

AS 10 PROPERTY, PLANT AND EQUIPMENT

ACCOUNTING STANDARD - 10

Property, Plant and Equipment

1. This Standard does not apply to:
 - (a) biological assets related to agricultural activity other than bearer plants. This Standard applies to bearer plants but it does not apply to the produce on bearer plants; and
 - (b) wasting assets including mineral rights, expenditure on the exploration for and extraction of minerals, oil, natural gas and similar non-regenerative resources.

However, this Standard applies to property, plant and equipment used to develop or maintain the assets described in (a) and (b) above.
2. AS 19, Leases, requires an enterprise to evaluate its recognition of an item of leased property, plant and equipment on the basis of the transfer of risks and rewards. This will continue. However, in such cases other aspects of the accounting treatment for these assets, including depreciation, are prescribed by this Standard.
3. Investment property, as defined in AS 13, Accounting for Investments, should be accounted for only in accordance with the cost model prescribed in this standard.
4. *Property, plant and equipment are tangible items that:*
 - (a) *are held for use in the production or supply of goods or services, for rental to others, or for administrative purposes; and*
 - (b) *are expected to be used during more than a period of twelve months.*

**** Bearer plant is a plant that**

 - (a) *is used in the production or supply of agricultural produce;*
 - (b) *is expected to bear produce for more than a period of twelve months; and*
 - (c) *has a remote likelihood of being sold as agricultural produce, except for incidental scrap sales.*

**** Biological Asset is a living animal or plant.**

**** Agricultural Produce is the harvested product of biological assets of the enterprise.**
5. *The cost of an item of property, plant and equipment should be recognized as an asset if, and only if:*
 - (a) *it is probable that future economic benefits associated with the item will flow to the enterprise; and*
 - (b) *the cost of the item can be measured reliably.*
6. Items such as spare parts, stand-by equipment and servicing equipment are recognized in accordance with this Standard when they meet the definition of property, plant and equipment. Otherwise, such items are classified as inventory.

7. This Standard does not prescribe the unit of measure for recognition, i.e., what constitutes an item of property, plant and equipment. Thus, judgment is required in applying the recognition criteria to specific circumstances of an enterprise. An example of a 'unit of measure' can be a 'project' of construction of a manufacturing plant rather than individual assets comprising the project in appropriate cases for the purpose of capitalization of expenditure incurred during construction period. Similarly, it may be appropriate to aggregate individually insignificant items, such as moulds, tools and dies and to apply the criteria to the aggregate value. An enterprise may decide to expense an item which could otherwise have been included as property, plant and equipment, because the amount of the expenditure is not material.
8. An enterprise evaluates under this recognition principle all its costs on property, plant and equipment at the time they are incurred. These costs include costs incurred:
 - (a) initially to acquire or construct an item of property, plant and equipment; and
 - (b) subsequently to add to, replace part of, or service it.

Initial Costs

The acquisition of property, plant and equipment which does not, directly increases the future economic benefits but may be necessary for an enterprise to obtain the future economic benefits from its other assets. Such items of property, plant and equipment qualify for recognition as assets because they enable an enterprise to derive future economic benefits from related assets in excess of what could be derived had those items not been acquired. For example, a chemical manufacturer may install new chemical handling processes to comply with environmental requirements for the production and storage of dangerous chemicals; related plant enhancements are recognized as an asset because without them the enterprise is unable to manufacture and sell chemicals.

Subsequent Costs

Repairs and Maintenance

An enterprise does not recognize in the carrying amount of an item of property, plant and equipment the costs of the day-to-day servicing of the item. Rather, these costs are recognized in the statement of profit and loss as incurred. Costs of day-to-day servicing are primarily the costs of labor and consumables, and may include the cost of small parts. The purpose of such expenditures is often described as for the 'repairs and maintenance' of the item of property, plant and equipment.

Replacements

Parts of some items of property, plant and equipment may require replacement at regular intervals. For example, an aircraft interiors such as seats and galleys may require replacement several times during the life of the aircraft. An enterprise recognizes in the carrying amount of an item of property, plant and equipment the cost of replacing part of such an item when that cost is incurred if the recognition criteria are met. The carrying amount of those parts that are replaced is derecognized.

Inspection

A condition of continuing to operate an item of property, plant and equipment (for example, an aircraft) may be performing regular major inspections for faults regardless of whether parts of the item are replaced. When each major inspection is performed, its cost is recognized in the carrying amount of the item of property, plant and equipment as a replacement if the recognition criteria are satisfied. Any remaining carrying amount of the cost of the previous inspection is derecognized.

Measurement at Recognition

9. *An item of property, plant and equipment that qualifies for recognition as an asset should be measured at its cost.*

The cost of an item of property, plant and equipment comprises:

- (a) its purchase price, including import duties and non –refundable purchase taxes,, after deducting trade discounts and rebates.
- (b) any costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.
- (c) the initial estimate of the costs of dismantling, removing the item and restoring the site on which it is located, referred to as ‘decommissioning, restoration and similar liabilities’, the obligation for which an enterprise incurs either when the item is acquired or as a consequence of having used the item during a particular period for purposes other than to produce inventories during that period.

The amount recognized as provision should be the best estimates of the expenditure required to settle the present obligation at the balance sheet date. The discount rate should be a pre-tax rate that reflects current market assessment of the time value of money and the risks specific to the liability.

10. Examples of directly attributable costs are:

- (a) costs of employee benefits (as defined in AS 15, Employee Benefits) arising directly from the construction or acquisition of the item of property, plant and equipment;
- (b) costs of site preparation;
- (c) initial delivery and handling costs;
- (d) installation and assembly costs;
- (e) costs of testing whether the asset is functioning properly, after deducting the net proceeds from selling any items produced while bringing the asset to that location and condition (such as samples produced when testing equipment); and
- (f) professional fees.

11. Examples of costs that are not costs of an item of property, plant and equipment are:

- (a) costs of opening a new facility or business, such as, inauguration costs;
- (b) costs of introducing a new product or service(including costs of advertising and promotional activities);
- (c) costs of conducting business in a new location or with a new class of customer (including costs of staff training); and
- (d) administration and other general overhead costs.

12. Recognition of costs in the carrying amount of an item of property, plant and equipment ceases when the item is in the location and condition necessary for it to be capable of operating in the manner intended by management. Therefore the following costs are not included in the carrying amount of an item of property, plant and equipment:

- (a) costs incurred while an item capable of operating in the manner intended by management has yet to be brought into use or is operated at less than full capacity;
- (b) initial operating losses, such as those incurred while demand for the output of an item builds up; and
- (c) costs of relocating or reorganizing part or all of the operations of an enterprise.

13. Some operations occur in connection with the construction or development of an item of property, plant and equipment, but are not necessary to bring the item to the location and condition necessary for it to be capable of operating in the manner intended by management. These incidental operations may occur before or during the construction or development activities. For example, income may be earned through using a building site as a car park until construction starts. Because incidental operations are not necessary to bring an item to the location and condition necessary for it to be capable of operating in the manner intended by management, the income and related expenses of incidental operations are recognized in the statement of profit and loss and included in their respective classifications of income and expense.
14. The cost of a self-constructed asset is determined using the same principles as for an acquired asset. If an enterprise makes similar assets for sale in the normal course of business, the cost of the asset is usually the same as the cost of constructing an asset for sale (see AS 2). Therefore, any internal profits are eliminated in arriving at such costs. Similarly, the cost of abnormal amounts of wasted material, labor, or other resources incurred in self constructing an asset is not included in the cost of the asset. AS 16, Borrowing Costs, establishes criteria for the recognition of interest as a component of the carrying amount of a self-constructed item of property, plant and equipment.
15. Bearer plants are accounted for in the same way as self-constructed items of property, plant and equipment before they are in the location and condition necessary to be capable of operating in the manner intended by management. Consequently, references to 'construction' in this Standard should be read as covering activities that are necessary to cultivate the bearer plants before they are in the location and condition necessary to be capable of operating in the manner intended by management.

Measurement of Cost

16. The cost of an item of property, plant and equipment is the cash price equivalent at the recognition date. If payment is deferred beyond normal credit terms, the difference between the cash price equivalent and the total payment is recognized as interest over the period of credit unless such interest is capitalized in accordance with AS 16.
17. The cost of an item acquired in exchange of another asset of property, plant and equipment is measured at fair value unless the exchange transaction lacks commercial substance or (b) the fair value of neither the asset(s) received nor the asset(s) given up is reliably measurable. If the acquired item(s) is/are not measured at fair value, its /their cost is measured at the carrying amount of the asset(s) given up.

An enterprise determines whether an exchange transaction has commercial substance by considering the extent to which its future cash flows are expected to change as a result of the transaction. An exchange transaction has commercial substance if:

- (a) the configuration (risk, timing and amount) of the cash flows of the asset received differs from the configuration of the cash flows of the asset transferred; or
- (b) the enterprise-specific value of the portion of the operations of the enterprise affected by the transaction changes as a result of the exchange;
- (c) and the difference in (a) or (b) is significant relative to the fair value of the assets exchanged.

For the purpose of determining whether an exchange transaction has commercial substance, the enterprise-specific value of the portion of operations of the enterprise affected by the transaction should reflect post-tax cash flows. In certain cases, the result of these analyses may be clear without an enterprise having to perform detailed calculations.

18. Where several items of property, plant and equipment are purchased for a consolidated price, the consideration is apportioned to the various items on the basis of their respective fair values at the date of acquisition. In case the fair values of the items acquired cannot be measured reliably, these values are estimated on a fair basis as determined by competent valuer.
19. The cost of an item of property, plant and equipment held by a lessee under a finance lease is determined in accordance with AS 19, Leases.
20. The carrying amount of an item of property, plant and equipment may be reduced by government grants in accordance with AS 12, Accounting for Government Grants.

Measurement after Recognition

21. *An enterprise should choose either the cost model or the revaluation model as its accounting policy and should apply that policy to an entire class of property, plant and equipment.*

Cost Model

22. *After recognition as an asset, an item of property, plant and equipment should be carried at its cost less any accumulated depreciation and any accumulated impairment losses.*

Revaluation Model

23. *After recognition as an asset, an item of property, plant and equipment whose fair value can be measured reliably should be carried at a revalued amount, being its fair value at the date of the revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. Revaluations should be made with sufficient regularity to ensure that the carrying amount does not differ materially from that which would be determined using fair value at the balance sheet date.*
24. The fair value of items of property, plant and equipment is usually determined from market-based evidence by appraisal that is normally undertaken by professionally qualified valuers. If there is no market-based evidence of fair value, an enterprise may need to estimate fair value using an income approach (for example, based on discounted cash flow projections) or a depreciated replacement cost approach.
25. The frequency of revaluations depends upon the changes in fair values of the items of property, plant and equipment being revalued. Some items of property, plant and equipment experience significant and volatile changes in fair value, thus necessitating annual revaluation. Such frequent revaluations are unnecessary for items of property, plant and equipment with only insignificant changes in fair value. Instead, it may be necessary to revalue the item only every three or five years.
26. When an item of property, plant and equipment is revalued, the carrying amount of that asset is adjusted to there valued amount. At the date of the revaluation, the asset is treated in one of the following ways:
 - (a) the gross carrying amount is restated proportionately to the change in the carrying amount. The accumulated depreciation at the date of the revaluation is adjusted to equal the difference between the gross carrying amount and the carrying amount of the asset after taking into account accumulated impairment losses; or
 - (b) the accumulated depreciation is eliminated against the gross carrying amount of the asset.

27. *If an item of property, plant and equipment is revalued, the entire class of property, plant and equipment to which that asset belongs should be revalued.*

A class of property, plant and equipment is a grouping of assets of a similar nature and use in operations of an enterprise. The following are examples of separate classes:

- (a) land;
 - (b) land and buildings;
 - (c) machinery;
 - (d) ships;
 - (e) aircraft;
 - (f) motor vehicles;
 - (g) furniture and fixtures;
 - (h) office equipment; and
 - (i) bearer plants.
28. *An increase in the carrying amount of an asset arising on revaluation should be credited directly to owners' interests under the heading of revaluation surplus. However, the increase should be recognized in the statement of profit and loss to the extent that it reverses a revaluation decrease of the same asset previously recognized in the statement of profit and loss.*
29. *A decrease in the carrying amount of an asset arising on revaluation should be charged to the statement of profit and loss. However, the decrease should be debited directly to owners' interests under the heading of revaluation surplus to the extent of any credit balance existing in the revaluation surplus in respect of that asset.*
30. The revaluation surplus included in owners' interests in respect of an item of property, plant and equipment may be transferred to the revenue reserves when the asset is derecognized. This may involve transferring the whole of the surplus when the asset is retired or disposed of. However, some of the surplus may be transferred as the asset is used by an enterprise. In such a case, the amount of the surplus transferred would be the difference between depreciation based on the revalued carrying amount of the asset and depreciation based on its original cost. Transfers from revaluation surplus to the revenue reserves are not made through the statement of profit and loss.

Depreciation

31. *Each part of an item of property, plant and equipment with a cost that is significant in relation to the total cost of the item should be depreciated separately.*
32. An enterprise allocates the amount initially recognized in respect of an item of property, plant and equipment to its significant parts and depreciates each such part separately. For example, it may be appropriate to depreciate separately the airframe and engines of an aircraft, whether owned or subject to a finance lease. This is popularly called component accounting.

A significant part of an item of property, plant and equipment may have a useful life and a depreciation method that are the same as the useful life and the depreciation method of another significant part of that same item. Such parts may be grouped in determining the depreciation charge.

The remainder consists of the parts of the item that are individually not significant. If an enterprise has varying expectations for these parts, approximation techniques may be necessary to depreciate the remainder in a manner that faithfully represents the consumption pattern and/or useful life of its parts.

33. *The depreciation charge for each period should be recognized in the statement of profit and loss unless it is included in the carrying amount of another asset.*

Depreciable Amount and Depreciation Period

34. *The depreciable amount of an asset should be allocated on a systematic basis over its useful life.*
35. *The residual value and the useful life of an asset should be reviewed at least at each financial year-end and, if expectations differ from previous estimates, the change(s) should be accounted for as a change in an accounting estimate in accordance with AS 5, Net Profit or Loss for the Period, Prior Period Items and Changes in Accounting Policies.*
36. Depreciation is recognized even if the fair value of the asset exceeds its carrying amount, as long as the asset's residual value does not exceed its carrying amount. Repair and maintenance of an asset do not negate the need to depreciate it. The depreciable amount of an asset is determined after deducting its residual value. The residual value of an asset may increase to an amount equal to or greater than its carrying amount. If it does, depreciation charge of the asset is zero unless and until its residual value subsequently decreases to an amount below its carrying amount.
37. Depreciation of an asset begins when it is available for use, *i.e.*, when it is in the location and condition necessary for it to be capable of operating in the manner intended by management. Depreciation of an asset ceases at the earlier of the date that the asset is retired from active use and is held for disposal and the date that the asset is derecognized. Therefore, depreciation does not cease when the asset becomes idle or is retired from active use (but not held for disposal) unless the asset is fully depreciated. However, under usage methods of depreciation, the depreciation charge can be zero while there is no production.
38. All the following factors are considered in determining the useful life of an asset:
- (a) expected usage of the asset.
 - (b) expected physical wear and tear,
 - (c) technical or commercial obsolescence,
 - (d) legal or similar limits on the use of the asset, such as the expiry dates of related leases.
39. The useful life of an asset is defined in terms of its expected utility to the enterprise. The asset management policy of the enterprise may involve the disposal of assets after a specified time or after consumption of a specified proportion of the future economic benefits embodied in the asset. Therefore, the useful life of an asset may be shorter than its economic life. The estimation of the useful life of the asset is a matter of judgment based on the experience of the enterprise with similar assets.
40. Land and buildings are separable assets and are accounted for separately, even when they are acquired together. With some exceptions, such as quarries and sites used for landfill, land has an unlimited useful life and therefore is not depreciated. Buildings have a limited useful life and therefore are depreciable assets. An increase in the value of the land on which a building stands does not affect the determination of the depreciable amount of the building.

If the cost of land includes the costs of site dismantlement, removal and restoration, that portion of the land asset is depreciated over the period of benefits obtained by incurring those costs. In some cases, the land itself may have a limited useful life, in which case it is depreciated in a manner that reflects the benefits to be derived from it.

Depreciation Method

41. *The depreciation method used should reflect the pattern in which the future economic benefits of the asset are expected to be consumed by the enterprise.*
42. *The depreciation method applied to an asset should be reviewed at least at each financial year-end and, if there has been a significant change in the expected pattern of consumption of the future economic benefits embodied in the asset, the method should be changed to reflect the changed pattern. Such a change should be accounted for as a change in an accounting estimate in accordance with AS 5.*

Changes in Existing Decommissioning, Restoration and Other Liabilities

43. *The cost of property, plant and equipment may undergo changes subsequent to its acquisition or construction on account of changes in liabilities, price adjustments, changes in duties, changes in initial estimates of amounts provided for dismantling, removing, restoration and similar factors and included in the cost of the asset.*
44. *If the related asset is measured using the cost model:*
 - (a) *changes in the liability should be added to, or deducted from, the cost of the related asset in the current period. However the amount deducted from the cost of the asset should not exceed its carrying amount. If a decrease in the liability exceeds the carrying amount of the asset, the excess should be recognized immediately in the statement of profit and loss.*
 - (b) *if the adjustment results in an addition to the cost of an asset, the enterprise should consider whether this is an indication that the new carrying amount of the asset may not be fully recoverable. If it is such an indication, the enterprise should test the asset for impairment by estimating its recoverable amount, and should account for any impairment loss, in accordance with AS 28.*
45. *If the related asset is measured using the revaluation model:*

a decrease in the liability should (subject to (b)) be credited directly to revaluation surplus and an increase in the liability should be recognized in the statement of profit and loss. However if a decrease in the liability exceeds the carrying amount that would have been recognized had the asset been carried under the cost model, the excess should be recognized immediately in the statement of profit and loss.
46. *The adjusted depreciable amount of the asset is depreciated over its useful life. Therefore, once the related asset has reached the end of its useful life, all subsequent changes in the liability should be recognized in the statement of profit and loss as they occur. This applies under both the cost model and the revaluation model.*

Impairment

47. *To determine whether an item of property, plant and equipment is impaired, an enterprise applies AS 28, Impairment of Assets. AS 28 explains how an enterprise reviews the carrying amount of its assets, how it determines the recoverable amount of an asset, and when it recognizes, or reverses the recognition of, an impairment loss.*

Compensation from third parties for items of property, plant and equipment that were impaired, lost or given up should be included in the statement of profit and loss when the compensation becomes receivable.

Retirements

48. *Items of property, plant and equipment retired from active use and held for disposal should be stated at the lower of their carrying amount and net realizable value. Any write-down in this regard should be recognized immediately in the statement of profit and loss.*

De recognition

49. *The carrying amount of an item of property, plant and equipment should be derecognized*

- (a) on disposal; or*
- (b) when no future economic benefits are expected from its use or disposal.*

The gain or loss arising from the de recognition of an item of property, plant and equipment should be included in the statement of profit and loss when the item is derecognized. Gains should not be classified as revenue, as defined in AS 9, Revenue Recognition.

However, an enterprise that in the course of its ordinary activities, routinely sells items of property, plant and equipment that it had held for rental to others should transfer such assets to inventories at their carrying amount when they cease to be rented and become held for sale. The proceeds from the sale of such assets should be recognized in revenue in accordance with AS 9, Revenue Recognition.

The gain or loss arising from the de recognition of an item of property, plant and equipment should be determined as the difference between the net disposal proceeds, if any, and the carrying amount of the item.

Disclosure

50. *The financial statements should disclose, for each class of property, plant and equipment:*

- (a) the measurement bases (i.e., cost model or revaluation model) used for determining the gross carrying amount;*
- (b) the depreciation methods used;*
- (c) the useful lives or the depreciation rates used. In case the useful lives or the depreciation rates used are different from those specified in the statute governing the enterprise, it should make a specific mention of that fact;*
- (d) the gross carrying amount and the accumulated depreciation (aggregated with accumulated impairment losses) at the beginning and end of the period; and*
- (e) a reconciliation of the carrying amount at the beginning and end of the period showing:*
 - (i) additions;*
 - (ii) assets retired from active use and held for disposal;*
 - (iii) acquisitions through business combinations ;*
 - (iv) increases or decreases resulting from revaluations.*
 - (v) impairment losses recognized in the statement of profit and loss in accordance with AS28;*
 - (vi) impairment losses reversed in the statement of profit and loss in accordance with AS 28;*
 - (vii) depreciation;*
 - (viii) the net exchange differences arising on the translation of the financial statements of an non-integral foreign operation in accordance with AS 11, The Effects of Changes in Foreign Exchange Rates; and*
 - (ix) other changes.*

51. *The financial statements should also disclose:*
- (a) *the existence and amounts of restrictions on title, and property, plant and equipment pledged as security for liabilities;*
 - (b) *the amount of contractual commitments for the acquisition of property, plant and equipment;*
 - (c) *the amount of assets retired from active use and held for disposal.*
52. *If items of property, plant and equipment are stated at revalued amounts, the following should be disclosed:*
- (a) *the effective date of the revaluation;*
 - (b) *whether an independent valuer was involved;*
 - (c) *the methods and significant assumptions applied in estimating fair values of the items;*
 - (d) *the extent to which fair values of the items were determined directly by reference to observable prices in an active market or recent market transactions on arm's length terms or were estimated using other valuation techniques; and*
 - (e) *the revaluation surplus, indicating the change for the period and any restrictions on the distribution of the balance to shareholders.*
53. *An enterprise is encouraged (not required) to disclose the following:*
- (a) *the carrying amount of temporarily idle property, plant and equipment;*
 - (b) *the gross carrying amount of any fully depreciated property, plant and equipment that is still in use;*
 - (c) *for each revalued class of property, plant and equipment, the carrying amount that would have been recognized had the assets been carried under the cost model;*
 - (d) *the carrying amount of property, plant and equipment retired from active use and not held for disposal.*

Transitional Provisions

54. *Where an entity has in past recognized an expenditure in the statement of profit and loss which is eligible to be included as a part of the cost of a project for construction of property, plant and equipment in accordance with the requirements of paragraph 9, it may do so retrospectively for such a project. The effect of such retrospective application of this requirement, should be recognized net-of-tax in revenue reserves.*
55. *On the date of this Standard becoming mandatory, the spare parts, which hitherto were being treated as inventory under AS 2, Valuation of Inventories, and are now required to be capitalized in accordance with the requirements of this Standard, should be capitalized at their respective carrying amounts. The spare parts so capitalized should be depreciated over their remaining useful lives prospectively as per the requirements of this Standard.*
56. *In case, on the date of this Standard becoming mandatory, an enterprise does not adopt there valuation model as its accounting policy but the carrying amount of item(s) of property, plant and equipment reflects any previous revaluation it should adjust the amount outstanding in the revaluation reserve against the carrying amount of that item. However, the carrying amount of that item should never be less than residual value. Any excess of the amount outstanding as revaluation reserve over the carrying amount of that item should be adjusted in revenue reserves”.*
57. *All the existing provision for decommissioning, restoration and similar liabilities should be discounted prospectively, with the corresponding effects to the related item of property, plant and equipment.*