penjejasan (*Impairment*)

- Adalah **caj yang tidak berulang** bagi menurunkan nilai buku yang **terlebihi 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.

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.

	Amount (RM)	Accounting Code
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



Penyahiktirafan

- ☑ **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.

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

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'.

	Jumlah (RM)	Kod Perakaunan
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 ($RM5,000 - RM3,000$)

	Jumlah (RM)	Kod Perakaunan
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

Pendedahan dalam Penyata Kewangan



Pendedahan (samb...)

Pendedahan dalam Penyata Kewangan (samb...)



Pendedahan (samb...)

Pendedahan dalam Penyata Kewangan (samb...)



Pendedahan (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.**



RUMUSAN



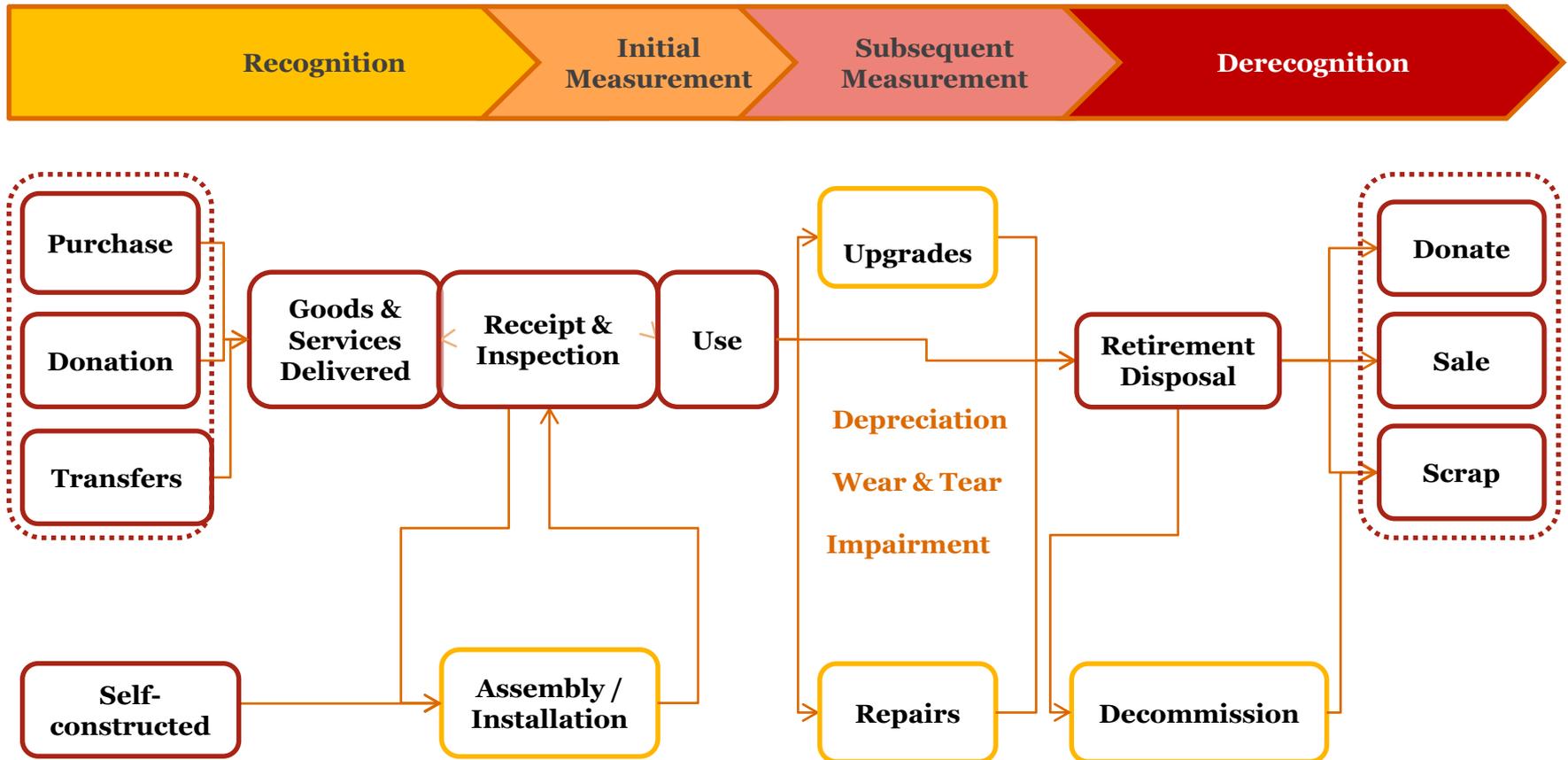
Polisi Perakaunan

- ❑ **Had Nilai Dipermodalkan** - bernilai RM2,000 dan ke atas bagi setiap item dan memenuhi definisi aset seperti mana yang dinyatakan dalam MPSAS 1.
- ❑ **Kaedah susut nilai** – Garis Lurus
- ❑ **Usia guna** – jadual usia guna yang diluluskan dalam JKP pada 11/2/2014 digunakan.
- ❑ **Pengompenan Aset** – mempunyai kos yang signifikan berbanding jumlah kos item berkenaan dan mempunyai Usia Guna yang berbeza
- ❑ **Aset Warisan** – diiktiraf sekiranya diwartakan di bawah Akta Warisan Kebangsaan 2005, diukur pada Kos Nominal RM1 sekiranya harga kos tidak boleh diperoleh
- ❑ **Aset Ketenteraan** – didedahkan sebagai satu baris item dalam nota kepada akaun

Polisi Perakaunan

- ❑ **Aset Hidup** – digunakan dalam operasi seharian yang dapat menjana manfaat masa depan atau potensi perkhidmatan
- ❑ **Pemilikan Aset Kerajaan di atas Tanah Pihak Ketiga** – tidak dipermodalkan kerana pemilikan tanah mengikut Seksyen 5 Kanun Tanah Negara 1965 (isu bukan pemilik tanah) kecuali perjanjian pajakan dengan pemilik tanah yang memberi Kerajaan hak untuk mengguna bangunan bagi tempoh tertentu atau kawalan dari akta yang sah (Akta Industri Air dan Perkhidmatan)
- ❑ **Aset melalui Urusniaga Bukan Pertukaran** – diukur pada Nilai Saksama pada tarikh pemerolehan.

PPE Life Cycle



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



Hartanah Pelaburan

- MPSAS 16

A2200000 HARTANAH PELABURAN

A2230000 TANAH DAN BANGUNAN

A2231000 Tanah

A2232000 Bangunan

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

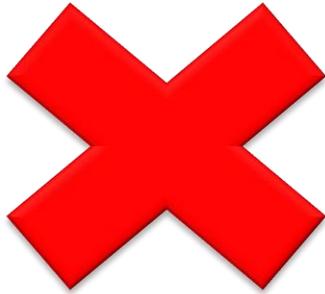


Hartanah Pelaburan



- 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 :

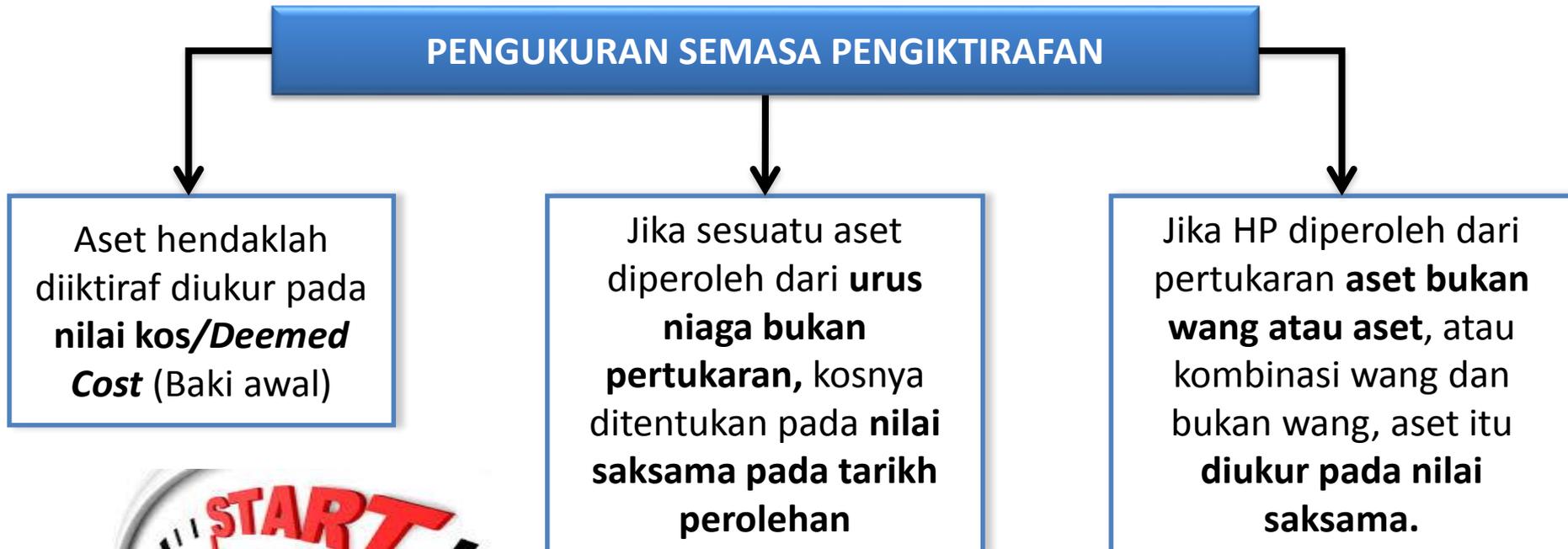
- ✓ Bottom 20 storeys building**
- ✓ 5 upper storeys building**

Pengiktirafan



Pengukuran

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 (sambungan)

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.

Pengukuran (sambungan)

**Nilai
Saksama**

VS

**Penilaian
Semula**

Penilaian mesti
dibuat **setiap tahun**

Tidak semestinya
setiap tahun tetapi
memadai secara
berkala

Untung/rugi diiktiraf
dalam
lebihan/kurangan

Untung diiktiraf sebagai
rizab dalam ekuiti, rugi
diiktiraf sebagai **belanja**
dalam **lebihan/kurangan**

Dua model
yang berbeza
dan
pengolahan
perakaunan
yang berbeza

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*.

	Amaun (RM)	Kod Perakaunan
Dt Hartanah Pelaburan	100,000	A22311XX
Kt. Tunai	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).

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

	Amount (RM)	Accounting Code
<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

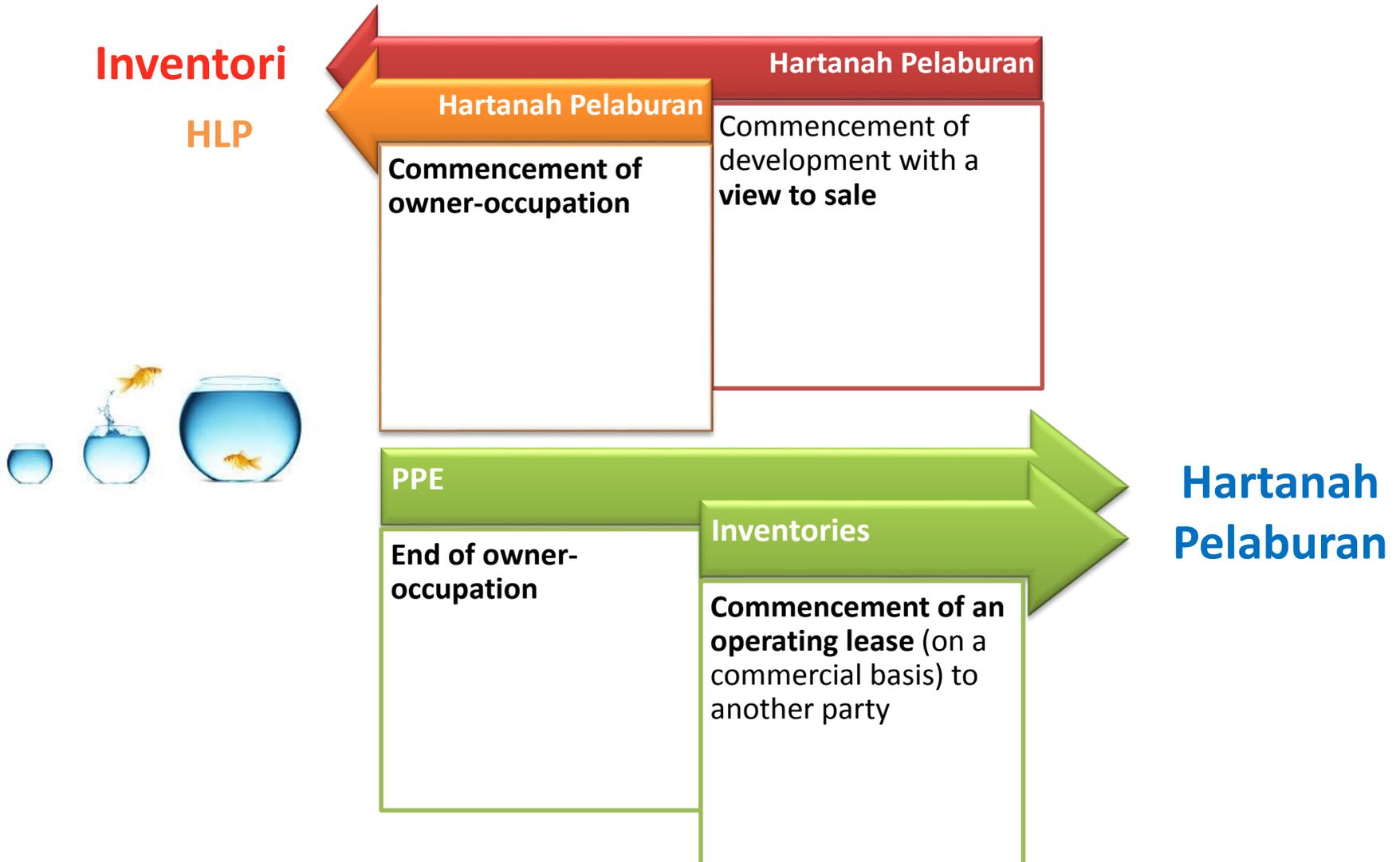
1. Merekodkan pinjaman

	Amaun (RM)	Kod Perakaunan
<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.

	Amaun (RM)	Kod Perakaunan
<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



Pelupusan



- ☑ **Amaun bawaan** sesuatu item HP hendaklah **dinyahiktirafkan**:
 - i. **Semasa pelupuskan**; 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.

MPSAS 27 : Aset Pertanian

A1700000 ASET PERTANIAN
A1730000 ASET PERTANIAN
A1736000 Haiwan, Pokok Dan Ikan

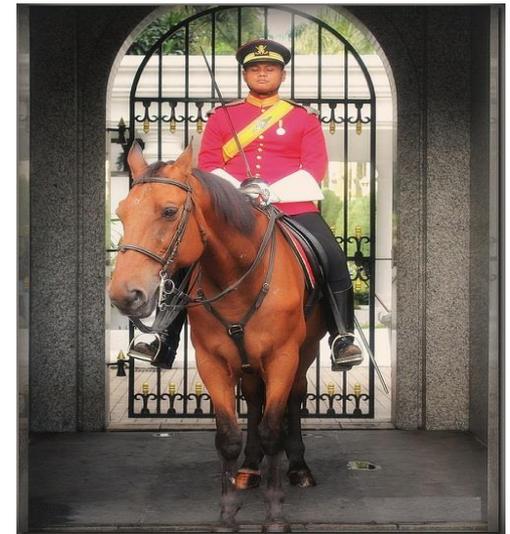


Perakaunan bagi Pertanian



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**



Definisi

Pengurusan oleh entiti terhadap **transformasi biologi** dan **tuai** 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 daripada **proses membesar, digenerasi, pengeluaran dan pembiakan** yang menyebabkan perubahan kuantiti dan kualiti aset biologi

Transformasi Biologi

Pengiktirafan & Pengukuran



Diiktiraf sebagai
Aset Biologi
atau **keluaran**
pertanian

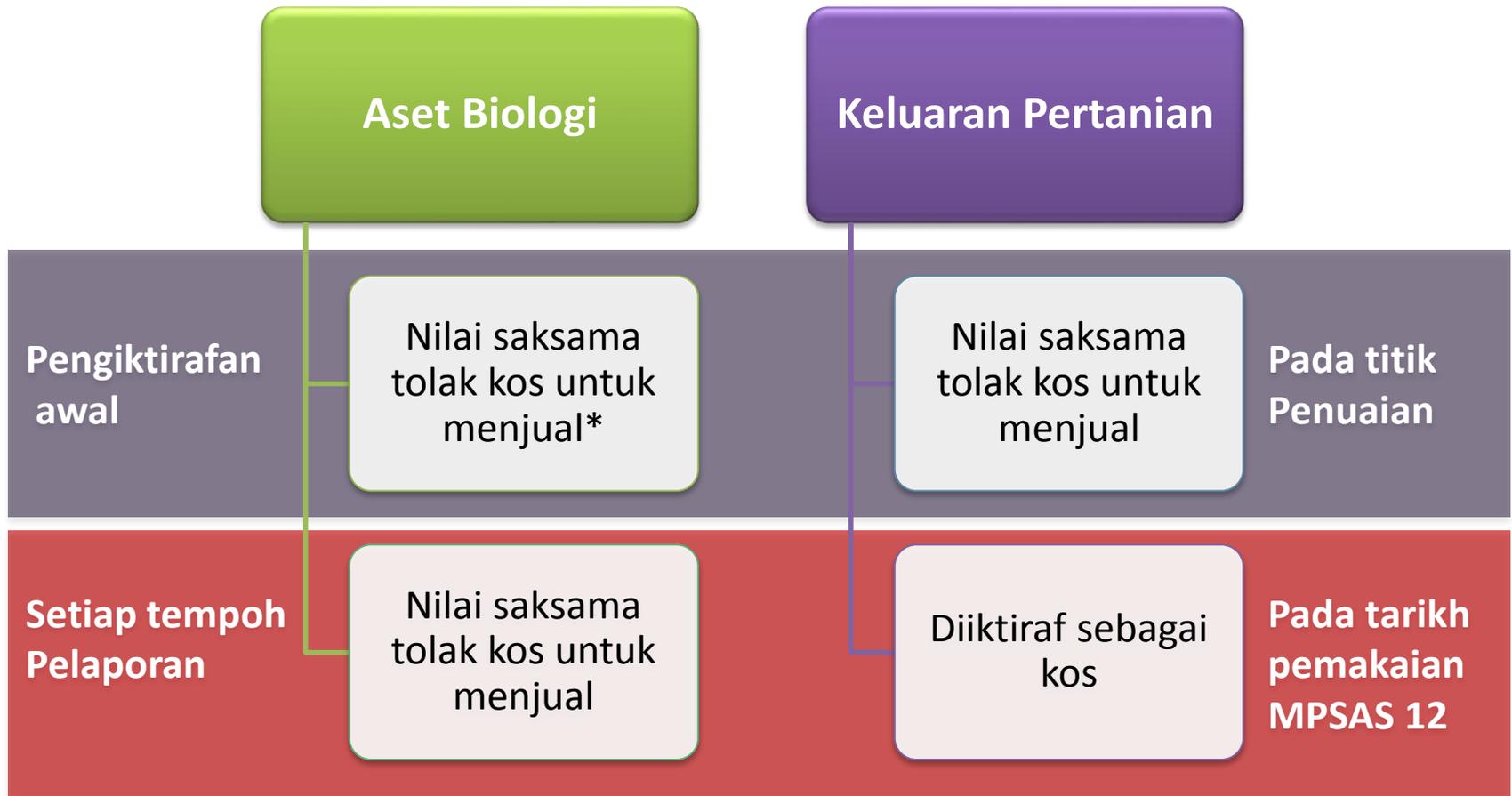


Entiti mengawal
aset hasil
daripada
peristiwa lepas

Manfaat
ekonomi masa
hadapan atau
potensi
perkhidmatan

Nilai saksama
atau **kos** boleh
diukur dengan
pasti

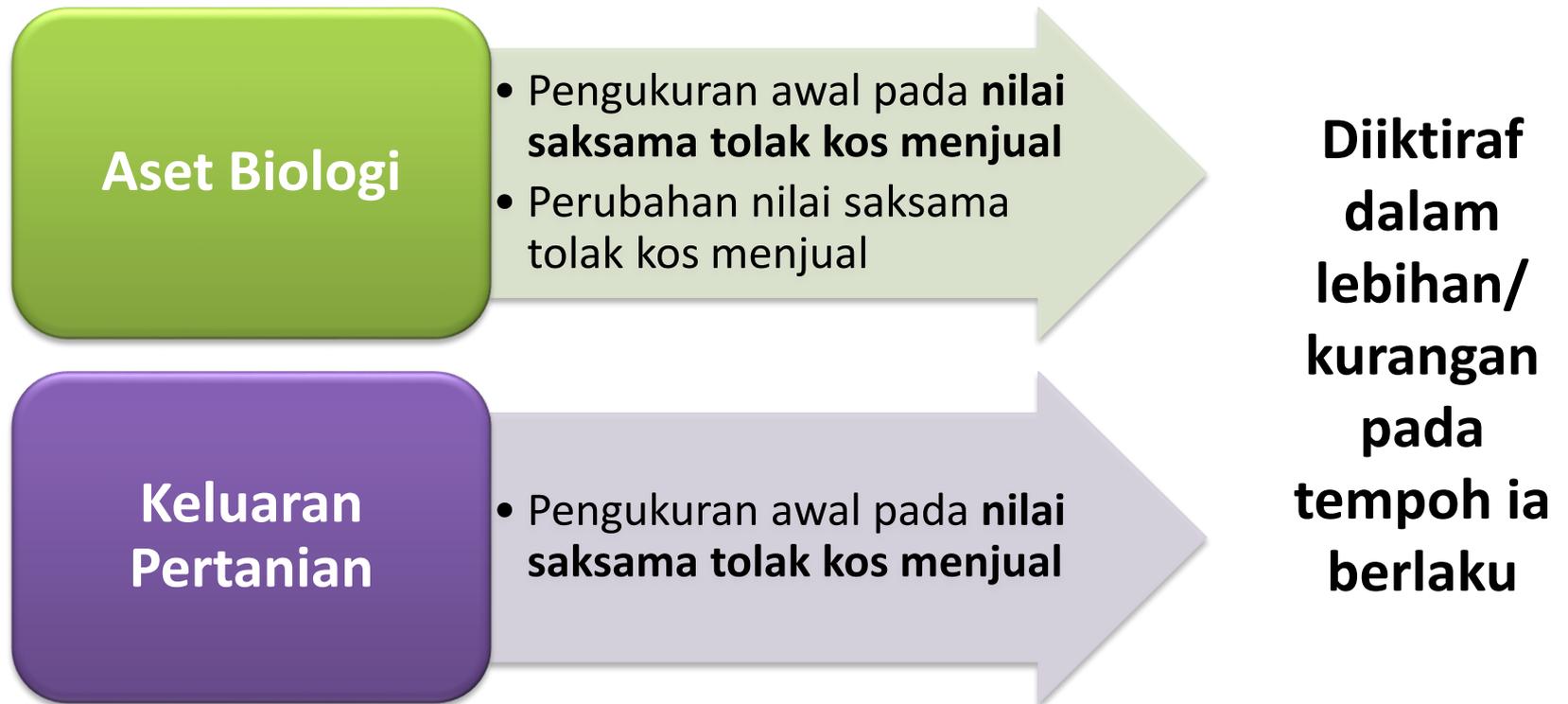
Pengiktirafan & Pengukuran (sambungan)



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

Pengiktirafan & Pengukuran (sambungan)

Untung dan Rugi



Definition, recognition and initial measurement

	Biological assets	Agriculture produce	Property, plant and equipment
Definition	<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"> (a) Sale; (b) Distribution at no charge or for a nominal charge; or (c) Conversion into agricultural produce or into additional biological assets for sale or for distribution at no charge or for a nominal charge. <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"> (a) To be consumed or used as part of the operation of the ministry (b) In the form of supplies to be consumed or distributed in the rendering of services or (c) In the process of production for sale and distribution 	<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 measurement

	Biological assets	Agriculture produce	Property, plant and equipment
MPSAS	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
Examples	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.
Initial recognition and measurement	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 measurement

	Biological assets	Agriculture produce	Property, plant and equipment
Biological transformation	<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
Subsequent measurement	<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 (**consumable**);
 - 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
ASSETS			
Current assets			
Cash		10,000	10,000
Receivables		88,000	65,000
Inventories		82,950	70,650
Total current assets		<u>180,950</u>	<u>145,650</u>
Non-current assets			
Bearer biological assets			
Dairy livestock - immature ₁		52,060	47,730
Dairy livestock - mature ₁		<u>372,990</u>	<u>411,840</u>
Subtotal - bearer biological assets	3	425,050	459,570
Property, plant and equipment		1,462,650	1,409,800
Total non-current assets		<u>1,887,700</u>	<u>1,869,370</u>
Total assets		<u><u>2,068,650</u></u>	<u><u>2,015,020</u></u>
LIABILITIES			
Current liabilities			
Payables		122,628	150,020
Total non-current liabilities		<u>122,628</u>	<u>150,020</u>
NET ASSETS/EQUITY			
Contributable capital			
		1,000,000	1,000,000
Accumulated surplus		946,022	865,000
Total net assets/equity		<u>1,946,022</u>	<u>1,865,000</u>
Total net assets/equity and liabilities		<u><u>2,068,650</u></u>	<u><u>2,015,020</u></u>

Pendedahan (sambungan)

Statement of Financial Performance

		RM
Entity XYZ	Notes	Year ended December 31, 20X8
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
		558,170
Inventories used		(137,523)
Staff cost		(127,283)
Depreciation expense		(15,250)
Other operating expenses		(197,092)
		(477,148)
Surplus for the period		81,022

Statement of Changes in Net Assets/Equity

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

Pendedahan (sambungan)

Cash Flow Statement²

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)
Net cash from operating activities	68,100
Cash flows from investing activities	
Purchases of property, plant and equipment	(68,100)
Net cash used in investing activities	(68,100)
Net increase in cash	0
Cash at beginning of the year	10,000
Cash at end of year	10,000

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.

Pendedahan (sambungan)

3. Biological Assets

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

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.

Pendedahan (sambungan)

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	

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

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.

	Amount (RM)	Accounting Code
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.

	Amount (RM)	Accounting Code
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.

	Amount (RM)	Accounting Code
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.

	Amount (RM)	Accounting Code
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.

	Amount (RM)	Accounting Code
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.

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



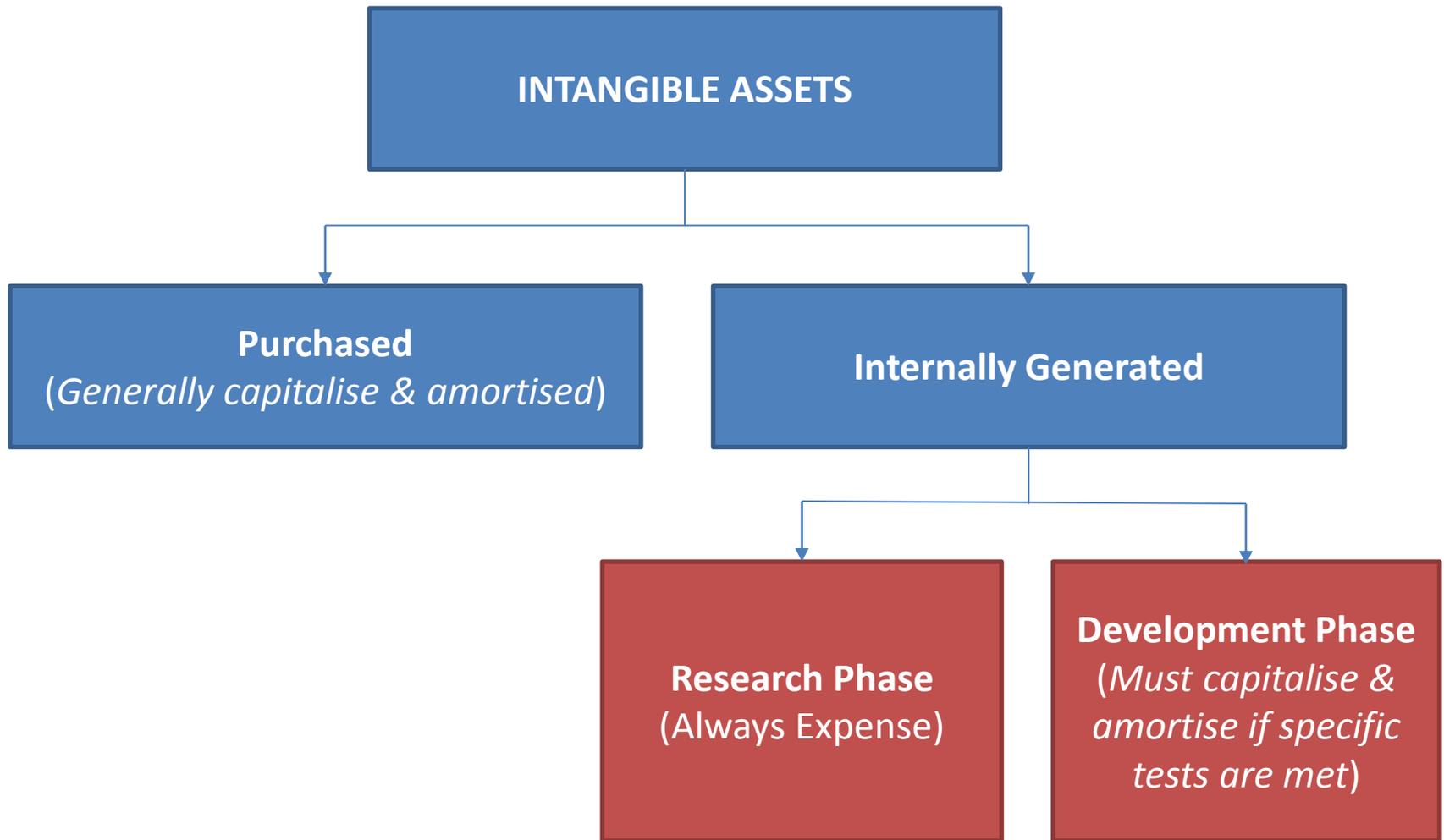
MPSAS 31

Perakaunan bagi Aset Tak Ketara

A2300000 ASET TAK KETARA USIA GUNA DAPAT DITENTUKAN
A2330000 ASET TAK KETARA
A2339000 Aset Tak Ketara

A2400000 ASET TAK KETARA USIA GUNA TIDAK DAPAT DITENTUKAN
A2430000 ASET TAK KETARA
A2439000 Aset Tak Ketara





DEFINITIONS AND SCOPE

i. Intangible Assets are identifiable non-monetary assets without physical substance.

ii. Scope exclusion

a) Intangible assets covered by another standard

b) Financial assets

c) Exploration & evaluation assets

d) Development & extraction of mineral resources

e) Intangible assets and goodwill from business combinations

f) Power to grant rights and power to tax

iii. Intangible heritage assets are in scope for disclosure only

GENERAL QUALIFYING CRITERIA

To be recognised as intangible assets the item must be:-

i. Identifiable (*Goodwill is not an identifiable asset*)

a) Separable

b) Arises from binding arrangements (right from contracts / legal rights)

ii. Controlled

iii. Must demonstrate how future economic benefit or service potential will be achieved

Aset Tak Ketara

Aset bukan kewangan yang boleh dikenal pasti tanpa kewujudan fizikal

Boleh dipisahkan (*Separable*)

atau

Timbul daripada perjanjian sah (*binding arrangements*)

Definisi (sambungan)

Amaun bawaan

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

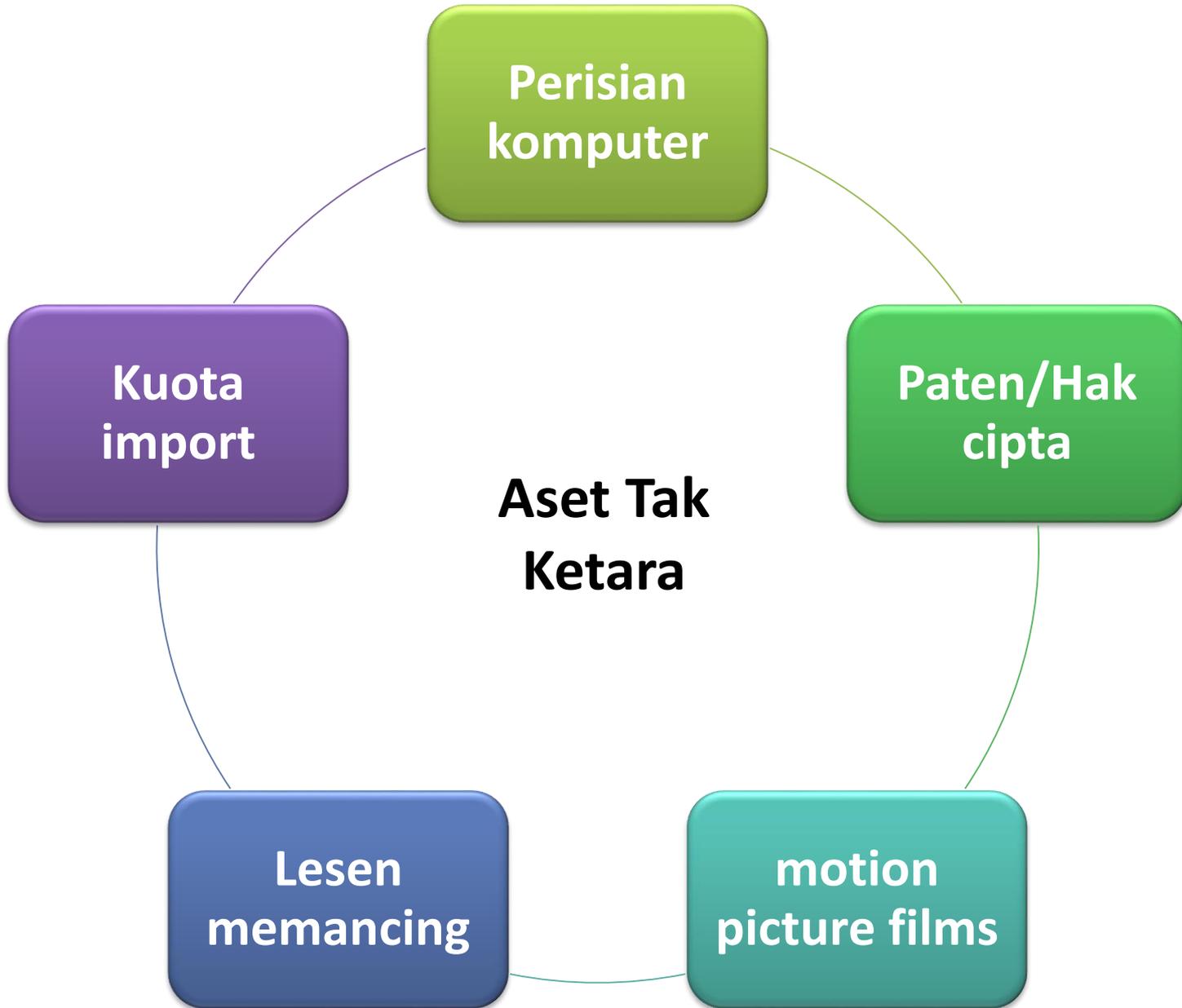
Development

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.

Pengiktirafan & Pengukuran



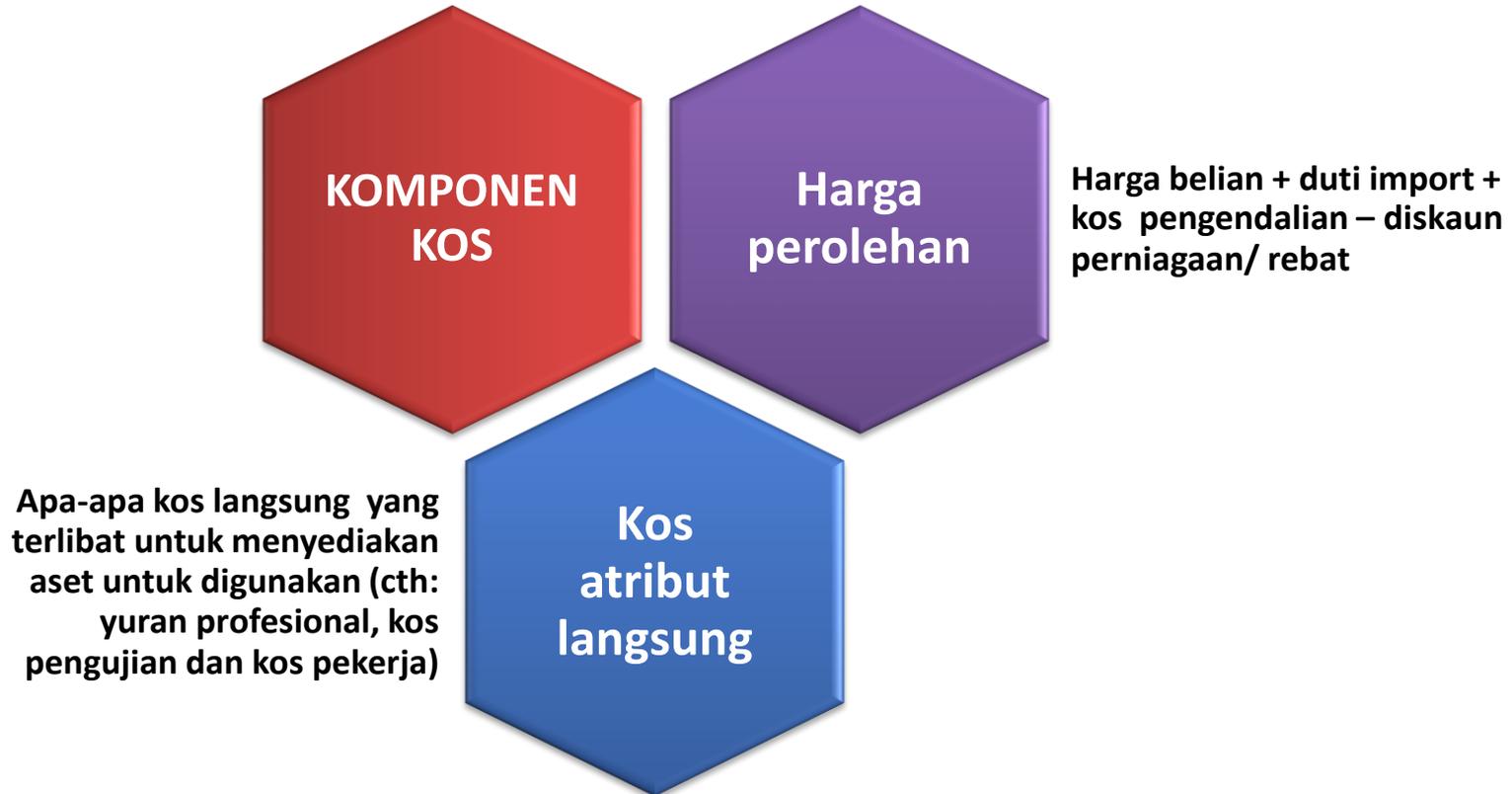
Diiktiraf sebagai
Aset Tak Ketara

Pengiktirafan & Pengukuran (sambungan)



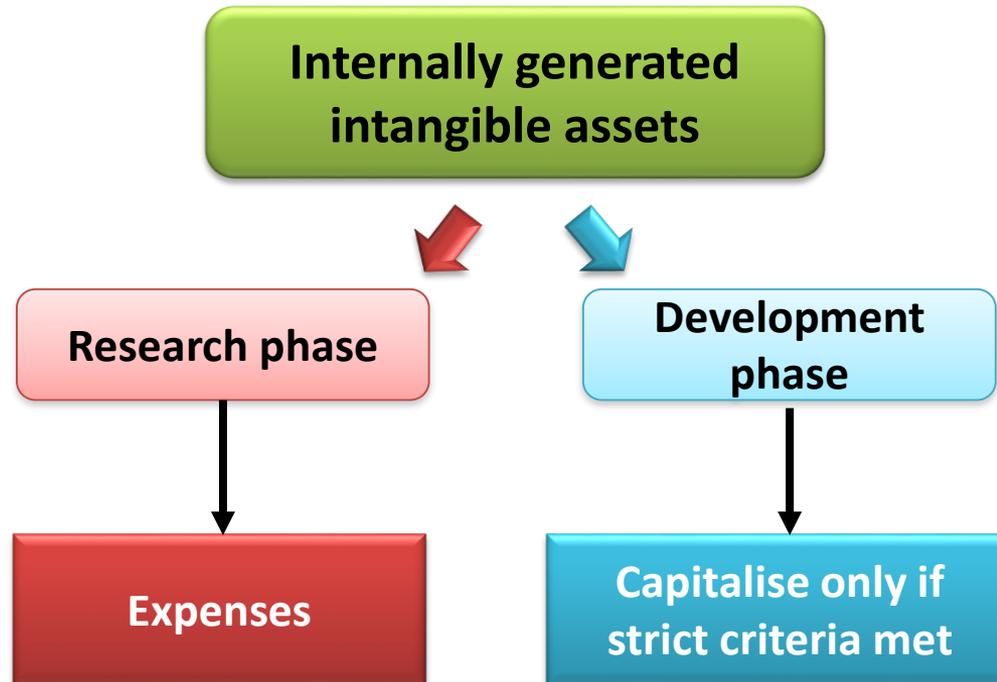
Pengiktirafan & Pengukuran (sambungan)

Perolehan berasingan



Pengiktirafan & Pengukuran (sambungan)

Internally Generated Intangible Assets



Pengiktirafan & Pengukuran (sambungan)

Internally Generated Intangible Assets (sambungan)

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;

Pengiktirafan & Pengukuran (sambungan)

Internally Generated Intangible Assets (sambungan)



Pengiktirafan & Pengukuran (sambungan)

Internally Generated Goodwill

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.

Pengukuran Susulan

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

Pengukuran Susulan (sambungan)

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.

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.

	Amount (RM)	Accounting Code
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.

	Amount (RM)	Accounting Code
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.

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

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.

	Amount (RM)	Accounting Code
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.

	Amount (RM)	Accounting Code
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.

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

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

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.

Other scenarios on intangible assets transactions – For own reference

1) To record the acquisition of patent

The total cost of acquiring the patent is capitalized as intangible asset and the offsetting credit entry is the account payable. The accounting treatment for the acquisition of patent with finite useful life and indefinite useful life are same. However, patent with indefinite useful life need not be amortized.

	Amount (RM)	Accounting Code
DR Intangible asset (patent)	250,000	A24391XX
CR Account payable	250,000	L01391XX

The expenses incurred on the ongoing renewal of the patent is to be expensed off to the current year surplus or deficit.

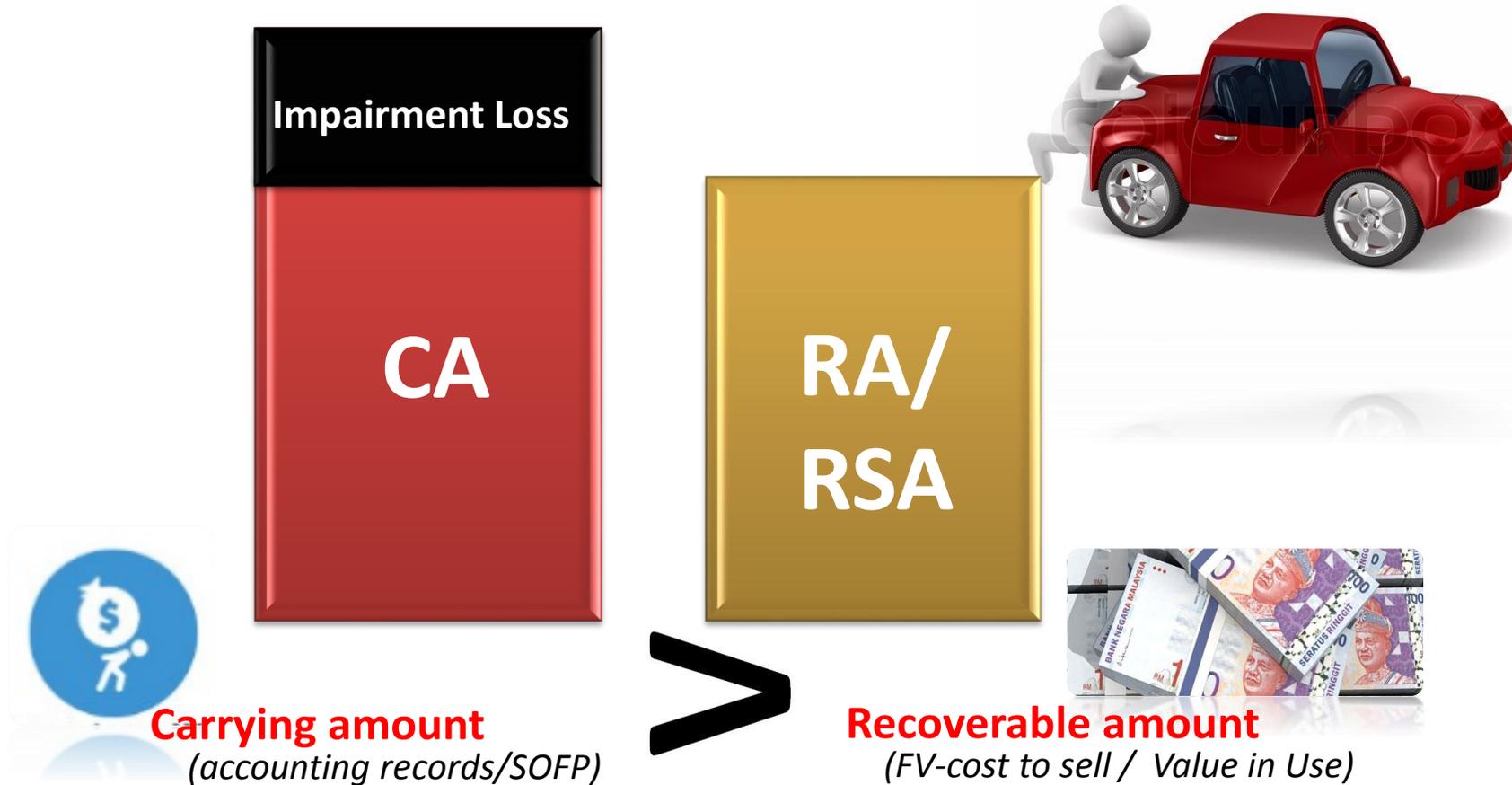
Impairment

Cash Generating Assets

Non-Cash Generating Assets

- Pengurangan manfaat ekonomi masa hadapan yang dijangkakan kekal.
- Faktor-faktor Penjejasan
 - i. Perubahan dalam takat dan cara penggunaan Aset.*
 - ii. Perkembangan teknologi yang signifikan.*
 - iii. Kerosakan fizikal.*
 - iv. Penyingkiran Aset daripada perkhidmatan.*
 - v. Pengurangan dalam atau penamatan keperluan bagi perkhidmatan yang disediakan oleh Aset.*
 - vi. Keputusan untuk menghentikan pembinaan Aset sebelum ia siap atau dalam keadaan guna habis atau boleh dijual.*
 - vii. Perubahan dalam perundangan atau persekitaran yang memberi kesan kepada takat penggunaan Aset berkenaan*

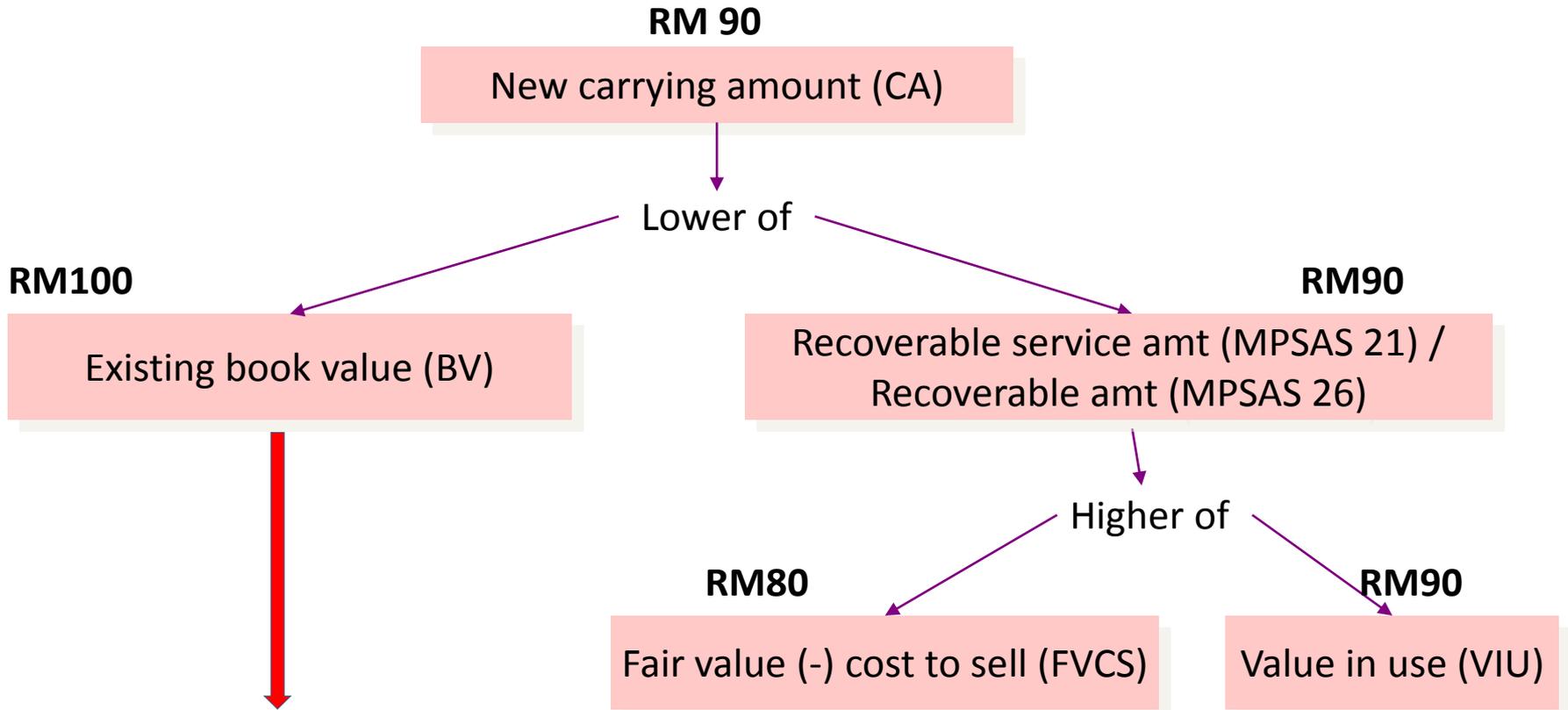
ASSET IS IMPAIRED WHEN..



Dr. Impairment Loss Expense	XX
Cr. Accumulated Impairment Loss	XX

Adjust depreciation for future periods to new CA

IMPAIRMENT MEASUREMENT – EXAMPLE 1



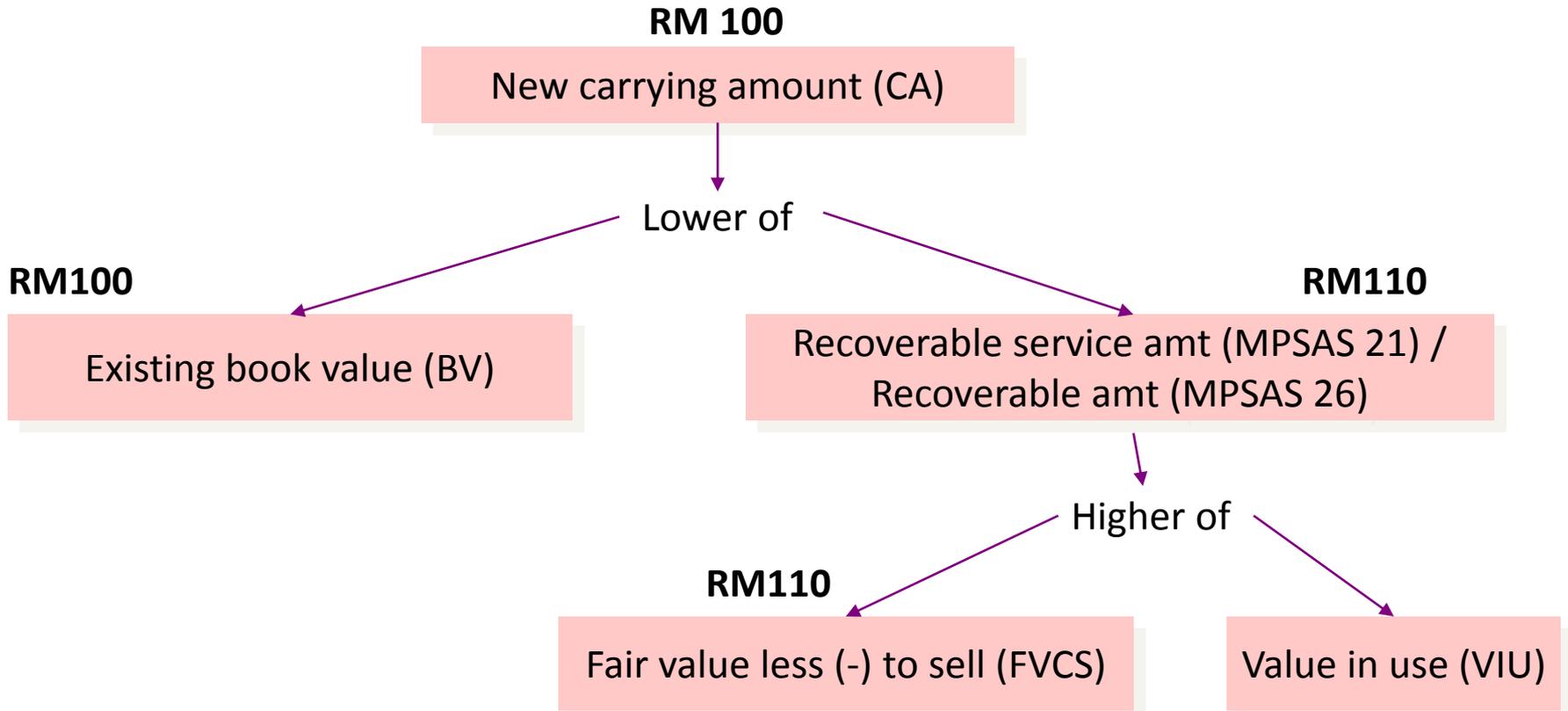
Impairment loss = RM10

Dr Impairment Loss Expense (Surplus/Deficit) RM10

Cr Accumulated Loss Expense

RM10

IMPAIRMENT MEASUREMENT – EXAMPLE 2



If FVCS > existing BV,
• Asset is not impaired
• No need to estimate VIU

RELATED MPSAS

- MPSAS 21 – Impairment of Non Cash-Generating Assets
- MPSAS 26 – Impairment of Cash-Generating Assets

Cash-Generating Assets

- i. generate positive cash inflows
- ii. earn a commercial return

e.g.:

- Private unit of government hospital



Non Cash-Generating Assets

not held with the primary objective of generating a commercial return

e.g.:

- National schools
- Government Hospital

Substance over form

Management intent to use asset for service delivery purpose.

But, the asset may have the ability to generate cash flows??

Incidental – insignificant in relation to the total use of asset



A - renting out to public



B - held for internal meeting purpose

IDENTIFY ASSETS THAT MAY BE IMPAIRED



Assess at each reporting date whether there is indication assets may be impaired

Y

Determine RA/RSA

INDICATORS OF IMPAIRMENT



External sources

- **Changes in market**
- **Significant changes (market, technology, legal, economic)**
- **Increase in interest rates**
- **Cessation of demand for services provided by assets**



Internal sources

- **Physical damage**
- **Obsolescence**
- **Significant changes (restructuring, discontinuing)**
- **Internal reporting evidence**

RECOVERABLE AMOUNT

Higher of asset's



FAIR VALUE LESS COST TO SELL



VALUE IN USE



IF any of these > CA → **No impairment**

If FV-Cost to Sell impossible to set → **Use Value in Use**

FAIR VALUE LESS COST TO SELL



Fair value

Amount obtainable from the sale of an asset or cash-generating unit in an arm's length transaction between knowledgeable, willing parties, less the costs of disposal.

FV = RM100,000

Cost to sell

- Deducted in determining FVCS
- Incremental costs directly attributable to the disposal of an asset, excluding finance costs and income tax expense

Cost to sell = RM5,000

FVCS = RM100,000 – RM5,000 = RM95,000

VALUE IN USE (VIU) – HOW TO DETERMINE?

Cash-Generating Assets



Non Cash-Generating Assets

Future cash flows (including time value of money) expects to be derived from the asset

- **Estimate the future cash inflows and outflows from continuing use of the asset and from its ultimate disposal**
- **Applying the appropriate discount rate to these cash flows**

Present value of the asset's remaining service potential

- **Depreciated replacement cost approach**
- **Restoration cost approach**
- **Service units approach**

VALUE IN USE (CGA)

Present value of the future cash flows expected to be derived from an asset



1. Future Cash Flows



2. Discounting



Year	Future cash flow	Discount factor at 10%	Present value
1	3 000	0,909	2 727
2	2 800	0,826	2 314
3	2 500	0,751	1 878
4	2 000	0,683	1 366
5	1 200	0,621	745
Σ	11 500		9 031

Value in use

VALUE IN USE (CGA)



1. Future Cash Flows

Basis

Assumptions + Recent Budget / Forecast + Extrapolation



- Cash inflow from continuing use
- Necessary & directly attributable / allocated cash outflows
- Net cash from disposal



- Future restructuring if not yet committed
- Improving / enhancing performance
- Receivable / payables
- Financing activities

VALUE IN USE (CGA)

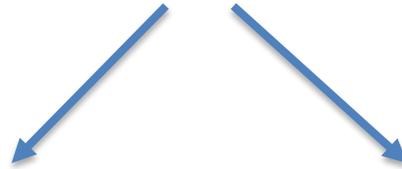


2. Discounting

= pre-tax rate that reflects current market assessment of:



Time value of money



Risks specific to asset

Policy

Current Risk-Free of Interest Issued By JANM

CASH-GENERATING UNIT

Cash-generating Unit

- the **smallest identifiable group of assets**
- held with the primary objective of **generating a commercial return** that generates cash inflows from continuing use
- that are **largely independent** of the cash inflows from other assets or groups of assets



**Power Station has 3 generators.
Each is separately identifiable & works independently.
However, do not generate cash independently.**

What is the smallest identifiable group of assets???

IMPAIRMENT LOSS OF CASH-GENERATING UNIT

Impairment of indicators were identified .
CA of power station exceeds RA by RM100,000

CA:

Generator 1	RM450,000
Generator 2	RM450,000
Generator 3	RM600,000



$$\text{Generator 1} \quad \text{RM100,000} \times (\text{RM450,000}/1,500,000) = \text{RM30,000}$$

$$\text{Generator 2} \quad \text{RM100,000} \times (\text{RM450,000}/1,500,000) = \text{RM30,000}$$

$$\text{Generator 3} \quad \text{RM100,000} \times (\text{RM600,000}/1,500,000) = \text{RM40,000}$$

VALUE IN USE (VIU) – HOW TO DETERMINE?

Cash-Generating Assets



Future cash flows (including time value of money) expects to be derived from the asset

- **Estimate the future cash inflows and outflows from continuing use of the asset and from its ultimate disposal**
- **Applying the appropriate discount rate to these cash flows**

Non Cash-Generating Assets

Present value of the asset's remaining service potential

- **Depreciated replacement cost approach**
- **Restoration cost approach**
- **Service units approach**

VALUE IN USE (NCGA)

Approach

Depreciated
Replacement
Cost (DRC)

Restoration
Cost

Service Unit

VIU (PV)

Cost to replace asset's gross service
potential (-) acc. depreciation

DRC (-) cost of restoring asset (repair)

DRC (-) current cost by reduced number of
service unit expected at impaired level

VIU – PENDEKATAN KOS PENGGANTIAN DISUSUT NILAI (DEPRECIATED REPLACEMENT COST APPROACH)

– *Illustrative example (Scenario A.1)*

- An entity acquired computer software license for **RM350,000** in **1999**
- Useful life – **7 years**
- Usage of application **declined to 15%** of original expected capacity by **2002**
- Replacement cost to replace the software – **RM70,000**

Is there any indication of impairment?

Yes. Technological
change & loss of
usage capacity

VIU – DEPRECIATED REPLACEMENT COST APPROACH

Impairment testing		
Purchase cost		RM350,000
Accumulated depreciation	(RM350K /7 years) x 4 years	RM200,000
Carrying Amount (CA)		RM150,000
Replacement cost		RM70,000
Accumulated depreciation	(RM70K /7 years) x 4 years	RM40,000
Depreciated Replacement Cost → VIU / RSA		RM30,000
Impairment loss (CA – RSA)		RM120,000

	Amount (RM)	Accounting Code
DR Impairment loss expense	120,000	B48391XX
CR Accumulated impairment loss	120,000	A48391XX

VALUE IN USE (NCGA)

Approach

Depreciated
Replacement
Cost (DRC)

Restoration Cost

Service Unit

VIU (PV)

Cost to replace asset's gross service
potential (-) acc. depreciation

- DRC (-) cost of restoring asset (repair)

DRC (-) current cost by reduced number of
service unit expected at impaired level

VIU – RESTORATION COST APPROACH

– *Illustrative example (Scenario A.2)*

- In **1998**, an entity acquired a bus at the cost of **RM200,000** to help students from a nearby village to commute free of charge.
- Estimated a useful life of the bus is **10 years**.
- In **2002**, the bus sustained damage in a road accident requiring **RM40,000** to be restored to a usable condition. The restoration will not affect the useful life of the asset.
- The cost of a new bus to deliver a similar service is **RM250,000** in **2002**.

Is there any indication of impairment?

Yes. Damage to the bus from a road accident

VIU – RESTORATION COST APPROACH

Impairment testing		
Purchase cost		RM200,000
Accumulated depreciation	(RM200,000 /10 years) x 5 years	RM100,000
Carrying Amount (CA)		RM100,000
Replacement cost		RM250,000
Accumulated depreciation	(RM250,000 /10 years) x 5 years	RM125,000
Depreciated Replacement Cost (if undamaged)		RM125,000
Less : Restoration cost		RM40,000
VIU / RSA		RM85,000
Impairment loss (CA – RSA)		RM15,000

	Amount (RM)	Accounting Code
DR Impairment loss expense	15,000	B41341XX
CR Accumulated impairment loss	15,000	A41341XX

VALUE IN USE (NCGA)

Approach

Depreciated
Replacement
Cost (DRC)

Restoration Cost

Service Unit

VIU (PV)

Cost to replace asset's gross service
potential (-) acc. depreciation

- DRC (-) cost of restoring asset (repair)

DRC (-) current cost by reduced number of
service unit expected at impaired level

VIU – SERVICE UNIT APPROACH

Illustrative example (Scenario A.3)

- An entity acquired printing machines for **RM40 million** in **1998**.
- Useful life – **10 years** for printing 40 mil copies of school text books.
- In **2002**, some parts of the machine malfunctioned resulting in **25% drop** in machine's annual output. Remaining useful life of the machine is **5 years**.
- Replacement cost of a new printing machine – **RM45 million**.

Is there any indication of impairment?

Yes. Significant drop in service potential of the machine

VIU – SERVICE UNIT APPROACH

Impairment testing	
Purchase cost	RM40,000,000
Accumulated depreciation (RM40,000,000 /10 years) x 5 years	RM20,000,000
Carrying amount (CA)	RM20,000,000
<hr/>	
Replacement cost	RM45,000,000
Accumulated depreciation (RM45,000,000 /10 years) x 5 years	RM22,500,000
Depreciated replacement cost (before adjustment) – VIU/RSA	RM22,500,000
Less : Current Cost (25% drop of service potential)	RM5,625,000
VIU / RSA (75% remaining service potential)	RM16,875,000
<hr/>	
Impairment loss (CA – RSA)	RM3,125,000

	Amount (RM)	Accounting Code
DR Impairment loss expense	3,125,000	B41351XX
CR Accumulated impairment loss	3,125,000	A41351XX

REVERSAL OF IMPAIRMENT LOSS

Is there any indication that impairment loss no longer exists?



External sources

- Increase in market value
- Significant changes (market, technology, legal, economic)
- Decrease in interest rates



Internal sources

- Significant changes (restructuring, discontinuing)
- Internal reporting evidence

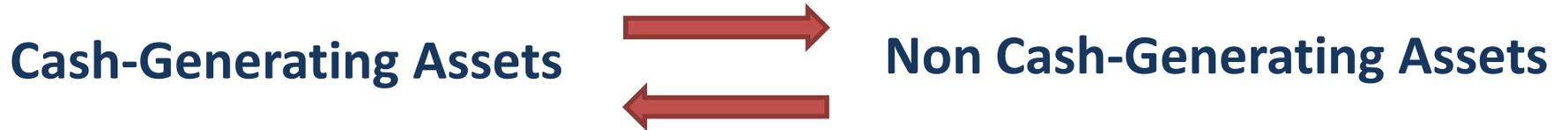
REVERSING AN IMPAIRMENT LOSS

- Reverse only where estimates used to determine recoverable amount for last impairment testing have changed
- Asset cannot be recorded above
 - recoverable amount; or
 - carrying amount, had no impairment been charged

	20X1	20X2
Carrying amount	RM60	RM40
Recoverable amount	RM40	RM70
Impairment loss (to surplus/deficit)	RM20	-
Impairment reversal ??		RM20

Dr. Accumulated Impairment Loss	20
Cr. Impairment Loss Expense	20

REDESIGNATION OF ASSETS



Entity A had a building classified as Investment Property.

Earthquake destroyed entity's admin office, they need to use the building that was previously rented out.

DISCLOSURE

- The **events and circumstances** that led to the **recognition or reversal** of the impairment loss.
- The **amount** of the **impairment loss recognized or reversed**.
- The **nature** of the asset.
- Whether the **recoverable service amount** of the asset is its **fair value less costs to sell** or its **value in use**.
- If the recoverable service amount is **fair value less costs to sell**, the **basis used to determine** fair value less costs to sell (such as whether fair value was determined by reference to an active market).
- If the recoverable service amount is **value in use**, the **approach** used to determine value in use.

Impairment of an abandoned non-cash generating asset AUC - Illustrative example (Scenario A.4)

In January 20X8, the FGOM granted to Contractor A a contract to construct a hospital at an overall agreed cost of work amounting to RM200 million. Work commenced in March 20X8. The duration of construction was expected to be 2 years.

Up until January 20X0, a total of RM180 million was paid out to Contractor A based on periodic progress billing and certificate of progress completion. The building was 90% completed.

By this time, major disputes arose between the FGOM and Contractor A and as the disputes were unresolved, the Contractor activated the break clause and terminated his contract with FGOM.

The project was abandoned for approximately 2 years before a new Contractor B was assigned to complete the construction of the hospital. Contractor B estimates a further RM50 million to complete the construction. The estimated RM50 million includes RM20 million for restoration work and RM30 million to complete construction. Replacement cost of the building was estimated at RM210 million.

Impairment of an abandoned non-cash generating AUC

- 1) To record construction cost incurred until January 20X0

	Amount (RM)	Accounting Code
DR Asset under construction	180,000,000	A20321XX
CR Cash	180,000,000	A0112XXX

- 2) To record impairment on asset under construction

Assessment was made on asset under construction to check for impairment indicators and consequently assess the recoverable service amount.

Impairment indicators assessed are:

- A decision to halt completion or in a usable condition; no impairment as there was intention to complete construction.
- Evidence available on physical damage; there was evidence of damage hence restoration was subsequently pursued.

Evaluation of impairment	(RM'000)
a) Acquisition cost at 20X0 (at 90%)/current value	180,000
b) Replacement cost (Fair value at 90% of RM210 million)*	189,000
Less: Restoration cost	(20,000)
c) Recoverable service amount	169,000
Impairment loss (a – c)	11,000

* The replacement cost of a 90% completed building approximates to RM189 million.

	Amount (RM)	Accounting Code
DR Impairment loss expense	11,000,000	B57321XX
CR Accumulated impairment loss	11,000,000	A57321XX

Impairment of an abandoned non-cash generating AUC

3) To record restoration expense incurred in 20X2

During 20X2, Contractor B restored building to its original state and completed construction on the remaining building structure.

a) The RM20 million is added to asset under construction in year 20X2

	Amount (RM)	Accounting Code
DR Asset under construction	20,000,000	A20321XX
CR Cash (Contractor B)	20,000,000	A0112XXX

Impairment of an abandoned non-cash generating AUC

b) To record the remaining RM30 million incurred to bring asset to its current service potential

	Amount (RM)	Accounting Code
DR Asset under construction	30,000,000	A20321XX
CR Cash (Contractor B)	30,000,000	A0112XXX

Upon full completion and certificate of completion obtained, the asset can be transferred from asset under construction to property plant and equipment (building).

Subsequently, the asset was revalued at a higher replacement cost of RM240 million. The asset's current recoverable amount at present is RM219 million (RM180 million + RM50 million – less impairment of RM11 million). The asset can now be increased to its recoverable service amount.

The entire impairment loss provided for under journal entry 2 is now reversed.

	Amount (RM)	Accounting Code
DR Accumulated impairment loss	11,000,000	A57321XX
CR Impairment loss expense	11,000,000	B57321XX

The increased carrying amount of the asset attributable to a reversal of an impairment loss shall not exceed the carrying amount that would have been determined had no impairment loss been recognised in prior period.