

MANDENI MUNICIPALITY



DRAFT

DRAFT-ASSET MANAGEMENT POLICY

2026-2027

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1. INTRODUCTION

Whereas section 14 of the Local Government: Municipal Finance Management Act, 2003 (Act no. 56 of 2003) determines that a municipal council may not dispose of assets required to provide minimum services, and whereas the Municipal Asset Transfer Regulations (Government Gazette 31346 dated 22 August 2008) has been issued.

And whereas the municipal council of Mandeni Local Municipality wishes to adopt a policy to guide the accounting officer in the management of the municipality's assets.

And whereas the accounting officer as custodian of municipal funds and assets is responsible for the implementation of the asset management policy which regulate the acquisition, safeguarding and maintenance of all assets.

And whereas these assets must be protected over their useful life and may be used in the production or supply of goods and services or for administrative purposes.

And whereas the Accounting Officer must ensure an effective Asset Management Unit that will give guidance regarding the execution of the asset management policies and procedures is in operation.

Now therefore the municipal council of the Mandeni Local Municipality adopts the following asset management policy:

2. DEFINITIONS

Accounting Officer means the Municipal Manager appointed in terms of Section 82 of the Local Government: Municipal Structures Act, 1998 (Act no. 117 of 1998) and being the head of administration and accounting officer in terms of section 55 of the Local Government: Municipal Systems Act 2000 (Act no. 32 of 2000).

Agricultural Produce is the harvested product of the municipality's biological assets.

Biological Assets are defined as living animals or plants.

Assets are items of Biological Assets, Intangible Assets, Investment Property, Heritage Assets or Property, Plant or Equipment defined in this Policy.

Carrying Amount is the amount at which an asset is recognised after deducting any accumulated depreciation (or amortisation) and accumulated impairment losses thereon.

Chief Financial Officer (CFO) means an officer of a municipality designated by the Municipal Manager to be administratively in charge of the budgetary and treasury functions.

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

Critical Assets are assets identified as having a high risk profile in terms of occupational health and safety standards and the consequence of failure

could result in service delivery needs not being met and human health and safety as well as the environment being negatively affected.

Depreciable Amount is the cost of an asset, or other amount substituted for cost in the financial statements, less its residual value.

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

Fair Value is the amount for which an asset could be exchanged or a liability settled between knowledgeable, willing parties in an arm's length transaction.

GRAP are standards of Generally Recognised Accounting Practice.

Heritage Assets are defined as culturally significant resources. Examples are works of art, historical buildings and statues.

Infrastructure Assets are defined as any asset that is part of a network of similar assets. Examples are roads, water reticulation schemes, sewerage purification and trunk mains, transport terminals and car parks.

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

Investment Properties are defined as properties (land or buildings) that are acquired for economic and capital gains. Examples are office parks and undeveloped land acquired for the purpose of resale in future years.

Land and Buildings are defined as a class of PPE when the land and buildings are held for purposes such as administration and provision of services. Land and Buildings therefore exclude Investment properties and Land Inventories.

MFMA refers to the Local Government: Municipal Finance Management Act (Act no. 56 of 2003).

Other Assets are defined as assets utilised in normal operations. Examples are plant and equipment, motor vehicles and furniture and fittings.

Property, Plant and Equipment (PPE) are tangible assets that:-

- Are held by a municipality for use in the production or supply of goods or services, for rental to others, or for administrative purposes, and
- Are expected to be used during more than one reporting period.

Recoverable Amount is the higher of a cash-generating asset's net selling price and its value in use.

Recoverable Service Amount is the higher of a non-cash generating asset's fair value less cost to sell and its value in use.

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

Useful Life is: -

- The period of time over which an asset is expected to be used by the municipality; or
- The number of production or similar units expected to be obtained from the asset by the municipality's accounting officer.

3. PURPOSE

According to section 63 (1) (a) of the MFMA, the Accounting Officer in the Municipality should ensure:

- that the municipality has and maintains an effective and efficient and transparent system of financial and risk management and internal control;
- the effective, efficient and economical use of the resources of the municipality;
- the management (including safeguarding and maintenance) of the assets of the municipality;
- that the municipality has and maintains a management, accounting and information system that accounts for the assets and liabilities of the municipality;
- that the municipality's assets and liabilities are valued in accordance with standards of generally recognised accounting practice; and
- that the municipality has and maintains a system of internal control of assets and liabilities, including an asset and liabilities register, as may be prescribed.

The objective of this Asset Management Policy is to ensure that the municipality:

- has consistent application of asset management principles;
- implements accrual accounting;
- complies with the MFMA, Treasury Regulations, GRAP and other related legislation;
- safeguards and controls the assets of the municipality; and
- optimises asset usage.

ASSET MANAGEMENT UNIT

To facilitate and assist the Chief Financial Officer in his/her functions, the Municipal Manager, hereby, delegates the custody of and responsibility for assets to the various Head of Departments as defined in the organisational structure of the Mandeni Local Municipality. Head of Departments will identify officials on an appropriate level (Asset Controllers) to assist them with the application of the policy and procedures proclaimed from time to time.

The responsibilities for the Asset Management Unit and Asset Controllers as detailed hereunder include and remain until the asset is disposed of or transferred to another entity:

- Ensuring that, when acquiring assets, decisions on how to account for the transactions, e.g. whether they should be capitalised or expensed, are made in full compliance with the MFMA, accounting standards, National Treasury and other guidelines;
- Ensuring that the recording of assets complies with all municipal policies and procedures;
- Ensuring that the correct date on which an asset is put into service or commissioned is properly recorded in the Asset Register and that the appropriate financial data are recorded;
- Ensuring that all assets are duly processed, identified and recorded before issued for use;
- Ensuring that all assets under the Head of Department's control are appropriately safeguarded from inappropriate use or loss, including appropriate control over the physical access to these assets and regular asset verification to ensure losses have not occurred, and ensuring that any known losses are immediately reported to the Chief Financial Officer and los
- Ensuring that proper procedures for the movement of assets from one asset holder to another, for maintenance, or disposals outside the municipality are in place and enforced;

- Ensuring assets are utilised for the purpose for which they were acquired by the municipality.
- Ensuring that all assets having a high-risk profile in terms of occupational health and safety standards and the consequence of failure could result in service delivery needs not being met and human health and safety as well as the environment being negatively affected.
- Ensuring that all Municipal assets are insured against theft and damage/natural disaster.

4. POLICY FRAMEWORK

The main challenges associated with managing assets can be characterised as follows:

- Moveable assets – controlling acquisition, location, use, and disposal (over a relatively short-term lifespan)
- Immovable assets – life-cycle management (over a relatively long-term lifespan).

The policy approach has been to firstly focus on the financial treatment of assets, which needs to be consistent across both the movable and immovable assets, and secondly to focus on the management of immovable assets as a fundamental departure point for service delivery. This arrangement is summarised in Figure 1.

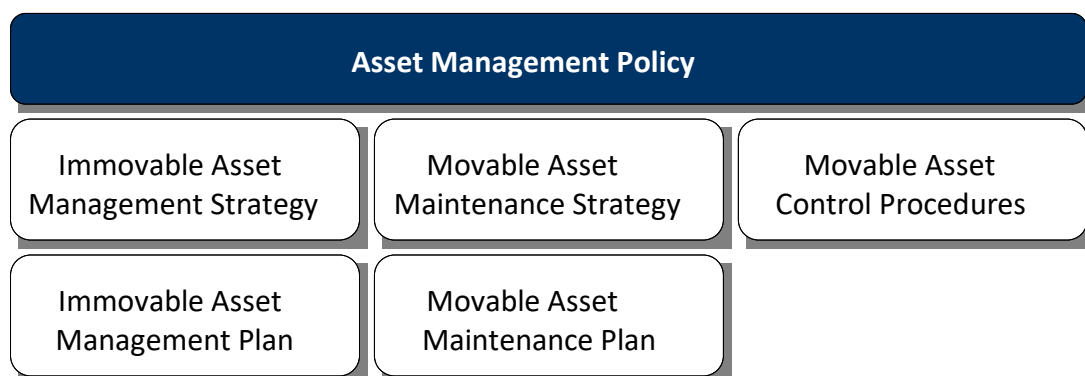


Figure 1: Proposed policy and strategic framework

5. ASSET RECOGNITION

5.1 Classification of Assets

General

When accounting for assets, the municipality should follow the various standards of GRAP relating to the assets. An item is recognised in the statement of financial position as an asset if it satisfies the definition and the criteria for recognition of assets. The first step in the recognition process is to establish whether the item meets the definition of an asset. Secondly, the nature of the asset should be determined, and thereafter the recognition criterion is applied. Assets are classified into the following categories for financial reporting purposes:

1. Property, Plant and Equipment (GRAP 17)
 - Land and Buildings (land and buildings not held as investment)
 - Infrastructure Assets (immovable assets that are used to provide basic services)
 - Housing Assets (rental stock or housing stock not held for capital gain)
 - Other Assets (ordinary operational resources)
2. Intangible Assets (GRAP 31)
 - Intangible Assets (assets without physical substance held for ordinary operational resources)
3. Heritage Assets (GRAP 103)
 - Heritage Assets (culturally significant resources)
4. Investment Property (GRAP 16)
 - Investment Assets (resources held for capital or operational gain)

5. Biological Assets (GRAP 27)

- Biological Assets (livestock and plants held)

When accounting for Current Assets (that is of capital nature), the municipality should follow the various standards of GRAP relating to these assets. Current Assets (with a capital nature) are classified into the following categories for financial reporting purposes:

6. Discontinued Operations (GRAP 100)

- Assets Held-for-Sale (assets identified to be sold in the next 12 months and **that is not** reclassified as Inventory)

7. Land Inventories (GRAP 12)

- Land Inventories (land or buildings owned or acquired with the intention of selling such property in the ordinary course of business)

Further asset classification has been defined in GRAP. The classifications used for infrastructure are limited and do not represent all asset types. However, these classifications are used for financial reporting consistency and should be used.

To facilitate the practical management of infrastructure assets and Asset Register data, infrastructure assets have been further classified.

Policy

The asset classification specified by GRAP shall be adhered to as a minimum standard. The extended asset classification shall be adopted.

Procedures and Rules

The Asset Management Unit shall ensure that the classifications specified by National Treasury, GRAP, and those adopted by the municipality are adhered to.

The Asset Management Unit shall inform Head of Departments of the classification requirements.

Head of Departments shall ensure that all fixed assets under their control are classified correctly.

5.2 Identification of Assets

General

An asset identification system is a means to uniquely identify each asset in the municipality in order to ensure that each asset can be accounted for on an individual basis. Movable assets are usually identified using a barcode system by attaching a barcode to each item. Immovable assets are usually identified by means of an accurate description of their physical location.

Policy

An asset identification system shall be operated and applied in conjunction with an Asset Register. As far as practicable, every individual asset shall have a unique identification number.

Procedures and Rules

The Asset Management Unit shall develop and implement an asset identification system, while acting in consultation with Head of Departments.

Head of Departments shall ensure that all the assets under their control are correctly identified.

As far as practicable, all movable assets must be bar-coded or uniquely marked.

Immovable assets must be identified using naming and numbering conventions that enable easy location of the assets in the field.

GPS coordinates must be captured on the Asset Register for infrastructure assets and buildings where practicable. GIS Administrator will update the GIS and ensure that the GPS coordinates on the Asset Register and the GIS are reconciled at least once per year after the annual physical asset verification.

5.3 Asset Register

General

An Asset Register is a database of information related to all the assets under the control of the municipality. The Asset Register consists of different classes of assets, with each asset having a unique identifying number. Data related to each asset should be able to be stored in the Asset Register. The data requirements for the Asset Register are as follows:

Data type	Land	Movable	Infrastructure/ Buildings
Identification			
• Unique identification number or asset mark	✓	✓	✓
• Unique name	✓	✓	✓
• National Treasury Classification	✓	✓	✓
• Internal Classification	✓	✓	✓
• Descriptive data (make, model, etc.)	✓	✓	✓
• Erf/Registration	✓	✓	✓
• Title deed reference	✓		

Data type	Land	Movable	Infrastructure/ Buildings
Accountability			
• Departments	✓	✓	✓
• Insurance reference		✓	✓
Performance			
• Age		✓	✓
• Condition		✓	✓
• Remaining Useful life		✓	✓
• Expected Useful Life		✓	✓
• Technical Asset Residual Value			✓
Accounting			
• Historic cost	✓	✓	✓
• Take on value	✓	✓	✓
• Take on date	✓	✓	✓
• Revalued amount	✓	✓	✓
• Valuation Difference (for purposes of Valuation Reserve and depreciation)	✓	✓	✓
• Depreciation method		✓	✓
• Depreciation portion that should be transferred from Revaluation reserve to accumulated depreciation (where assets were revalued)		✓	✓
• Depreciation charge for the current financial year		✓	✓

Data type	Land	Movable	Infrastructure/ Buildings
• Depreciation charge for ensuing year (for purposes on current portion)		✓	✓
• Impairment losses in the current year	✓	✓	✓
• Accumulated depreciation		✓	✓
• Carrying value	✓	✓	✓
• Residual value	✓	✓	✓
• Source of financing	✓	✓	✓

Assets remain in the Asset Register for as long as they are in physical existence or until being written off. The fact that an asset has been fully depreciated is not in itself a reason for writing-off such an asset.

Policy

An Asset Register shall be maintained for all assets. In some cases, such as Investment Properties and Intangible Assets, separate Asset Registers will have to be maintained. The format of the register shall include the data needed to comply with the applicable accounting standards and data needed for the technical management of the assets. The Asset Register should be continuously updated and asset records should be reconciled to the general ledger on monthly basis.

Procedures and Rules

The CFO must define the format of the Asset Register in consultation with the Head of Departments and must ensure that the Asset Register format complies with legislative requirements.

The Asset Management Unit must ensure that a defined process and forms exist to update and maintain the Asset Register.

The Head of Departments must provide the CFO with the information required to compile and maintain the Asset Register.

6. RECOGNITION OF ASSETS: INITIAL MEASUREMENT

General

An asset should be recognised as an asset in the financial and asset records when:

- It is probable that future economic benefits or potential service delivery associated with the item will flow to the municipality;
- The cost or fair value of the item to the municipality can be measured reliably;
- The item is expected to be used during more than one financial year.
- The asset has been identified as a critical asset.

Spare parts and servicing equipment are usually carried as inventory in terms of the Standard of GRAP on *Inventories* and recognised in surplus or deficit as consumed. However, major spare parts and stand-by equipment qualify as property, plant and equipment when the municipality expects to use them during more than one reporting period. Similarly, if the spare parts and servicing equipment can be used only in connection with an item of property, plant and equipment, they are accounted for as property, plant and equipment.

Further guidance for the recognition of assets is provided below:

Capitalisation Threshold

The capitalisation threshold is a policy decision of the municipality and is the value above which assets are capitalised and reported in the financial statements as tangible or intangible assets as opposed to being expensed in

the year of acquisition. As a result, the threshold has a significant impact on the size of the Asset Register and the complexity of asset management. However, the capitalisation threshold is regarded as a deviation from GRAP standards and should therefore be determined annually against the municipality's materiality framework and must be determined at a level that will ensure that the municipality does not deviate materially from the requirements of GRAP 17.

The capitalisation threshold should not be applied to the components of an asset, but should be applied to the value of the asset as a whole. If the threshold is applied at component level, the Asset Register would be incomplete in the sense that an asset recorded as such would not be a complete asset.

The municipality should take the following into account when considering a capitalisation threshold:

- The impact of the threshold on the financial statements and the decisions/assessments the users of the financial statement may or may not make;
- The cost of maintaining financial and management information on assets when the threshold is very low;
- The impact on comparability and benchmarking cost of services may be difficult if different capitalisation thresholds are applied;
- The size of the municipality or the size of its service areas when setting capitalisation thresholds levels. Municipalities vary greatly in size, so what is relevant to one may be immaterial to another.
- The criticality of the asset.

Head of Departments shall, however, ensure that any movable asset item with a value lower than the capitalisation threshold and with an estimated useful life of more than one year shall be recorded on a *Minor Assets inventory listing*. Every Head of Departments shall moreover ensure that the existence of items recorded on such inventory stock lists are physically

verified from time to time, and at least once in every financial year, and any amendments which are made to such inventory stock lists pursuant to such stock verifications shall be retained for audit purposes.

Head of Departments shall also ensure that any asset under their control identified as critical other than those categories of assets already identified as such, are included in the Asset Register by reporting these assets to the Asset Management Unit.

Calculation of initial cost price

Only costs that comprise the purchase price and any directly attributable costs necessary for bringing the asset to its working condition should be capitalised. The purchase price exclusive of VAT should be capitalised, unless the municipality is not allowed to claim input VAT paid on purchase of such assets. In such an instance, the municipality should capitalise the cost of the asset together with VAT. Any trade discounts and rebates are deducted in arriving at the purchase price. Listed hereunder is a list, which list is not exhaustive, of directly attributable costs:

- Costs of employee benefits (as defined in the applicable standard on Employee Benefits) arising directly from the construction or acquisition of the item of the Asset
- The cost of site preparation;
- Initial delivery and handling costs;
- Installation costs;
- Professional fees such as for architects and engineers;
- The estimated cost of dismantling and removing the asset and restoring the site; and
- Interest costs when incurred on a qualifying asset in terms of GRAP 5.

When payment for an asset is deferred beyond normal credit terms, its cost is the cash price equivalent. The difference between this amount and the total payments is recognised as an interest expense over the period of credit.

Subsequent Expenses

Only expenses incurred on the enhancement of an asset (in the form of improved or increased services or benefits flowing from the use of such asset), or in the material extension of the useful operating life of an asset shall be capitalised.

Expenses incurred in the maintenance or reinstatement of an asset that ensures that the useful operating life of the asset is attained, shall be considered as operating expenses and shall not be capitalised, irrespective of the quantum of the expenses concerned.

Leased Assets

A lease is an agreement whereby the lessor conveys to the lessee, in return for a payment or series of payments, the right to use an asset for an agreed period of time. Leases are categorised into finance and operating leases:

- A Finance Lease is a lease that transfers substantially all the risks and rewards incident to ownership of an asset, even though the title may or may not eventually be transferred. Where the risks and rewards of ownership of an asset are substantially transferred, the lease is regarded as a finance lease and is recognised as an asset.
- Where there is no substantial transfer of risks and rewards of ownership,
the lease is considered an Operating Lease and payments are expensed
in the income statement on a systematic basis.

Policy

All assets shall be correctly recognised as assets and capitalised at the correct value. The capitalisation threshold will be determined annually by the municipality. All assets with values less than the capitalisation threshold and with values greater than R500 shall be recorded in a minor assets inventory unless such assets have been identified as being critical in which case the asset will be recorded in the Asset Register.

Procedures and Rules

Head of Departments shall ensure that all leased assets under their control are correctly accounted for and recognised as assets.

The CFO must keep a lease register with all the information that is necessary for reporting purposes, for example, opening balance, acquisitions, disposals, transfers, depreciation, accumulated depreciation, etc.

Head of Departments shall keep a timesheet system for internal staff to capture professional time spent on infrastructure projects. The time shall be priced at recognised professional fee scales and should be included in the capitalisation cost of the asset.

7. SUBSEQUENT MEASUREMENT OF ASSETS

General

After initial recognition of Property, Plant and Equipment, the municipality values its assets using the cost model, unless a specific decision has been taken to revalue a certain class of assets and in such instance the PPE will be valued using the revaluation model.

When an item of PPE is revalued, the entire class of property to which that asset belongs, should be revalued.

When an asset's carrying amount is increased as a result of the revaluation, the increase should be credited to a revaluation surplus. However, the increase shall be recognised in surplus or deficit to the extent that it reverses a revaluation decrease of the same asset previously recognised in surplus or deficit.

When an asset's carrying amount is decreased as a result of devaluation, the decrease should be recognised as an expense in the annual financial statements. However, the decrease shall be debited directly to a revaluation surplus to the

extent of any credit balance existing in the revaluation surplus in respect of that asset.

Procedures and Rules

- The CFO shall ensure that all Property, Plant and Equipment are correctly recorded in the Asset Register and revaluated (if applicable) in terms of the municipality's policies.

8. RECOGNITION OF INVENTORY ITEMS (NON-CAPITAL ITEMS)

General

Inventories encompass finished goods purchased or produced, or work in progress being produced by the municipality. They also include materials and supplies awaiting use in the production process and goods purchased or produced by the municipality, which are for distribution to other parties for no charge or for a nominal charge. GRAP 12.7 defines Inventories as assets:
In the form of materials or supplies to be consumed in the production process;

In the form of materials or supplies to be consumed or distributed in the rendering of services;

Held for sale or distribution in the ordinary course of operations; or
In the process of production for sale or distribution.

Examples of Inventories may include the following:

- Ammunition;
- Consumable stores;
- Maintenance materials;
- Spare parts for plant and equipment other than those dealt with under PPE;
- Strategic stockpiles (Energy reserves, Water reserves);
- Work in progress; and

- Land / Property held for sale.

Cost of inventories shall comprise of all costs of purchase (i.e. purchase price, import duties, other taxes and transport, handling and other costs attributable to the acquisition of finished goods, materials and supplies), costs of development, costs of conversion and other costs incurred in bringing the inventories to their present location and condition. Trade discounts, rebates and other similarities are deducted. Taxes recoverable by the entity from the SARS may not be included.

Costs of development for housing or similar developments which are acquired or developed for resale will include costs directly related to the development – e.g. purchase price of land acquired for such developments, surveying, conveyance costs and the provision of certain infrastructure. Infrastructure costs relating to extending the capacity of existing infrastructure are excluded. The costs of inventories of a service provider consisting of direct labour and other costs of personnel directly engaged in providing the service and other attributable overheads are included.

Policy

Assets acquired or owned by the municipality for the purpose of selling or developing such assets with the intention to sell it or utilising the asset in the production process or in the rendering of services, shall be accounted for in the municipality's financial statements as inventory items and not as property, plant and equipment. The inventory register is maintained by the Supply Chain Management Unit.

Procedures and Rules

The CFO must record inventories in a dedicated section of the Inventory Register and maintain it for this purpose. The amount of cost of inventories is to be recognised and carried forward until related revenues are recognised.

Inventories shall be measured at the lower of cost and current replacement cost where they are held for:

- 1 Distribution at no charge or for nominal charge, or
- 2 Consumption in the production process of goods to be distributed at no charge or for a nominal charge.

In cases where the above does not apply, inventories shall be measured at lower of cost and net realisable value.

9. ASSET TYPES

9.1 Property, Plant and Equipment: LAND AND BUILDINGS

General

Land and Buildings comprise any land and buildings held (by the owner or by the lessee under a finance lease) by the municipality to be used in the production or supply of goods or for administrative purposes and/or to provide services to the community. These assets include building assets such as offices, staff housing, aquariums, cemeteries, clinics, hospitals, game reserves, museums, parks and also include recreational assets such as tennis courts, swimming pools, golf courses, outdoor sports facilities, etc.

Land held for a currently undetermined future use, should not be included in PPE: Land and Buildings, but should be included in Investment Properties. For this class of Land and Buildings there is no intention of developing or selling the property in the normal course of business. This land and buildings include infrastructure reserves.

Policy

Land and buildings shall be treated using the cost less depreciation model. Land shall initially be accounted for at cost price, or fair value in cases where cost price is not known and shall not be depreciated. Land on which

infrastructure and/or buildings are located shall be listed separately in the land register and not with the infrastructure or building assets. A reference to the land shall however be included in the infrastructure and/or building Asset Register.

Land and Buildings shall be recorded under the following categories;

- LAND
 - Developed Land
- BUILDINGS
 - Dwellings
 - Non-residential Structures

Procedures and Rules

- The CFO shall ensure that all land and buildings are correctly recorded in the Asset Register. The Asset Management Unit shall ensure that land and buildings are revalued (if applicable) in terms of the municipality's policies.
- Planning Department shall ensure the intention of municipal properties are correctly reflected in the Asset Register. Changes shall be communicated to the Asset Management Section as and when these occur. The Planning Department shall periodically but no less than annual confirm this to the Asset Management Unit the current and future intended use of all Municipal land.
- The communication and co-ordination of the necessary processes to ensure accurate information is provided to the Asset Management Unit for this work stream is the responsibility of EDPHS.
- Based on the confirmations provided by Planning Department, Asset Management Section shall ensure the correct classification of land between Inventories; Property Plant & Equipment and Investment Properties on the Fixed Asset Register.

- The CFO shall ensure the recognition, measurement and revaluation of *Land and Buildings* in terms of GRAP 17 and other related Standards.

9.2 Property, Plant and Equipment: INFRASTRUCTURE ASSETS

General

Infrastructure Assets comprise assets used for the delivery of infrastructure-based services. These assets typically include electricity, sanitation, solid waste, storm water, transport, and water assets. Many infrastructure assets form part of a greater facility or network e.g. a transformer in a sub-station.

Level of detail of componentisation

For the technical management of infrastructure, the most effective level of management is at the maintenance item level. It is at this level that work orders can be executed and data collected. This data is useful for maintenance analysis to improve infrastructure management decision making. This level in most cases coincides with the level that means the accounting criteria of different effective lives and materiality. However, the collection of data at this level of detail can be very costly when dealing with assets that are very numerous in nature e.g. water meters, street signs, household connections, etc. It is therefore prudent to balance the value of the information with the cost of collecting the data. The different levels of detail are shown below:

- **Level 1:** Service level (e.g. Mandeni LM Electricity Network)
- **Level 2:** Network level (e.g. HV Transmission Network (>22kV))
- **Level 3:** Facility level (e.g. Fyre Road LV Mini-Sub Station)
- **Level 4:** Maintenance item level (e.g. LV Current Transformer)
- **Level 5:** Component level (e.g. OCB of LV CT)

The preferred level of detail for the accounting and technical management of infrastructure is level 4 above.

The compilation of a detailed infrastructure Asset Register in one financial term is a costly and onerous exercise. To ensure the practicality of implementing Asset Registers (and asset management planning as a whole), the International Infrastructure Management Manual (IIMM) recommends the adoption of a continuous improvement process as a practical implementation approach. This approach recognises the value of limited data above no data and enables the municipalities to slowly, but steadily, increase their knowledge in the assets they own. The improvement principles of the IIMM recommend starting with complete coverage of the infrastructure types at a low level of detail (e.g. level 2 or 3) and then improving the level of detail over a period of several years, starting with the high-risk assets, such as pump stations, treatment works, etc.

Policy

The infrastructure Asset Register shall ensure complete representation of all infrastructure asset types. The level of detail of componentisation shall be defined to a level that balances the cost of collecting and maintaining the data with the benefits of minimising the risks of the municipality. An improvement plan stipulating the level of detail and the timing of improvements shall be prepared. Infrastructure assets should be valued at cost less accumulated depreciation and accumulated impairment. If cost can however not be established, then infrastructure assets will be valued at depreciated replacement cost. Depreciated replacement cost is an accepted fair value calculation for assets where there is no active and liquid market. Depreciation shall be charged against such assets over their expected useful lives. The remaining useful life and residual value of, and the depreciation methods applied to Infrastructure assets should be reviewed annually, but the cost related to such reviews should be measured against benefits derived to ensure value for money. Such reviews will have to be performed at least once in a three-year cycle.

Infrastructure assets having a high-risk profile in terms of occupational health and safety standards and the consequence of failure could result in service delivery needs not being met and human health and safety as well as the environment being negatively affected must be rated as critical in the Asset Register.

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Infrastructure Assets shall be recorded under the following main categories;

- Electricity Network;
- Roads Network;
- Solid Waste Disposal;
- Storm Water Network

Procedures and Rules

The Asset Management Unit shall define the level of detail of the infrastructure Asset Register in consultation with the Head of Departments.

The Asset Management Unit shall recommend an improvement process that defines the target level of detail for each infrastructure asset type with the target year of implementation in consultation with the Head of Departments.

The Asset Management Unit shall ensure the recognition and measurement of *Infrastructure Assets* in terms of GRAP 17.

Although a category of assets may not be regarded as critical as a whole, individual assets may fulfil in the definition of criticality and Head of Departments must inform the Asset Management Unit of such assets or any changes in the criticality of an asset/category of assets and the Asset Registers must be updated accordingly.

9.3 Property, Plant and Equipment: HOUSING

General

Housing Assets have their origin from housing units erected in terms of the Housing Act, funded from loans granted by Government and comprise of rental stock or selling stock not held for capital gain.

Policy

Housing assets are valued at cost less accumulated depreciation and accumulated impairment losses. Depreciation shall be charged against such assets over their expected useful lives.

Housing Assets shall be recorded under the following main categories;

- Rental Schemes; and
- Selling Schemes.

Procedures and Rules

The Asset Management Unit, in consultation with Head of Departments, shall ensure that all housing assets are appropriately recorded and valued in terms of the municipality's policies.

9.4 Property, Plant and Equipment: OTHER ASSETS

General

Other Assets include a variety of assets that are of indirect benefit to the communities they serve. These assets include office equipment, furniture and fittings, bins and containers, emergency equipment, motor vehicles, plant and equipment.

Policy

Other assets are valued at cost less accumulated depreciation and accumulated impairment losses. Depreciation shall be charged against such assets over their expected useful lives. Other assets are not revalued.

Other assets having a high-risk profile in terms of occupational health and safety standards and the consequence of failure could result in service delivery needs not being met and human health and safety as well as the environment being negatively affected must be rated as critical in the Asset Register.

Other Assets shall be recorded under the following main categories;

- Aircraft;
- Bins and Containers;
- Emergency Equipment;
- Furniture and Fittings;
- Motor Vehicles;
- Office Equipment;
- Plant and Equipment;
- Specialised Vehicles;
- Watercraft; and
- Other Assets.

Procedures and Rules

The Asset Management Unit, in consultation with Head of Departments, shall ensure that all other assets are appropriately recorded in terms of the municipality's policies.

Although a category of assets may not be regarded as critical as a whole, individual assets may fulfil in the definition of criticality and Head of Departments must inform the Asset Management Unit of such assets or any changes in the criticality of an asset/category of assets and the Asset Registers must be updated accordingly.

9.5 HERITAGE ASSETS

General

A *Heritage Asset* is an asset that has historical, cultural or national importance and needs to be preserved. The following is a list of some typical heritage assets encountered in the municipal environment:

Archaeological sites;

Conservation areas;

Historical buildings or other historical structures (such as war memorials);

Historical sites (for example, historical battle site or site of a historical settlement);

Museum exhibits.

Public statues.

and Works of art (which will include paintings and sculptures).

Policy

Heritage assets are valued at cost less accumulated depreciation and accumulated impairment losses. No depreciation shall be charged against such assets. If the cost price of heritage assets are not known, then the heritage asset will be valued at fair value.

Procedures and Rules

- For reporting purposes, the existence of such heritage assets shall be disclosed by means of an appropriate note in the Asset Register.
- The Asset Management Unit, in consultation with Head of Departments, shall ensure that all heritage assets are appropriately recorded and valued in terms of the municipality's policies.

9.6 Intangible Assets

General

Intangible Assets can be purchased, or can be internally developed, by the municipality and includes, but are not limited to, computer software, website development cost and mining rights.

Policy

Intangible assets are stated at cost less accumulated amortisation and accumulated impairment losses. Such assets are amortised over the best estimate of the useful life of the intangible asset. If an intangible asset is generated internally by the municipality, then a distinction should be made between research and development costs. Research costs should be expensed and development costs may be capitalised if all the criteria set out in GRAP 31 has been met.

Procedures and Rules

The Asset Management Unit, in consultation with Head of Departments, shall ensure that all intangible assets are appropriately recorded in terms of the municipality's policies.

It is the responsibility of the Head of Information Technology to ensure that all licensed computer software other than operating software are accounted.

9.7 Investment Property

General

Investment Property comprise of land or buildings (or parts of buildings) or both, held by the municipality as owner, or as lessee under a finance lease, to earn rental revenues or for capital appreciation or both. Investment property does not include property used in the production or supply of service or for administration. It also does not include property that will be sold in the normal course of business. Typical investment properties include:

Office parks (which have been developed by the municipality itself or jointly between the municipality and one or more other parties);

Shopping centres (developed along similar lines);

Housing developments (developments financed and managed by the municipality itself, with the sole purpose of selling or letting such houses for profit).

Land held for a currently undetermined future use. For this class of Land and Buildings there is no intention of developing or selling the property in the normal course of business. This land and buildings include infrastructure reserves.

Policy

Investment Properties shall be accounted for in terms of GRAP 16 and shall not be classified as PPE for purposes of preparing the municipality's Statement of Financial Position. Investment Property shall initially be measured at its cost. Transaction costs shall be included in this initial measurement. Where an investment property is acquired at no cost, or for a nominal cost, its cost is its fair value as at the date of acquisition.

If the Council of the municipality resolves to construct or develop a property for future use as an investment property, such property shall in every respect be accounted for as PPE until it is ready for its intended use, where after it shall be reclassified as an investment asset.

After initial recognition, all investment property shall be measured at cost less accumulated depreciation, except in the cases described in GRAP 16.61. The fair value of investment property shall be determined annually at reporting date in terms of the municipality's Accounting Policy. The fair value should reflect market conditions and circumstances as at the reporting date.

Procedures and Rules

The Asset Management Unit shall ensure that investment assets are recorded in an Investment Property register.

The Asset Management Unit shall ensure that an appropriately qualified valuator undertake such valuations on an annual basis.

The Asset Management Unit shall ensure the recognition and measurement of *Investment Property* in terms of GRAP 16.

Planning Department shall ensure that a list of Investment Properties is up to date and valid lease agreements are in place.

9.8 Biological Assets

General

Biological Assets are living plants and animals such as trees in a plantation or orchard, cultivated plants, sheep and cattle. Managed agricultural activity such as raising livestock, forestry, annual or perennial cropping, fish farming that are in the process of growing, degenerating, regenerating and / or procreating which are expected to eventually result in agricultural produce. Such agricultural produce is recognised at the point of harvest. Future economic benefits must flow to the municipality from its ownership or control of the asset.

Point-of-sale costs include commissions to brokers and dealers, levies by regulatory agencies and commodity exchanges, and transfer taxes and duties. Point-of-sale costs exclude transport and other costs necessary to get assets to the market.

Where the municipality is unable to measure the fair value of biological assets reliably, a biological asset should be measured at cost less any accumulated depreciation and accumulated impairment losses.

Policy

Biological assets, such as livestock and crops, shall be valued annually at fair value less estimated point-of-sales costs.

Procedures and Rules

The Asset Management Unit, in consultation with Head of Departments, shall ensure that all biological assets obtained from a managed agricultural activity, such as livestock and crops, are valued at 30 June each year by a recognised valuator in the line of the biological assets concerned.

The Asset Management Unit shall ensure the recognition and measurement of *Biological Assets* in terms of GRAP 27.

9.9 Discontinued Operations (GRAP 100)

General

A non-current asset shall be classified as *Assets Held-for-Sale* if its carrying amount will be recovered principally through a sale transaction rather than through continuing use. For this to be the case, the asset must be available for immediate sale in its present condition subject only to terms that are usual and customary for sales of such assets and its sale must be highly probable.

For the sale to be highly probable, management must be committed to a plan to sell the asset, and an active programme to locate a buyer and complete the plan must have been initiated. Further, the asset must be actively marketed for sale at a price that is reasonable in relation to its current fair value. In addition, the sale should be expected to qualify for recognition as a completed sale within one year from the date of classification and actions required to complete the plan should indicate that it is unlikely that significant changes to the plan will be made or that the plan will be withdrawn.

Policy

Assets identified for disposal by way of a sale transaction, be it by public auction, bidding process or sales agreement, within 12 months of the date of identification shall be classified as assets held-for-sale and transferred from the home asset category to held-for-sale category. Such assets shall be measured at the lower of its carrying amount and fair value less costs to sell and is not depreciated any further upon classification as held-for-sale.

The municipality shall not classify a non-current asset that is to be abandoned as held-for-sale because its carrying amount will be recovered principally through continuing use.

Procedures and Rules

The Asset Management Unit shall ensure that assets held-for-sale are recorded in a separate register.

The Asset Management Unit shall ensure the recognition and measurement of *Assets Held-for-Sale* in terms of GRAP 100.

9.10 Inventories (GRAP 12)

General

Inventory Property comprises any land or buildings owned or acquired by the municipality with the intention of selling such property in the ordinary course of business, or any land or buildings owned or acquired by the municipality with the intention of developing such property for the purpose of selling it in the ordinary course of business.

Policy

Inventory land and buildings shall be accounted for as inventory, and not included in either PPE or Investment Property in the municipality's Statement of Financial Position. Inventory property shall be valued annually at reporting date at the lower of its carrying value or net realisable value, except where they are held for:

- (a) distribution at no charge or for a nominal charge, or
- (b) consumption in the production process of goods to be distributed at no charge or for a nominal charge, then they shall be measured at the lower of cost and current replacement cost.

Procedures and Rules

The Asset Management Unit shall ensure that inventory properties are recorded in the Inventory register.

The Asset Management Unit shall ensure the recognition and measurement of *Inventory Property* in terms of GRAP 12.

9.11 Minor Assets

General

Minor Assets comprise movable assets not capitalised in terms of the threshold policy of the municipality. However, these assets must still be controlled, safeguarded and verified by the municipality. They are not capitalised for the number of assets compared to their value does not warrant the complex procedures applicable to asset management, rendering a manageable Asset Register by concentrating on what is material and significant to the municipality's operation.

Policy

Minor assets shall be expensed in the Statement of Financial Performance and not be capitalised. However, these assets shall be bar-coded for identification purposes and recorded at cost in the Minor Asset Inventory Listing. These assets shall not be depreciated or tested for impairment and shall not generate any further transactions, except in the cases where losses are recovered by means of insurance claims or recoveries from disciplinary actions.

Procedures and Rules

The Asset Management Unit shall ensure that minor assets are recorded in the Asset Register in the same manner as other assets, but a separate section of the Asset Register shall be maintained for this purpose.

10. ASSET ACQUISITION

10.1 Acquisition of Assets

General

Acquisition of assets refers to the purchase of assets by buying, building (construction), or leasing.

Policy

Should the municipality decide to acquire an asset, the following fundamental principles should be carefully considered prior to acquisition of such an asset:

- The purpose for which the asset is required is in keeping with the objectives of the municipality and will provide significant, direct and tangible benefit to it;
- The asset fits the definition of an asset (as defined in GRAP 16, GRAP 17, GRAP 27, GRAP 31 and GRAP 103)
- The asset has been budgeted for;
- The future annual operations and maintenance needs have been calculated and have been budgeted for in the operations budget;
- The purchase is absolutely necessary as there is no alternative municipal asset that could be economically upgraded or adapted;
- The asset is appropriate to the task or requirement and is cost-effective over the life of the asset.
- The asset is compatible with existing equipment and will not result in unwarranted additional expenditure on other assets or resources;
- Space and other necessary facilities to accommodate the asset are in place; and

Procedures and Rules

- The Asset Management Unit shall ensure that the Supply Chain Management Policy makes provision for these principles.
- The CFO shall ensure that all acquired assets are appropriately insured.

10.2 Creation of New Infrastructure Assets

General

Creation of new infrastructure assets refers to the purchase and / or construction of totally new assets that has not been in the control or ownership of the municipality in the past.

Policy

The cost of all new infrastructure facilities (not additions to or maintenance of existing infrastructure assets) shall be allocated to the separate assets making up such a facility and values may be used as a basis for splitting up construction costs of new infrastructure into its significant components, each of which have an appropriate useful life.

Work in progress shall be flagged as such in the Asset Register until such time that the facility is completed. Depreciation will commence when the construction of the asset is finalised and the asset is in the condition necessary for to operate in the manner intended by management.

Each part of an item of Infrastructure with a cost that is significant in relation to the total cost of the item shall be depreciated separately.

Procedures and Rules

- Project Management Unit shall ensure that a “Bill of Material” is submitted to Finance that includes the details of the work in progress relating to the relevant invoice and/or payment request.
- Project Management Unit shall notify Finance when the works have been completed and the assets can be recognised.
- Project Management Unit shall guide the service provider to submit invoices of work in progress as per the components and classification of assets as in the Asset Register.
- Project Management Unit shall provide Finance with completion certificates and bill of quantities for all completed capital projects.

- Project Management Unit shall be responsible for ensuring existence, completeness and accuracy of the bill of quantities and invoice provided to the relevant assets on the ground.

10.3 Self-constructed Assets

General

Self-constructed assets relate to all assets constructed by the municipality itself or another party on instructions from the municipality.

Policy

All assets that can be classified as assets and that are constructed by the municipality should be recorded in the Asset Register and depreciated over its estimated useful life for that category of asset. Work in progress shall be flagged as such in the Asset Register until such time that the facility is completed. Depreciation will commence when the asset is in the condition necessary for it to operate in the manner intended by management.

Procedures and Rules

Project Management Unit shall ensure that proper records of staff time, transport and material costs are kept such that all costs associated with the construction of these assets are completely and accurately accounted for.

Project Management Unit shall open a job card for each infrastructure project constructed by the municipality.

On completion of the infrastructure project, the Project Management Unit shall notify Finance of the asset being commissioned and will assist Finance in ensuring that all costs (both direct and indirect) associated with the construction of the assets are summed and capitalised to the assets that make up the project.

10.4 Donated Assets

General

A donated asset is an item that has been given to the municipality by a third party in government or outside government without paying or actual or implied exchange.

Policy

Donated assets should be valued at fair value, reflected in the Asset Register, and depreciated as normal assets.

Procedures and Rules

All donated assets must be approved by the Municipal Manager and ratified by Council prior to acceptance. The relevant HOD shall ensure compliance.

The Asset Management Unit must evaluate the future operational costs of donated assets and the effect it might have on future tariffs and taxes, before a donated asset is accepted by the municipality.

The conditions associated with the donation must be agreed upon and signed by the Municipal Manager.

Municipal officers must inform the Asset Management Unit of any donations made to the Municipality.

11. ASSET MAINTENANCE

11.1 Useful Life of Assets

General

Useful Life of assets is defined in paragraph 2 of the Policy and is basically the period or number of production units for which an asset can be used economically by the municipality.

National Treasury (NT) published its Local Government Asset Management Guideline in August 2008 that includes directives for useful lives of assets, but municipalities must use their own judgement based on operational experience and in consultation with specialists where necessary in determining the useful lives for the particular classes of assets. Should the municipality decide on a useful life outside the given parameters, the National Treasury (OAG) should be approached and provided with a motivation, for its agreement of the rate utilised. The calculation of useful life is based on a particular level of planned maintenance.

Policy

The remaining useful life of assets shall be reviewed annually. Changes emanating from such reviews should be accounted for as a change in accounting estimates in terms of GRAP 3.

Procedures and Rules

Head of Departments must determine the reasonable remaining useful lives of the assets under their control. Changes in remaining useful lives must be approved by the Chief Financial Officer.

During annual physical verification the condition of each asset must be reviewed to determine the validity of its remaining useful live as reflected on the Assets Register. All items identified as being impaired (with remaining

useful life shorter than anticipated as per the Assets Register) must be reported to the Chief Financial Officer who will implement steps to ensure that the impairments are incorporated in the Assets Register and reported on as required by the standards of GRAP.

The CFO shall ensure that remaining useful lives, and changes thereof, are properly recorded and accounted for in the Asset Register and the general ledger.

The Asset Management Unit shall ensure that the *Remaining Useful Life* of an asset shall be reviewed at each reporting date.

11.2 Residual Value of Assets

General

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

Policy

Residual values should be determined upon the initial recognition (capture) of assets. In practice, the residual value of an asset is often insignificant and therefore immaterial in the calculation of the depreciable amount.

The residual value of assets shall be reviewed annually at reporting date. Changes in depreciation charges emanating from such reviews should be accounted for as a change in accounting estimates in terms of GRAP 3.

Procedures and Rules

Head of Departments must determine the reasonable residual values of the assets under their control. Changes in residual values must be approved by the Chief Financial Officer.

20% of the initial cost should be a residual value on all Municipal fleet where its condition is very good; good and normal/fair.

The CFO shall ensure that residual values, and changes thereof, are properly recorded and accounted for in the Asset Register and the general ledger.

The Asset Management Unit shall ensure that the *residual value* of an asset is reviewed at each reporting date.

11.3 Depreciation of Assets

General

Depreciation is the systematic allocation of the depreciable amount of an asset over its useful life. Depreciation therefore recognises the gradual exhaustion of the asset's service capacity. The depreciable amount is the cost of an asset, or other amount substituted for cost in the financial statements, less its residual value.

The depreciation method used must reflect the pattern in which economic benefits or service potential of an asset is consumed by the municipality. The following are the allowed alternative depreciation methods that can be applied by the municipality:

- Straight-line;
- Diminishing Balance; and
- Sum of the Units.

Policy

All assets, except land; investment properties and heritage assets, shall be depreciated over their reasonable useful lives. The *residual value* and the *useful life* of an asset shall be reviewed at each reporting date. The depreciation method applied must be reviewed at each reporting date. Reasonable budgetary provisions shall be made annually for the depreciation

of all applicable assets controlled or used by the municipality, or expected to be so controlled or used during the ensuing financial year.

Depreciation shall take the form of an expense both calculated and debited on a monthly basis against the appropriate line item in the Department or vote in which the asset is used or consumed. Depreciation of an asset should begin when the asset is ready to be used, i.e. the asset is in the location and condition necessary for it to be able to operate in the manner it is intended by management. Depreciation of an asset ceases when the asset is derecognized. Therefore, depreciation does not cease when the asset becomes idle or is retired from active use and held for disposal unless the asset is fully depreciated. However, under certain methods of depreciation the depreciation charge can be zero while there is no production.

In the case of intangible assets being included as assets, the procedures to be followed in accounting and budgeting for the amortisation of intangible assets shall be identical to those applying to the depreciation of other assets.

Procedures and Rules

Head of Departments must ensure that a budgetary provision is made for the depreciation of the assets under their control in the ensuing financial year.

Head of Departments must determine the reasonable useful life of the asset classifications under their control. Deviations from the standards of useful life must be motivated in writing to the Asset Management Unit for approval.

In the case of an asset which is not listed in the asset classification list, Head of Departments shall determine a useful operating life, in consultation with the CFO, and shall be guided in determining such useful life by the likely pattern in which the asset's economic benefits or service potential will be consumed. The Asset Management Unit must be informed of the additional asset classification and amend the Asset Management Policy accordingly.

Alternative depreciation methods may be used in exceptional cases, if motivated by the Head of Department controlling the asset to the Asset Management Unit. The HOD must then provide the Asset Management Unit with sufficient statistical information to make estimates of depreciation expenses for each financial year.

The CFO shall ensure that depreciation is up to date on a monthly basis and be reconciled between the Asset Register and the general ledger.

The CFO shall ensure that the *residual value, useful life and depreciation method* of an asset is reviewed at each reporting date.

First, we look at the indicators and if one is triggered then the full review process is undertaken.

11.4 Impairment Losses

General

Impairment is the loss in the future economic benefits or service potential of an asset, over and above the systematic recognition of the loss of the asset's future economic benefits or service potential through depreciation. For example:

Significant decline in market value;

Carrying amount of an asset far exceeds the recoverable amount or market value;

There is evidence of obsolescence (or physical damage);

The deterioration of economic performance of the asset concerned; and

The loss in the future economic benefits or service potential of an asset, over and above the systematic recognition of the loss of the asset's future economic benefits or service potential through depreciation (such as through inadequate maintenance).

The impairment amount is calculated as the difference between the *carrying value* and the *recoverable service value*. The recoverable service value is the higher of the asset's value in use or its net selling price. Where the recoverable service amount is less than the carrying amount, the carrying amount should be reduced to the recoverable service amount by way of an impairment loss. The impairment loss should be recognised as an expense when incurred unless the asset is carried at revalued amount.

If the asset is carried at a revalued amount (in the case of investment property, infrastructure and community assets) the impairment should be recorded as a decrease in the revaluation reserve. Where immovable property, plant and equipment surveys are conducted, the recoverable service value is determined using the depreciated replacement costs method by assessing the remaining useful life.

Policy

Assets shall be reviewed annually for impairment and assets with indicators of impairment shall be tested for impairment. Impairment of assets shall be recognised as an expense, unless it reverses a previous revaluation in which case it should be charged to the *Revaluation Surplus*. The reversal of previous impairment losses recognised as an expense is recognised as an income.

Procedures and Rules

The Asset Management Unit must ensure that annual impairment surveys are performed where the impairment indicator is triggered.

The CFO shall ensure that impairment losses, or reversals thereof, are properly recorded and accounted for in the Asset Register and the general ledger.

11.5 Maintenance of Assets and the Asset Register

General

Maintenance refers to all actions necessary for retaining an asset as near as practicable to its original condition in order for it to achieve its expected useful life, but excluding rehabilitation or renewal. This includes all types of maintenance – corrective and preventative maintenance.

For linear infrastructure assets, such as pipes and roads, the following test is applied to differentiate between maintenance and renewal when partial sections of linear assets are renewed:

- If a future renewal of the entire pipe will include the renewal of the partial section that is now renewed, then the renewal of the partial section is treated as maintenance.
- If a future renewal of the entire pipe will retain the partial section that is now renewed, then the renewal of the partial section is treated as renewal and the pipe is split into two separate assets.

The splitting of linear infrastructure has a data management implication, but it is the easiest method that maintains the data integrity over time.

Maintenance analysis is an essential function of infrastructure management to ensure cost-effective and sustainable service delivery. In order to analyse maintenance data, maintenance actions undertaken against individual infrastructure assets should be recorded against such assets.

Policy

Maintenance actions performed on infrastructure assets shall be recorded against the individual assets that are individually identified in the Asset Register.

The risk and criticality of all assets must be assessed in conjunction with the annual physical asset verification process. All assets with a condition rating greater than 3 (three) must be reported to the Asset Management Unit who will give instructions

with regard to the criticality grading of the assets on the Asset Register. Head of Departments must ensure that the assets identified as critical are attended to in order to prevent possible failure.

Procedures and Rules

- Head of Departments responsible for the control and utilisation of infrastructure assets shall monitor maintenance actions and budget for the operation and maintenance needs of each asset or class of assets under their control. Operating expenses must include all labour and material costs for the repair and maintenance of the assets. This includes both contracted services and services performed by employees.
- Head of Departments shall ensure that the operating expenses are expended against the operating budget and not the capital budget.
- Head of Departments shall report to the Council annually of the extent to which the approved maintenance plan has been complied with and the extent of deferred maintenance.
- Head of Departments shall report to the Council annually on the likely effects that maintenance budgetary constraints may have on the useful operating life of the infrastructure asset classes;
- Head of Departments shall ensure that maintenance plans make provision for the additional maintenance burden of future infrastructure to be acquired.

11.6 Renewal of Assets

General

Asset Renewal is restoration of the service potential of the asset. Asset renewal is required to sustain service provision from infrastructure beyond the initial or original life of the asset. If the service provided by the asset is still required at the end of its useful life, the asset must be renewed. However, if the service is no longer required, the asset should not be renewed. Asset

renewal projections are generally based on forecast renewal by replacement, refurbishment, rehabilitation or reconstruction of assets to maintain desired service levels.

Policy

Assets renewal shall be accounted for against the specific asset. The renewal value shall be capitalised against the asset and the expected life of the asset adjusted to reflect the new asset life.

Procedures and Rules

The Asset Management Unit must ensure that processes are in place to capture renewals data against specific assets and to capitalise it correctly.

Head of Departments shall ensure that renewals expenditure is correctly budgeted for in the capital budget and expensed against this budget.

Head of Departments must ensure that renewals expenditure data are correctly captured against the assets and the expected lives adjusted.

11.7 Replacement of Assets

General

This paragraph deals with the complete replacement of an asset that has reached the end of its useful life so as to provide a similar or agreed alternative level of service.

Policy

Assets that are replaced shall be written off at their carrying value. The replacement asset shall be accounted for as a separate new asset. All costs incurred to replace the asset shall be capitalised against the new asset. The SCMP will be applied.

Procedures and Rules

- The Asset Management Unit must ensure that processes are in place to capture replacement data against specific assets and to capitalise it correctly.
- Head of Departments shall ensure that replacement expenditure is correctly budgeted for in the capital budget and expensed against this budget.

12. ASSET DISPOSAL

12.1 Transfer of Assets

General

The processes and rules for the transfer of an asset to another municipality, municipal entity or national/provincial organ of state are governed by an MFMA regulation namely “the Local Government: Municipal Asset Transfer Regulations”.

Transfer of assets or inventory items refers to the internal transfer of assets within the municipality or from the municipality to another entity. Procedures need to be in place to ensure that the Asset Control Department can keep track of all assets and ensure that the fixed Asset Register is updated with all changes in asset locations. These procedures must be followed and apply to all transfers of assets from:

One Department to another;

One location to another within the same Department;

One building to another; and

One entity to another.

Policy

The transfer of assets is regulated by the SCMP and shall be controlled by the transfer processes in the policy and the Asset Register shall be updated accordingly.

Procedures and Rules

Head of Departments must ensure that all asset transfer information is passed to Finance.

Asset movement form should be used whenever there is movement of asset from one location to another.

The CFO must ensure that a process is in place to capture and record asset transfer data.

Staff of the Municipality, except for duly authorised staff, shall not move rented assets, such as photocopy machines.

No person shall transfer any IT equipment without the knowledge and written consent of the Manager: Information Technology.

Head of Departments must immediately report to the Asset Management Unit any damages caused to an asset and will be held responsible to investigate the cause or nature of such damage.

12.2 Exchange of Assets

General

According to GRAP 17.33 an item of PPE may be acquired in exchange for a non-monetary asset or assets, or a combination of monetary and non-monetary assets. The cost of such an item of property, plant and equipment is measured at fair value unless:

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

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

Policy

The SCMP will be applied when assets are exchanged. The cost of assets acquired in exchange for another asset shall be measured at the fair value of the asset received, which is equivalent to the fair value of the asset given up, adjusted by the amount of any cash or cash equivalents transferred.

Procedures and Rules

- An item of PPE may be acquired in exchange for a similar asset that has a similar use in the same line of operations and which has a similar fair value or may be sold in exchange for an equity interest in a similar asset. No gain or loss is recognised in both cases.
- The Municipal Manager shall approve all asset exchanges in consultation with the relevant Head of Department.

12.3 Alienation / Disposal of Assets

General

Alienation / Disposal (alienation) is the process of disowning redundant and obsolete assets by transferring ownership or title to another owner, which is external to the municipality.

The MFMA (section 14 and 90) and the Municipal Supply Chain Management Regulation no. 27636 have specific requirements regarding the disposal of assets. Specifically:

- A municipality may not ...” permanently dispose of an asset needed to provide the minimum level of basic municipal services”
- Where a municipal council has decided that a specific asset is not needed to provide the minimum level of basic services, a transfer of ownership of an asset must be fair, equitable, transparent, competitive and consistent with the municipality’s supply chain management policy.

Policy

There are various methods of disposal. Different disposal methods will be needed for different types of assets. When deciding on a particular disposal method and consideration of the following, the SCMP on disposal of assets must be applied:

- The nature of the asset
- The potential market values

- Other intrinsic value of the asset
- Its location
- Its volume
- Its trade-in prices
- Its ability to support wider Government programmes;
- Environmental considerations
- Market conditions
- The asset's life

Appropriate means of disposal may include:

- Public auction
- Public tender
- Transfer to another institution
- Sale to another institution
- Letting to another institution
- Trade-in
- Controlled dumping (for items that have low value or are unhygienic)

Alienated assets shall be written-off in the Asset Register.

Procedures and Rules

Head of Departments shall report in writing to the Chief Financial Officer quarterly on all assets which they wish to alienate and the proposed method of alienation.

The CFO shall consolidate the requests received from the various departments and shall promptly report the consolidated information to the Asset Disposal Committee, recommending the process of alienation to be adopted.

The Council of Mandeni Municipality shall delegate its powers to the Accounting Officer to decide in terms of Section 14(2) (a) & (b) of the MFMA in respect of movable capital assets below the net book value of R50 000.

The Council shall ensure that the alienation of any asset takes place in compliance with Section 14 of the Municipal Finance Management Act, 2004. The Act states that the municipality may not alienate any asset required to provide a minimum level of service. The municipality may alienate any other asset, provided the municipality has considered the fair market value and the economic and community value to be received in exchange for the asset.

Selling: Assets to be sold shall be sold in terms of paragraph 12.4 below. Supply Chain Management Unit and Asset Disposal Committee must make sure that the auction of redundant assets is conducted at least once within a reporting period.

Donations: Donations may be considered as a method of alienation, but such requests must be motivated to the Municipal Manager for approval.

Destruction: Assets that are hazardous or need to be destroyed must be identified for tenders or quotations by professional disposal agencies.

Scrapping: Scrapping of assets that cannot be alienated otherwise may be considered as a method of alienation, but such requests must be motivated to the Asset Disposal Committee.

Once the assets are alienated, the CFO shall write-off the relevant assets in the Asset Register.

The letting of immovable property must be done at market-related tariffs, unless the relevant treasury approves otherwise. No municipal property may be let free of charge without the prior approval of the relevant treasury.

The responsibility to take items or obtain approval from the Asset Disposal Committee for the matter listed in the policy rests with the relevant Head of Department unless otherwise specifically stated.

Assets may be disposed via various methods which may include but is not limited to sale, write-off, stolen or damaged assets, impairment, transfer and donations. The following procedures should be followed when the Municipality is disposing or writing off its assets:

a) Redundant infrastructure assets and other high value assets (vehicles)

- The relevant Department should compile a list of all redundant assets.
- Report such assets and the intention to dispose to the Asset Disposal Committee.
- Submit report of redundant assets to be disposed to their respective Portfolio Committee and Council for approval.
- Submit the list of assets and Council resolution to Supply Chain Management Section.
- Supply Chain Management to conduct disposal of assets using the appropriate means as stipulated on section 14 of the MFMA.

b) Assets written off as a result of roads or storm water assets upgrades

- In most cases upgrades projects result on the existing poor performing component of that particular assets being replaced. E.g. resurfacing of road result from the removal/replacement of the existing old top layer with the new top layer.
- Asset Management Unit working with relevant Departments should quantify the removed or replaced old component and write off such from the Assets Register and capitalised the new component constructed.
- It should be noted that when Council approves the budget of upgrading its existing infrastructure assets it's automatically approves the replacement of those old components with new ones.
- As such no specific resolution for writing of assets under this category is required.
- Asset Management Unit should report all assets removed from the Assets Register to the Asset Disposal Committee.

c) Assets Under Construction – Subsequent Measurement

- All Departments to submit a detailed report to the Asset Management Unit on delayed projects with no movement.
- As general guidance a project with no movement in two consecutive financial years will be required to be submitted to the Asset Management Unit.
- Other factors such as the intention to proceed with the project and/or other external factors must be considered by the Departments.
- Where only professional fees were incurred on delayed projects, it is the responsibility of the user Department to inform the Asset Management Unit if such an asset must be fully impaired or written off.
- This must be done on at least a quarterly basis.
- The Department must maintain the detailed supporting records for audit purposes.
- The Assets Management Unit will inform and remind Departments of the need to report as such however the ultimate accountability rests with the Head of the Departments as they are responsible for their own projects.

d) Redundant movable assets (furniture and fittings)

- Each Department should compile a list of all redundant assets.
- Submit an item to the Asset Disposal Committee for approval if the net book value of all redundant assets per Department is less than R10 000.
- Submit a list of redundant assets with ADC's resolution to Supply Chain Management Section.
- Submit an item to the respective Portfolio Committee and Council for approval if the net book value of all redundant assets per Department above R10 000.
- Submit a list of redundant assets with Council resolution to Supply Chain Management Section.
- Supply Chain Management to conduct disposal of assets using the appropriate means as stipulated on section 14 of the MFMA.

e) Transfer of Municipal land to the beneficiaries of RDP Housing projects

- Municipal land will only be removed from the Fixed Assets Register when the transfer process from Deeds Office has been finalised.
- Date of transfer should be a date as when the property was registered to the respective beneficiary.
- Human Settlements Department to confirm the transfer of property to the beneficiary prior removal of that property from the Fixed Assets Register and anyone of the following;
- Council resolution approving the implementation of housing project should form part of working paper file.
- Any other subsequent Council approval or minutes of the Council meeting in relation to the housing project will suffice as alternate evidence to substantiate the transfer.

f) Sale of Municipal land

- Municipal land will only be removed from the Fixed Assets Register when all conditions outlined on the sale agreement has been met.
- Sale agreement and Council resolution approving the sale of land should form part of the working paper file.

g) Insurance Losses

- Asset Management Section to identify all assets reported as stolen or damaged (including vehicle involved in accidents and were declared as beyond repair) from the insurance register.
- Remove such assets from the Fixed Assets Register.
- Submit reports to the Asset Disposal Committee and Council.

12.4 Selling of Assets

General

Selling of assets refers to the public sale of municipal assets approved for alienation.

Policy

The selling of assets must be within the parameters laid down in the SCMP. Further must all assets earmarked for sale be sold by public auction or tender and the following steps shall be followed:

- A notice of the intention of the municipality to sell the asset shall be published in a local newspaper;
- In the case of a public auction, the municipality shall appoint an independent auctioneer to conduct the auction; and
- In the case of a tender, the prescribed tender procedures of the municipality shall be followed.

Assets earmarked for sale, shall be reclassified as Assets Held-for-Sale in terms of paragraph 6.10 of this Policy and shall not attract any further depreciation.

Sold assets shall be written-off in the Asset Register.

Procedures

A request for assets to be sold must be submitted to the Asset Disposal Committee for approval. The request must be accompanied by a list of assets to be sold and the reasons for sale as described in paragraph 12.3 above.

Assets earmarked for sale shall be reclassified as Assets Held-for-Sale.

The Asset Disposal Committee may approve the engagement of auctioneers either on a quotation basis or by tender depending on the goods to be alienated.

Bidding: Bidders are afforded the opportunity to make an offer on identifiable items. Bids are compared and the highest bidder is awarded the bid.

Tenders: Tenders shall be invited according to the municipality's tender procedures.

Once the assets are sold, the CFO shall write-off the relevant assets in the Asset Register.

If the proceeds of the sales are less than the carrying value recorded in the Asset Register, such difference shall be recognised as a loss for the Department or vote concerned in the Statement of Financial Performance. If the proceeds of the sales, on the other hand, are more than the carrying value of the asset concerned, the difference shall be recognised as a gain for the Department or vote concerned in the statement of financial performance.

Transfer of assets to other municipalities, municipal entities (whether or not under the municipality's sole or partial control) or other organs of state shall take place in accordance with the above procedures, except that the process of alienation shall be by private treaty.

12.5 Writing-off of Assets

General

The write-off of assets is the process to permanently remove the assets from the Asset Register. Assets can be written-off after approval of Council of a report indicating that:

- The useful life of the asset has expired;
- The asset has been destroyed;
- The asset is out dated;
- The asset has no further useful life;
- The asset does not exist anymore;
- The asset has been sold; and
- Acceptable reasons have been furnished leading to the circumstances set out above.
- The SCMP has been adhered to.

The Accounting Officer may approve the *ad hoc* writing-off of assets without prior approval of the Asset Disposal Committee on condition that –

The write-offs fall after but between the next scheduled Asset Disposal Committee meeting and financial year end closure; and

The Asset Disposal Committee is informed of the write-offs at the next scheduled Asset Disposal Committee meeting.

Policy

The only reasons for writing off assets, other than the sale of such assets during the process of alienation, shall be the loss, theft, destruction, material impairment, or decommissioning of the asset in question.

Procedures and Rules

Head of Departments shall report to the CFO on any assets which such Head of Department wishes to have written-off, stating in full the reason for such recommendation. The CFO shall consolidate all such reports, and shall promptly submit a recommendation to the Asset Disposal Committee on the assets to be written off.

An asset, even though fully depreciated, shall be written-off only on the recommendation of the Head of Department controlling or using the asset concerned, and with the approval of the Asset Disposal Committee.

In every instance where a not fully depreciated asset is written off with no proceeds for the asset being obtained, the CFO shall immediately debit to such Department or vote the full carrying value of the asset concerned as impairment expenses.

Assets that are replaced should be written-off and removed from the Asset Register.

12.6 Disposal of Portable Electronic Tools of Trade

Portable Electronic Tools of Trade, issued to Councillors and Municipal Employees, will be offered to the user to which it was originally issued at the end of the Estimated Life of such item, or at the termination of service at the municipality of the individual to which such item was issued.

The amount to be recovered in each instance will be the Nett Book value of such item on the day of the intended disposal, as calculated in the Assets management system. The amount due will be recovered, in total and in one instalment, from any remuneration due to the applicable user at the time. Should the amount due exceed the remuneration due to the user at the time, the user will have to make adequate arrangements for payment thereof prior to the release of the item to be disposed of in this manner.

The disposal in this manner, and any arrangements relating to the recovery of the book value, will be subject to the written authorization of the CFO, with the proviso that all such disposals be reported to the Asset Disposal Committee at their next meeting for confirmation of the asset/s to be written-off.

13. ASSET PHYSICAL CONTROL

13.1 Physical Control / Verification

General

Movable assets require physical control and verification of existence.

Policy

All movable assets shall be actively controlled, including a quarterly rotational verification process.

Procedures and Rules

All movable assets, where practicable, must have a visible bar-code or unique asset marking as determined by the Asset Management Policy.

Quarterly verification of movable assets should be conducted under the direction of Budget and Treasury Office. This procedure would enable the municipality to identify discrepancies and dispositions and properly investigate and record the transactions.

Procedures should be established to adequately identify assets owned by others or subject to reclamation by donors.

Personal declaration form should be filled and signed in relation to those assets not owned by the Municipality.

The Asset Management Unit shall co-ordinate and control regular physical checks, and all discrepancies are to be reported immediately to the CFO.

Registers must be kept for those assets allocated to staff members. The individuals are responsible and accountable for the assets under their control. These registers should be updated when the assets are moved to different

locations or allocated to a different staff member to facilitate control and physical verification.

Where a change in person in direct control of equipment takes place, a handing-over certificate shall be completed and signed by both parties concerned and a copy of this certificate must be forwarded to Finance. If surpluses or deficiencies are found, the certificates shall be dealt with as with stock-taking reports.

Where an asset has been transferred to an employee but the transferring office has not completed the asset transfer form, responsibility will rest with the original Department or the Department who signed the invoice.

If for any reason the person from whom the asset is being taken over is not available, the Asset Unit should assist the person taking over with the checking of the equipment and the certification of any discrepancies.

In case of failure to comply with the requirements of a handing-over certificate, the person taking over shall be liable for any shortages, unless it can be established that the shortages existed prior to their taking over.

Any losses of and damage to equipment, excluding discrepancies at stocktaking of losses resulting from normal handling or reasonable wear and tear, shall be reported to the CFO.

Independent checks from asset records shall be conducted to ensure that the assets physically exist, especially those that could be disposed of without a noticeable effect on operations.

Quarterly physical inspections of assets shall be performed to identify items which are damaged, not in use or are obsolete due to changed circumstances, to ensure that they are appropriately repaired, written off or disposed off.

All newly acquired assets shall be delivered to / received by the procurement section where the assets will be bar-coded before dispatch to the persons who will be the custodians of the assets. Where this is not practicable, the acquired assets must be delivered to the section issuing the requisition and that section must notify the procurement section so that bar-coding or asset marking can be arranged.

Delivery of assets by procurement staff must be to the person requiring the asset and he/she will sign a form accepting responsibility for the asset.

The Asset Management Unit may, on request of a Head of Department, waive full physical verification and accept written confirmation from the Head of Department of infrastructure assets being verified during the course of a financial period as part of routine and/or planned maintenance and/or physical inspections. Documentation in this regard must be kept by Departments and be available for inspection.

At the termination of an employee's service, the applicable Municipal Department representative must complete the asset resignation form and forward the original to the Asset Management Unit. This form is a statement that the inventory and assets entrusted to the employee to execute his/her daily duties are in good order and handed in where necessary. A copy of this form is forwarded to the HR Department or the relevant Municipal Department for further investigation in the case of missing assets.

13.2 Insurance of Assets

General

Section 63 of the MFMA, Assets and Liability Management, states that: -

1. The Accounting Officer of the Municipality is responsible for the management of:-

- *the assets of the municipality, including the safeguarding and the maintenance of those assets.*

It is in this regard that municipal assets are insured. The objective of the Insurance Portfolio is to ensure that Mandeni Municipality's assets are insured adequately and economically at all times.

Procedures and Rules

The Asset Management Unit will ensure that all assets are properly insured in terms of the policy.

Departments shall ensure that they understand the terms and conditions of Councils Insurance portfolio; insurable assets which is under their control and their values; and ensure sufficient cover. In this regard, the Department shall undertake, at least on an annual basis, a review of the values on the fixed asset register.

Shall notify the CFO (via the assets office), without delay, of any new insurable asset, by providing the necessary invoices and supporting documentation.

All claims that fall below the excess limit shall be handled and finalised directly by the Department and will not form part of the insurance register.

Work-In-Progress assets (WIP) are not covered in the Insurance Portfolio.

13.3 Safekeeping of Assets

General

Asset safekeeping is the protection of assets from damage, theft, and safety risks.

Policy

Directives for the safekeeping of assets shall be developed and the safekeeping of assets shall be actively undertaken.

Procedures and Rules

Safekeeping procedures must be determined by each Head of Department based on their respective operations.

Head of Departments must ensure that safekeeping directives are adhered to.

Malicious damage, theft, and break-ins must be reported to the HOD within 48 hours of its occurrence or awareness. The HOD will inform the CFO of such occurrence.

The Municipal Manager must report criminal activities to the South African Police Service.

If any biological asset is lost, stolen or destroyed, the matter shall be reported in writing by the Head of Department concerned in exactly the same manner as though the asset were an ordinary asset.

13.4 Recovery of Losses

General

Recovery of losses in the event of suspected negligence by Staff or Councillor, to which portable devices have been issued or motor vehicle accidents, where such loss is not entertained or rejected by the Insurance Company.

Policy

The loss will be investigated by the Council and arbitrated by the Disposal Committee in each instance, to decide the manner of dealing with such loss.

The user of the item in question will be afforded an opportunity to submit a representation to the Council during the investigation of the purported loss. The decision of the Disposal Committee regarding the recovery of the loss will be binding.

Procedures and Rules

The loss will be recovered from the user in each instance where the Asset Disposal Committee decided that the loss was as a result of negligence by the user of the item. The amount to be recovered will be equal to the greater of the nett book value of the item, or the cost of repair of the applicable item.

14. ASSET FINANCIAL CONTROL

14.1 Borrowing Costs (GRAP 5)

General

Borrowing costs are interest and other costs incurred by the municipality from borrowed funds. The items that are classified as borrowing costs include interest on bank overdrafts and short-term and long-term borrowings, amortisation of premiums or discounts associated with such borrowings, amortisation of ancillary costs incurred in connection with the arrangement of borrowings, finance charges in respect of finance leases and foreign exchange differences arising from foreign currency borrowings when these are regarded as an adjustment to interest costs.

The capitalisation of borrowing costs should take place when borrowing costs are being incurred and activities that are necessary to prepare the asset for its intended use or sale are in progress.

During extended periods in which development of an asset is interrupted, the borrowing costs incurred over that time period should be recognised as an expense when incurred. Capitalisation of borrowing costs should cease when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are complete.

Policy

Borrowing costs shall be capitalised, if related to the construction of an asset, when the construction of an asset is expected to take a substantial period of time to get ready for its intended use or resale and an outside agency is used to finance the project.

Municipality shall disclose the accounting policy adopted for borrowing costs.

Procedures and Rules

The CFO should reconcile the borrowing cost to be capitalised with the amount that has been capitalised on a monthly basis.

14.2 Funding Sources

General

The Municipal Finance Management Act (MFMA) provides guidelines on how to utilise funds in financing assets (Section 19 of MFMA). The municipality shall utilise any of the following sources to acquire and / or purchase assets:

- Grants;
- Donations;
- Internally Generated Funds;
- External Loans; and / or
- Leases.

15. EFFECTIVE DATE

This policy shall be effective from 01 July 2022 upon approval by Council.

16. POLICY ADOPTION

This policy has been considered and approved by the COUNCIL OF MANDENI MUNICIPALITY as follows:

PREPARED BY: NN MNGOMEZULU

DATE OF ADOPTION BY COUNCIL: 30/06/2022

COUNCIL RESOLUTION NO:

MUNICIPAL MANAGER
SG KHUZWAYO

DATE:

ANNEXURES

ANNEXURE A

ABBREVIATIONS

AMU	Asset Management Unit
AMS	Asset Management System
CFO	Chief Financial Officer
DM	District Municipality
EPWP	Expanded Public Work Program
GIS	Geographical Information System
GRAP	Standards of Generally Recognised Accounting Practice
HR	Human Resource
IAM	Infrastructure Asset Management
IAMP	Infrastructure Asset Management Plan
AR	Asset Register
IAR	Infrastructure Asset Register
IAS	International Accounting Standards
IDP	Integrated Development Plan
MFMA	Municipal Finance Management Act
MTREF	Medium Term Revenue and Expenditure Framework
NT	National Treasury
OAG	Office of the Accountant General
LM	Local Municipality
O&M	Operation and Maintenance
SCMP	Supply Chain Management Policy
EDPHS	Economic Development Planning and Human Settlement
PMU	Project Management Unit

ANNEXURE B

ASSET EXPECTED USEFUL LIVES

INFRASTRUCTURE ASSETS	
Electrical Infrastructure	EUL(Years)
High Voltage Overhead lines	20-50
High voltage substations	20-50
High voltage underground cables	20-50
Low voltage street lighting	10-50
Medium voltage ground mounted transformers	20-50
Medium voltage mini substations	20-50
Medium voltage overhead line	20-50
Medium voltage substations	20-50
Medium voltage underground cables	20-50
Medium voltage pole mounted transformer	20-50
Medium voltage ring main unit	20-50
Roads Infrastructure	
Overhead Gantry	50-100
Concrete Roads	30-50
Paved Roads (Asphalts)	20-30
Unpaved roads	5-20
Structures	20-50
Signalized intersections	15
Airport runway	40
Road Furniture	10-20
Stormwater	
Major culverts	30-50
Minor culverts	30-50
Kerb inlets	20-40
Manholes	20-40
Open channels	20-40
Reticulation	20-40
Head and wing-walls	20-40

Security	
Access control systems	5-10
Security systems	5-10
Security fencing	10-20
Security lighting	10-20
BUILDINGS	EUL(Years)
Housing Schemes	5-50
Kilns	5-50
Fresh produce and other markets	5-50
Nurseries	5-50
Office buildings	5-50
Old Age homes	5-50
Tip sites	5-50
Training centres	5-50
Transport facilities	5-50
Workshops and depots	5-50
<u>COMMUNITY ASSETS</u>	
Buildings and Other Assets	EUL(Years)
Cemeteries	5-50
Civic Theatres	5-50
Clinics and hospitals	5-50
Community centres	5-50
Fire Stations	5-50
Game Reserves and Rest Camps	5-50
Indoor Sports	5-50
Libraries	5-50
Museums and art galleries	5-50
Parks	5-50
Public Conveniences and Bath houses	5-50
Recreation centres	5-50
Sports and related stadiums	5-50
Zoos	5-50

Recreational Facilities	
Bowling Greens	5-50
Tennis Courts	5-50
Swimming pools	5-50
Golf Courses	5-50
Outdoor sports facilities	5-50
Organs (that is, pipe organs that are fixtures in a municipal hall or other centre)	20
Fountains	5-50
Floodlighting	10
<u>HERITAGE ASSETS</u>	
The following is a list of at least some typical heritage assets encountered in the municipal environment (no asset lives are given, of course, as no ordinary depreciation will be charged against such assets):	
• Museum Exhibits	
• Works of Art (which will include paintings and sculptures)	
• Public statues	
• Historical sites (for example, an Iron Age kiln, historical battle site or site of a historical settlement)	
<u>INVESTMENT ASSETS</u>	
It is not possible to provide an exhaustive list of investment assets, as the actual list will depend very much on the local circumstances of each Municipality. However, the following will be among the most frequently encountered	
	EUL(Years)
Office parks (which have been developed by the Municipality itself or jointly between the Municipality and one or more other parties)	5-50
Shopping centres (again developed along similar lines)	5-50
Housing developments (that is, developments financed and managed by the Municipality itself, with the sole purpose of selling or letting such houses for profit)	5-50

OTHER ASSETS	
Office equipment	
Computer hardware	2-5
Computer software	3-5
Office machines	3-5
Air conditioners	3-5
Furniture and Fittings	EUL(Years)
Chairs	3-10
Tables and desks	5-10
General	3-10
Cabinets and cupboards	5-10
Bins and containers	
Concrete Bins	10-30
Storage Containers	15-30
Bulk refuse containers	10-30
Emergency Equipment	
Fire hoses	5
Other fire-fighting equipment	15
Emergency lights	5
Motor Vehicles	
Ambulances	5-10
Fire engines	20
Tankers	20
Mobile Libraries	15
Buses	15
Trucks and light delivery vehicles	5-7
Ordinary motor vehicles	5-7
Motor cycles	3

Plant and Equipment	
Chlorination Equipment	5
Compactors	5
Electronic Equipment	5
Fire Hoses	5
General	5
Generators	5
Graders	10-15
Horticultural Equipment	5
Mobile Pumps	5
Other Fire Fighting Equipment	5
Pumps	5
Tractors	10-15
Trailers	5-15
Mechanical horses	10-15
Farm Equipment	5
Lawn mowers	5
Compressors	5
Laboratory equipment	5
Radio Equipment	5
Firearms	10
Telecommunication equipment	5-10
Irrigation systems	15
Cremators	15
Lathes	15
Conveyors	15
Feeders	15
Tippers	15
Workshop Equipment	5
Pulverising mills	15
Airports	
Aprons	20
Runways	20
Taxiways	20
Airports / Radio beacons	20