



**ALTERATION  
IN  
PROPERTY PLANT  
& EQUIPMENT  
AND  
INVESTMENT  
PROPERTY  
WITH AFFECTING  
TO THE  
IMPAIRMENT**



# PRESENTERS.....

- Audit Supervisor - K.J.H.Grero
- Audit Trainees - J . C . Sandaruwan  
D . R . Lasanthi  
H.P.M. Nimanthika  
R.L.Dilshan  
P.W.M.H.Perera

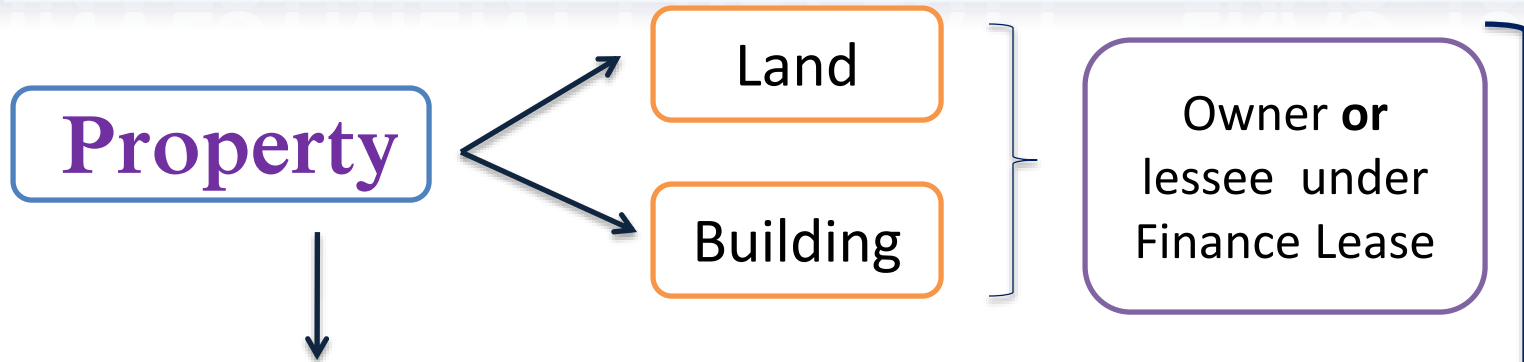


# OVERVIEW

1. Introduction
2. Recognition
3. measurement
4. Impairment
5. Disclosures
6. Audit procedures
7. Summery



# INVESTMENT PROPERTY – LKAS 40



- Held for Rental
- Held for Capital Appreciation

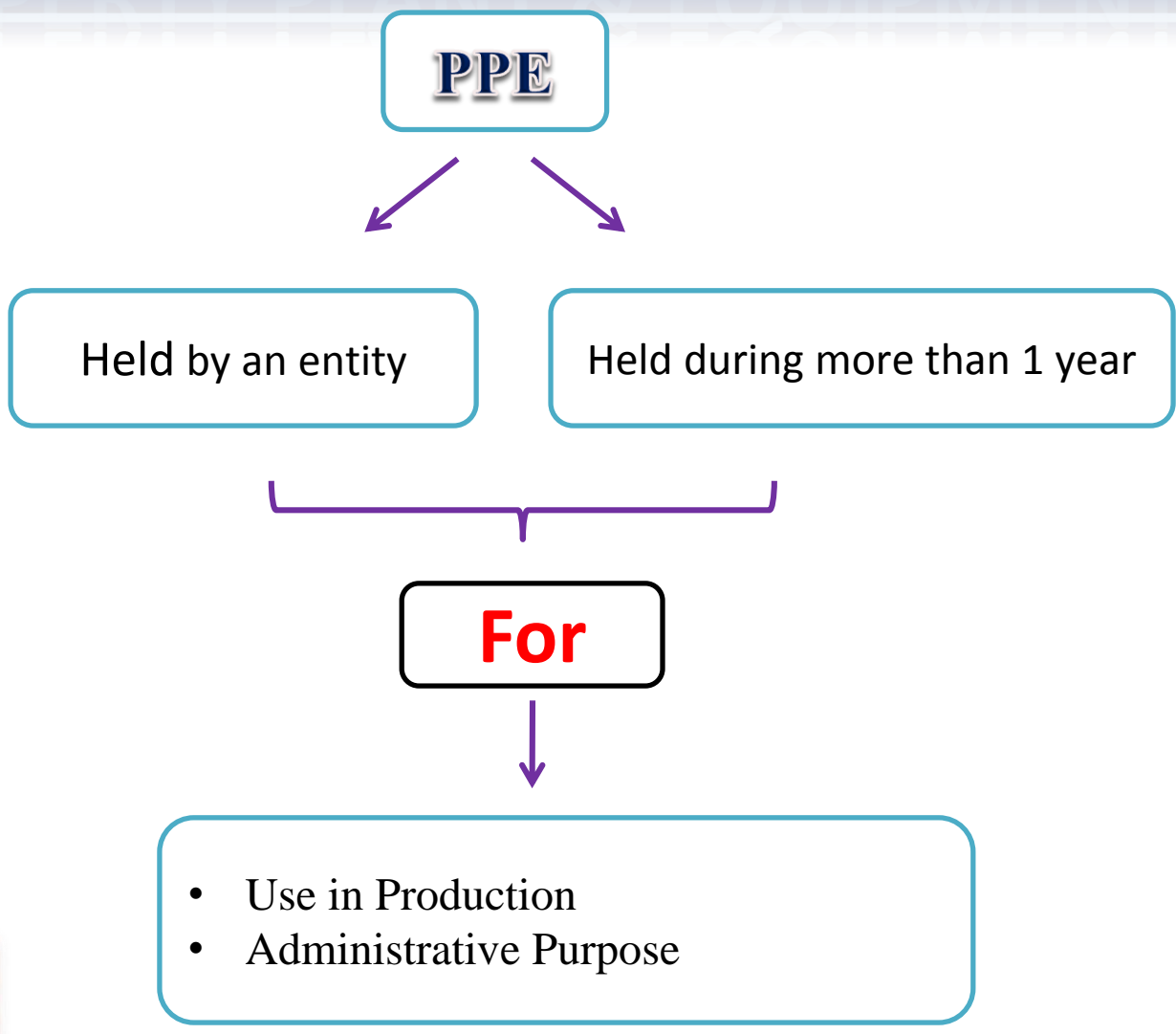
## Not held for

- Use in production
- Administration Purpose
- Sale in Ordinary course of Business

IP



# PROPERTY PLANT & EQUIPMENT– LKAS 16



# NOT APPLICABLE FOR.....

## ■ PPE

Sale in the ordinary course of business	LKAS 2
Constructed for third party	LKAS 11
Property under finance lease	LKAS 17
Investment Property	LKAS 40
Biological assets	LKAS 41
Mineral rights, exploration / extraction	SLFRS 6

## ■ IP

Sale in the ordinary course of business	LKAS 2
Owner occupied	LKAS 16
Constructed for third party	LKAS 11
Property under finance lease	LKAS 17
Employee occupied	LKAS 16
Biological assets	LKAS 41
Mineral rights, exploration / extraction	SLFRS 6



# EXAMPLES.....

## Investment Property

- Land held for long term capital appreciation
- Land held for undetermined future use
- Building owned & leased out under operating lease
- A property under construction or development for future use as Investment Property



## PPE

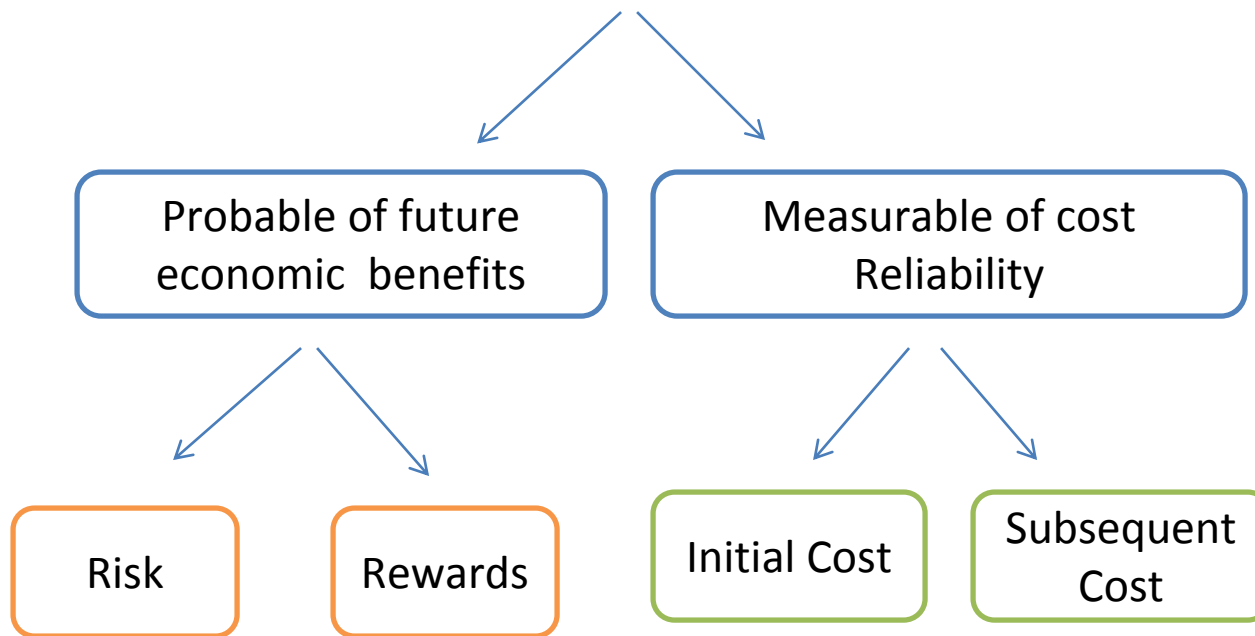
- Land
- Building





# PROPERTY PLANT & EQUIPMENT– LKAS 16

## Recognition of PPE



In SME'S Property ,Plant & Equipment's measured @ cost



# INVESTMENT PROPERTY – LKAS 40

## Recognition.....

**Recognize as an asset when,**

- ✓ Probable future economic benefits will flow to the entity
- ✓ Cost can be measured reliably

- Rental Income
- Capital Appreciation

Enduring Benefits



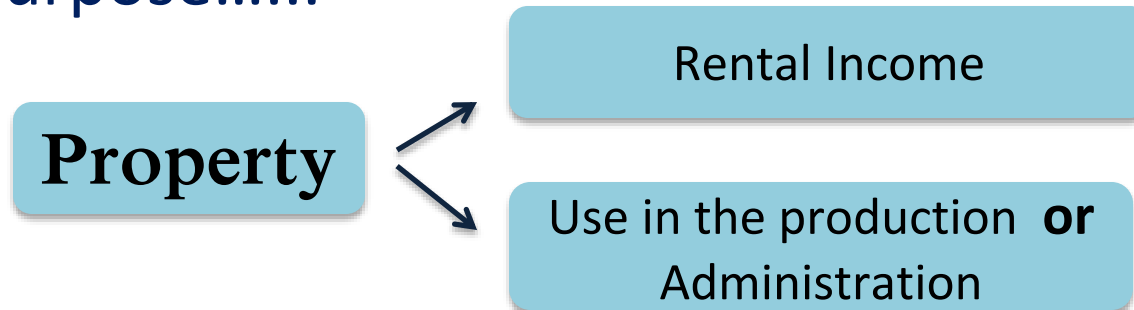
# FUTURE ECONOMIC BENEFITS

Investment Property	PPE
<ul style="list-style-type: none"><li>• Rental</li></ul>	<ul style="list-style-type: none"><li>• Disposal Gain</li></ul>
<ul style="list-style-type: none"><li>• Capital Appreciation</li></ul>	<ul style="list-style-type: none"><li>• Use in the Production</li></ul>



# INVESTMENT PROPERTY – LKAS 40

Dual Purpose.....



➤ If **able** to Split – **Can sold separately** - Identify Separately

➤ If **unable** to Split - Depend on the significance of purpose

▪ Insignificant Portion as PPE **THEN** Recognize as Investment Property

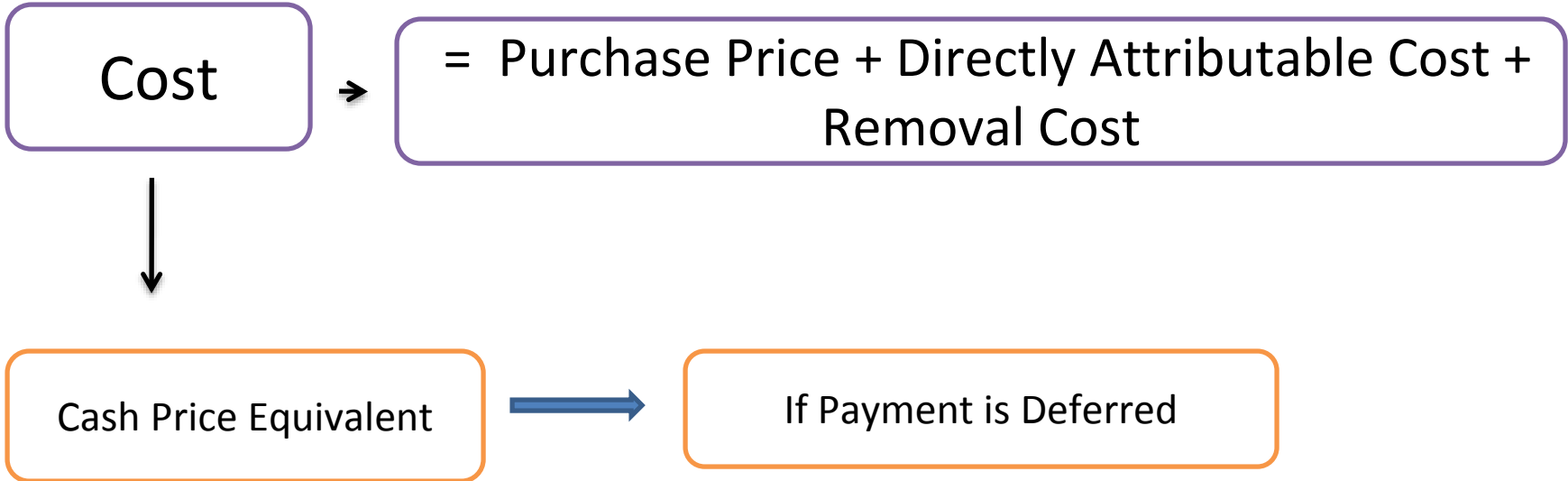


Example

# PROPERTY PLANT & EQUIPMENT– LKAS 16

## Measurement.....

Initially at cost



# INVESTMENT PROPERTY – LKAS 40

## Measurement.....

Initially at cost

**PURCHASED OR SELF  
CONSTRUCTED**



- Purchased price /  
Construction Cost
- Directly Attributable  
Expenditure  
( Professional Fees ,  
Legal services , Taxes  
etc..

**OPERATING LEASE**



**LKAS 17 - LEASE**



# INVESTMENT PROPERTY – LKAS 40

## Measurement.....

Subsequently.....

**FAIR VALUE MODEL**



- Changes in P/L

**COST MODEL**



- Depreciation & Impairment testing





# PROPERTY PLANT & EQUIPMENT– LKAS 16

# TRANSFERS.....

## Cost model

<b>From</b>	<b>To</b>	<b>Treatment</b>
PPE	IP	No change in cost
Inventory	IP	No change in cost
IP	PPE	No change in cost
IP	Inventory	No change in cost



# TRANSFERS.....

## IP at fair value

From	To	Treatment
		Value IP at date of transfer in accordance in IAS16 (revaluation)
PPE at cost	IP	
Inventory	IP	Change to P&L
IP	PPE	No change in value
IP	Inventory	No change in value



# CONCLUDING.....

**BRING THE WORLD CLOSER  
TOGETHER**



# Thank You



# PROPERTY PLANT & EQUIPMENT– LKAS 16

## Section 73

- **Basis for measuring carrying amount;**
- **Depreciation method(s) used**
  - Eg: \* Straight line method**
  - \* Reducing balance method**
- **Useful life time of the Assets;**
- **Gross carrying amount & accumulated depreciation;**

# • Basis for measuring carrying amount;

## 1.4.3 Property, plant and equipment

### Basis of recognition

Property, plant and equipment are recognised if it is probable that future economic benefits associated with the asset will flow to the Group and the cost of the asset can be reliably measured.

### Basis of measurement

Plant and equipment are stated at cost less accumulated depreciation and any accumulated impairment loss. Such cost includes the cost of replacing component parts of the plant and equipment and borrowing costs for long-term construction projects if the recognition criteria are met. When significant parts of plant and equipment are required to be replaced at intervals, the Group derecognises the replaced part, and recognises the new part with its own associated useful life and depreciation. Likewise, when a major inspection is performed, its cost is recognised in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognised in the income statement as incurred.

Land and buildings are measured at fair value less accumulated depreciation on buildings and impairment charged subsequent to the date of the revaluation.

The carrying values of property, plant and equipment are reviewed for impairment when events or changes in circumstances indicate that the carrying value may not be recoverable.

Where land and buildings are subsequently revalued, the entire class of such assets is revalued at fair value on the date of revaluation.

Any revaluation surplus is recognised in other comprehensive income and accumulated in equity in the asset revaluation reserve, except to the extent that it reverses a revaluation decrease of the same asset previously recognised in the income statement, in which case the increase is recognised in the income statement. A revaluation deficit is recognised in the income statement, except to the extent that it offsets an existing surplus on the same asset recognised in the asset revaluation reserve.



- **Depreciation method(s) used**

### **Depreciation**

Depreciation is calculated by using a straight-line method on the cost or valuation of all property, plant and equipment, other than freehold land, in order to write off such amounts over the estimated useful economic life of such assets.

## • Useful life time of the Assets

property, plant and equipment, other than freehold land, in order to write off such amounts over the estimated useful economic life of such assets.

The estimated useful life of assets is as follows:

<b>Assets</b>	<b>Years</b>
Buildings (other than hotels)	50
Hotel buildings	upto 60
Plant and machinery	10 - 20
Equipment	3 - 15
Furniture and fittings	2 - 15
Motor vehicles	4 – 10
Laboratory equipment	10
Returnable Containers	10

The asset's residual values and useful lives are reviewed, and adjusted if appropriate, at each financial year end.

# • Gross carrying amount & accumulated depreciation

As at 31 st March In Rs. '000s	Land and buildings	Buildings on leasehold land	Plant and machinery	Equipment, furniture and fittings	Motor vehicles Freehold	Motor vehicles Leasehold	Returnable containers	Others	Capital work in progress	Total 2013	Total 2012
<b>17 PROPERTY, PLANT AND EQUIPMENT</b>											
<b>17.1 Group</b>											
<b>Cost or valuation</b>											
At the beginning of the year	17,457,568	8,123,198	5,480,536	7,557,098	696,038	3,593	675,511	3,248,060	1,940,896	45,182,498	38,035,613
Additions	984,533	394,182	1,694,118	1,401,870	82,759	13,292	123,688	483,251	463,076	5,640,769	5,890,754
Acquisition / (disposal) of subsidiary	-	-	(969)	(23,592)	(16,720)	-	-	-	-	(41,281)	223,691
Disposals	(18,017)	(54,265)	(107,046)	(212,948)	(52,468)	(3,593)	(21,553)	(122,154)	(46,850)	(638,894)	(706,697)
Revaluations	9,520,513	942,736	-	-	-	-	-	-	-	10,463,249	1,543,566
Impairment / derecognition	714	(8,943)	(250)	(1,996)	-	-	-	-	-	(10,475)	(30,132)
Transfers to investment property / others	1,587,768	1,686,824	85,442	109,772	-	-	-	3,738	(2,250,929)	1,222,615	(221,788)
Exchange translation difference	-	(31,664)	(4,358)	(22,761)	(449)	-	-	(427)	(1,236)	(60,895)	447,491
At the end of the year	29,533,079	11,052,068	7,147,473	8,807,443	709,160	13,292	777,646	3,612,468	104,957	61,757,586	45,182,498
<b>Accumulated depreciation and impairment</b>											
At the beginning of the year	(442,103)	(1,099,200)	(2,593,431)	(4,156,797)	(373,881)	(2,698)	(223,867)	(2,000,509)	-	(10,892,486)	(9,407,631)
Charge for the year	(158,753)	(313,826)	(425,520)	(830,183)	(57,661)	(919)	(82,136)	(380,696)	-	(2,249,694)	(1,863,077)
Acquisition / (disposal) of subsidiary	-	-	710	18,713	3,454	-	-	-	-	22,877	(42,484)
Disposals	481	36,844	78,456	175,722	37,530	2,698	4,429	97,814	-	433,974	563,606
Impairment / derecognition	-	-	121	2,112	(2,396)	-	-	-	-	(163)	1,210
Transfers to investment property / others	21,259	203,398	(1,028)	(9,907)	-	-	-	10,292	-	224,014	10,298
Exchange translation difference	-	(10,195)	(5,074)	(6,057)	96	-	-	(1,899)	-	(23,129)	(154,408)
At the end of the year	(579,116)	(1,182,979)	(2,945,766)	(4,806,397)	(392,858)	(919)	(301,574)	(2,274,998)	-	(12,484,607)	(10,892,486)
<b>Carrying value</b>											
As at 31 March 2013	28,953,963	9,869,089	4,201,707	4,001,046	316,302	12,373	476,072	1,337,470	104,957	49,272,979	
As at 31 March 2012	17,015,465	7,023,998	2,887,105	3,400,301	322,157	895	451,644	1,247,551	1,940,896	34,290,012	
As at 1 April 2011	15,530,080	5,314,924	2,593,347	2,823,126	211,311	9,233	397,661	1,147,704	600,596	28,627,982	

# PROPERTY PLANT & EQUIPMENT– LKAS 16

## Section 73

- **Basis for measuring carrying amount;**
- **Depreciation method(s) used**
  - Eg: \* Straight line method**
  - \* Reducing balance method**
- **Useful life time of the Assets;**
- **Gross carrying amount & accumulated depreciation;**
- **Reconciliation of the carrying amount at the beginning & the end of the period,**

[Example](#)

# PROPERTY PLANT & EQUIPMENT– LKAS 16

## Section 73

- (i) **additions;**
- (ii) **assets classified as held for sale or included in a disposal group classified as held for sale in accordance with SLFRS 5 and other disposals;**
- (iii) **acquisitions through business combinations;**
- (iv) **increases or decreases resulting from revaluations under paragraphs 31, 39 and 40 and from impairment losses recognized or reversed in other comprehensive income in accordance with LKAS 36;**
- (v) **impairment losses recognized in profit or loss in accordance with LKAS 36; (Section 27)**
- (vi) **impairment losses reversed in profit or loss in accordance with LKAS 36;**
- (vii) **depreciation;**
- (viii) **the net exchange differences arising on the translation of the financial statements from the functional currency into a different presentation currency, including the translation of a foreign operation into the presentation currency of the reporting entity; and**
- (ix) **other changes.**

### (Relevant to SMEs)

(iv) transfers to investment property if a reliable measure of fair value becomes available (see paragraph 16.8).

# PROPERTY PLANT & EQUIPMENT– LKAS 16

## Section 74

### The financial statements shall also disclose:

- a) the existence and amounts of restrictions on title, and property, plant and equipment pledged as security for liabilities; [\(Example\)](#)
- (b) the amount of expenditures recognised in the carrying amount of an item of property, plant and equipment in the course of its construction;
- (c) the amount of contractual commitments for the acquisition of property, plant and equipment; and
- (d) if it is not disclosed separately in the statement of comprehensive income, the amount of compensation from third parties for items of property, plant and equipment that were impaired, lost or given up that is included in profit or loss.

# PROPERTY PLANT & EQUIPMENT– LKAS 16

## Section 75

### **The financial statements shall also disclose:**

- Selection of the depreciation method and estimation of the useful life of assets are matters of judgment.

#### By disclosing

- allows users to review the policies selected by management and enables comparisons to be made with other entities.

- Further, it is necessary to disclose:

- (a) depreciation, whether recognized in profit or loss or as a part of the cost of other assets, during a period; and (Inventory)
- (b) accumulated depreciation at the end of the period



# PROPERTY PLANT & EQUIPMENT– LKAS 16

## Section 77

**If items of property, plant and equipment are stated at revalued amounts, the following shall be disclosed:**

- (a) the effective date of the revaluation;**
- (b) whether an independent valuer was involved;**
- (c) the methods and significant assumptions applied in estimating the items' fair values;**
- (d) the extent to which the items' fair values were determined directly by reference to observable prices in an active market or recent market transactions on arm's length terms or were estimated using other valuation techniques;**
- (e) for each revalued class of property, plant and equipment, the carrying amount that would have been recognized had the assets been carried under the cost model; and**
- (f) the revaluation surplus, indicating the change for the period and any restrictions on the distribution of the balance to shareholders.**

# PROPERTY PLANT & EQUIPMENT– LKAS 16

## Section 78

In accordance with LKAS 36 an entity discloses information on impaired property, plant and equipment in addition to the information required by paragraph 73(e)(iv)–(vi).

# PROPERTY PLANT & EQUIPMENT– LKAS 16

## Section 79

**Users of financial statements may also find the following information relevant to their needs:**

- (a) the carrying amount of temporarily idle property, plant and equipment;
- (b) the gross carrying amount of any fully depreciated property, plant and equipment that is still in use;
- (c) the carrying amount of property, plant and equipment retired from active use and not classified as held for sale in accordance with SLFRS 5; and
- (d) when the cost model is used, the fair value of property, plant and equipment when this is materially different from the carrying amount. Therefore, entities are encouraged to disclose these amounts.

# INVESTMENT PROPERTY – LKAS 40

## Section 75

- Whether the fair value or cost model is used;
- whether, and in what circumstances, property interests held under operating leases are classified as investment property.
- when classification is difficult criteria it uses to distinguish investment property from PPE and Inventory.
  - The methods & significant assumptions applied in determining the fair value of IP;
  - the extent to which the fair value of investment property is based on a valuation by an independent valuer
- The amounts recognized in profit & loss ;
  - rental income for IP
  - operating expenses (Repair & maintenance)
- Restrictions on the selling ability of IP or the remittance of income and proceeds of disposal;
- Contractual obligations to purchase , construct or develop investment property or for Repair & maintenance;

# INVESTMENT PROPERTY – LKAS 40

## 1.4.6 Investment properties

Investment properties are measured initially at cost, including transaction costs. The carrying value of an investment property includes the cost of replacing part of an existing investment property, at the time that cost is incurred if the recognition criteria are met, and excludes the costs of day-to-day servicing of the investment property. Subsequent to initial recognition, the investment properties are stated at fair values, which reflect market conditions at the reporting date.

Gains or losses arising from changes in fair value are included in the income statement in the year in which they arise. Fair values are evaluated at frequent intervals by an accredited external, independent valuer.

Investment properties are derecognised when disposed, or permanently withdrawn from use because no future economic benefits are expected. Any gains or losses on retirement or disposal are recognised in the income statement in the year of retirement or disposal.

Transfers are made to or from investment property only when there is a change in use. For a transfer from investment property to owner occupied property or inventory (WIP), the deemed cost for subsequent accounting is the fair value at the date of change in use. If owner occupied property becomes an investment property or inventory (WIP), the Group accounts for such property in accordance with the policy stated under property, plant and equipment up to the date of change in use.

Where Group companies occupy a significant portion of the investment property of a subsidiary, such investment properties are treated as property, plant and equipment in the consolidated financial statements, and accounted using Group accounting policy for property, plant and equipment.

# INVESTMENT PROPERTY – LKAS 40

Properties which are occupied by the companies within the Group for the production or supply of goods and services or for administration purposes are treated as property plant and equipment in the consolidated financial statements while these properties are treated as investment property in the relevant company's statement of financial position.

# INVESTMENT PROPERTY – LKAS 40

## Section 76

### Additional to Fair Value Model

Reconciliation of the carrying amount at the beginning and the end of the period,

Showing;

- Additions
- Disposals
- Fair value adjustment
- Transfers to and from inventories and owner-occupied property;

Significant adjustment to an outside valuation

# INVESTMENT PROPERTY – LKAS 40

19 INVESTMENT PROPERTY		
At the beginning of the year	7,631,494	5,386,166
Additions	1,102,168	620,364
Transfers	(1,450,803)	211,490
Change in fair value during the year	2,012,077	1,413,474
Disposals	-	-
At the end of the year	9,294,936	7,631,494
Freehold property	9,184,664	6,059,954
Leasehold property	110,272	1,571,540
	9,294,936	7,631,494



# INVESTMENT PROPERTY – LKAS 40

## Section 79

### Additional to Cost Model

- The depreciation method used;
- The useful life time & depreciation rates;
- The carrying amount and the accumulated depreciation at the beginning and end of the period;
- a reconciliation of the carrying amount of investment property , Showing
  - Additions
  - Disposals
  - Depreciation
  - Impairments
  - Transfers

# INVESTMENT PROPERTY – LKAS 40

## 3.5.2 Depreciation

No depreciation is provided on land treated as investment property.

Depreciation of other investment property of the Group is provided for on a consistent basis, over the period appropriate to the estimated useful lives of the assets on a straight-line method.

### **Leased Assets**

**Over the periods of the lease**

Buildings

Over 20 - 50 years

In the consolidated financial statements, properties which are occupied by companies within the Group for the production or supply of goods and services or for administrative purposes is treated as property, plant and equipment, while these properties are treated as investment property in the financial statements of the company owning the asset.

# INVESTMENT PROPERTY – LKAS 40

## 18 Investment property

### 18.1 Movement during the year

	GROUP		COMPANY	
	2012/2013	2011/2012	2012/2013	2011/2012
	Rs.'000	Rs.'000	Rs.'000	Rs.'000
<b>Cost or revaluation</b>				
Balance at the beginning of the period	1,663,350	1,663,241	3,509,088	3,508,979
Additions	-	109	-	109
Balance at the end of the period	1,663,350	1,663,350	3,509,088	3,509,088
<b>Accumulated depreciation / impairment</b>				
Balance at the beginning of the period	1,001	249	51,783	48,274
Charge for the year	753	752	1,310	3,509
Balance at the end of the period	1,754	1,001	53,093	51,783
Carrying amount as at 31st March	1,661,596	1,662,349	3,455,995	3,457,305

# INVESTMENT PROPERTY – LKAS 40

## **18.3 Market value**

Investment properties in the Group are accounted for on the cost model. The open market value of the above property based on the Directors valuation as at 31st March 2013 for the Group was Rs. 3,021 million (2011/2012 - Rs. 3,035 million), and for the company was Rs. 4,681 million (2011/2012 - Rs. 4,760 million).

# **IMPAIRMENT– LKAS 36**

## **Section 126**

- (a) the amount of impairment losses recognised in profit or loss**
- (b) the amount of reversals of impairment losses recognised in profit or loss**
- (c) the amount of impairment losses on revalued assets recognised in other comprehensive income**
- (d) the amount of reversals of impairment losses on revalued assets recognised in other comprehensive income during the period.**

# IMPAIRMENT – LKAS 36

## 3.8 Impairment of Non-Financial Assets

The carrying amounts of the Group's non-financial assets, other than deferred tax assets are reviewed at each Reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Group estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's fair value less costs to sell and its value in use. Where the carrying amount of an asset or cash-generating unit exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the

asset. In determining fair value less costs to sell, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded subsidiaries or other available fair value indicators.

Impairment losses of continuing operations are recognised in profit or loss under those expense categories consistent with the function of the impaired asset, except for property previously revalued where the gain or loss on revaluation was taken to Equity. In this case, the impairment is also recognised in Equity up to the extent of any previously recognised revaluation gains.

For assets excluding goodwill, an assessment is made at each Reporting date as to whether there is any indication that previously recognised impairment losses may no longer exist or may have decreased. If such indication exists, the Group estimates the asset's or cash-generating Unit's recoverable amount. A previously recognised impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognised. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceeds the carrying

## Section 126

amount that would have been determined, net of depreciation/amortisation, had no impairment loss been recognised for the asset in prior years. Such reversal is recognised in profit or loss.

# IMPAIRMENT– LKAS 36

## Section 126

### **2.9.5 Impairment Losses on Other Assets**

The Group assesses whether there are any indicators of impairment for an asset or a cash-generating unit at each Reporting date or more frequently, if events or changes in circumstances necessitate to do so. This requires the estimation of the 'value in use' of such individual assets or the cash-generating units. Estimating value in use requires management to make an estimate of the expected future cash flows from the asset or the cash-generating unit and also to select a suitable discount rate in order to calculate the present value of the relevant cash flows. This valuation requires the Group to make estimates about expected future cash flows and discount rates, and hence, they are subject to uncertainty.

Specific Accounting Policies on impairment of assets are discussed in Notes 3.3.10 and 3.8 on pages 285 to 287 and 290 respectively.

# IMPAIRMENT– LKAS 36

As at 31 st March In Rs.'000s	Land and buildings	Buildings on leasehold land	Plant and machinery	Equipment, furniture and fittings	Motor vehicles Freehold	Motor vehicles Leasehold	Returnable containers	Others	Capital work in progress	Total 2013	Total 2012
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<b>17.1 Group</b>											
<b>Cost or valuation</b>											
At the beginning of the year	17,457,568	8,123,198	5,480,536	7,557,098	696,038	3,593	675,511	3,248,060	1,940,896	45,182,498	38,035,613
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Acquisition / (disposal) of subsidiary	-	-	(969)	(23,592)	(16,720)	-	-	-	-	(41,281)	223,691
Disposals	(18,017)	(54,265)	(107,046)	(212,948)	(52,468)	(3,593)	(21,553)	(122,154)	(46,850)	(638,894)	(706,697)
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Impairment / derecognition	714	(8,943)	(250)	(1,996)	-	-	-	-	-	(10,475)	(30,132)
Transfers to investment property / others	1,587,768	1,686,824	85,442	109,772	-	-	-	3,738	(2,250,929)	1,222,615	(221,788)
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Charge for the year	(158,753)	(313,826)	(425,520)	(830,183)	(57,661)	(919)	(82,136)	(380,696)	-	(2,249,694)	(1,863,077)
Acquisition / (disposal) of subsidiary	-	-	710	18,713	3,454	-	-	-	-	22,877	(42,484)
Disposals	481	36,844	78,456	175,722	37,530	2,698	4,429	97,814	-	433,974	563,606
Impairment / derecognition	-	-	121	2,112	(2,396)	-	-	-	-	(163)	1,210
Transfers to investment property / others	21,259	203,398	(1,028)	(9,907)	-	-	-	10,292	-	224,014	10,298
Exchange translation difference	-	(10,195)	(5,074)	(6,057)	96	-	-	(1,899)	-	(23,129)	(154,408)
At the end of the year	(579,116)	(1,182,979)	(2,945,766)	(4,806,397)	(392,858)	(919)	(301,574)	(2,274,998)	-	(12,484,607)	(10,892,486)
<b>Carrying value</b>											
As at 31 March 2013	28,953,963	9,869,089	4,201,707	4,001,046	316,302	12,373	476,072	1,337,470	104,957	49,272,979	
As at 31 March 2012	17,015,465	7,023,998	2,887,105	3,400,301	322,157	895	451,644	1,247,551	1,940,896	34,290,012	
As at 1 April 2011	15,530,080	5,314,924	2,593,347	2,823,126	211,311	9,233	397,661	1,147,704	600,596	28,627,982	



# **IMPAIRMENT– LKAS 36**

## **Section 130**

**An entity shall disclose the following for each material impairment loss recognised or reversed during the period for an individual asset, including goodwill, or a cash-generating unit:**

- (a) the events and circumstances that led to the recognition or reversal of the impairment loss.**
- (b) the amount of the impairment loss recognised or reversed.**
- (c) for an individual asset:**
  - (i) the nature of the asset; and**
  - (ii) if the entity reports segment information in accordance with IFRS 8, the reportable segment to which the asset belongs.**
- (d) whether the recoverable amount of the asset is its fair value less costs to sell or its value in use.**

**FVLCS- basis used to determine**

**VIU- discount rate(Current/Previous)**