

## IAS 40 — Investment Property

IAS 40 applies to the accounting for property (land and/or buildings) held to earn rentals or for capital appreciation (or both). Investment properties are initially measured at cost and, with some exceptions, may be subsequently measured using a cost model or fair value model, with changes in the fair value under the fair value model being recognised in profit or loss. IAS 40 was reissued in December 2003 and applies to annual periods beginning on or after 1 January 2005.

### History of IAS 40

Date	Development	Comments
October 1984	Exposure Draft E26 <i>Accounting for Investments</i> published	
March 1986	IAS 25 <i>Accounting for Investments</i> issued	Operative for financial statements covering periods beginning on or after 1 January 1987
July 1999	Exposure Draft E64 <i>Investment Property</i> published	Comment deadline 31 October 1999
April 2000	IAS 40 <i>Investment Property</i> (2000) issued (Supersedes IAS 25 with respect to investment property)	Operative for annual financial statements covering periods beginning on or after 1 January 2001
May 2002	Exposure Draft <i>Improvements to International Accounting Standards</i> (2000) published	Comment deadline 16 September 2002
18 December 2003	IAS 40 <i>Investment Property</i> (2003) issued	Effective for annual periods beginning on or after 1 January 2005

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# Ias 40 Investment Property

**Siddappa N.Byrareddy**



## **Ias 40 Investment Property:**

*WILEY Interpretation and Application of International Financial Reporting Standards 2010* Barry J. Epstein, Eva K. Jermakowicz, 2010-02-05 Your one stop resource for understanding current International Financial Reporting Standards With widespread acceptance and use of the IASB standards around the globe the need to understand the IASB standards greatly increases Wiley IFRS 2010 provides the necessary tools for understanding the IASB standards and offers practical guidance and expertise on how to use and implement them The Wiley IFRS 2010 Book and CD ROM set covers the most recent International Financial Reporting Standards IFRS and IFRIC interpretations In addition it is an indispensable guide to IFRS compliance Detailed coverage of all previously issued IAS and IFRS standards and Standing Interpretations Committee SIC and International Financial Reporting Interpretations Committee IFRIC Equally valuable for preparers auditors and users of financial reports Provides a complete explanation of all IFRS requirements coupled with copious illustrations of how to apply the rules in complex real world fact situations Serves as a reference guide during actual implementation of IFRS and preparation of IFRS based financial statements To optimize your understanding both examples created to explain particular IFRS requirements and selections from actual published financial statements are provided throughout the book illustrating all key concepts

*International Valuation Standards* David Parker, 2016-05-16 International Valuation Standards a guide to the valuation of real property assets is an essential road map to using the new International Valuation Standards in everyday practice for real estate assets explains their content application and operation It shows how to value assets including property plant and equipment and is written in an explanatory style using commonly understood business English with as little jargon as possible It takes a thematic format focusing on the application of IVSs to investment property and owner occupied property with the author addressing valuation instruction operation and reporting under IVSs ACCA Approved - F7 Financial Reporting (September 2017 to June 2018 exams) Becker Professional Education, 2017-04-15 ACCA Approved and valid for exams from 01 Sept 2017 up to 30 June 2018 Becker s F7 Financial Reporting Revision Question Bank has been approved and quality assured by the ACCA s examining team

**Wiley IFRS 2008** Barry J. Epstein, Eva K. Jermakowicz, 2008-03-28 The one indispensable guide to IFRS compliance Wiley IFRS 2008 is the comprehensive source for guidance in applying IFRS to complex real world fact situations and is equally valuable for preparers auditors and users of financial reports To facilitate the reader s understanding the book includes both examples created to explain particular IFRS requirements and selections from actual published financial statements which have been copiously provided throughout illustrating all key concepts Barry J Epstein Chicago IL is a partner with Russell Novak Company LLP where he specializes in technical and litigation consultation on U S and international accounting and auditing matters and corporate governance Eva K Jermakowicz PhD CPA Nashville TN is a university professor and a leading consultant to international organizations and businesses She is a frequent speaker at international venues and has 25 years of teaching experience ACCA Paper P2 -

Corporate Reporting (INT) Study Text BPP Learning Media,2009-07-01 The Association of Chartered Certified Accountants ACCA is the global body for professional accountants With over 100 years of providing world class accounting and finance qualifications the ACCA has significantly raised its international profile in recent years and now supports a BSc Hons in Applied Accounting and an MBA BPP Learning Media is an ACCA Official Publisher P2 is a very challenging paper which builds on the knowledge and skills acquired at earlier levels in the preparation and analysis of financial reports for single entities and groups It takes these areas to a higher level putting into context the role of the accountant as a professional steward and adviser who is responsible to the stakeholders of an organisation It has five main sections 1 Regulatory and ethical framework and current issues 2 Reporting the financial performance of entities 3 Group financial statements 4 Specialised entities 5 Analysis of the financial performance of entities The main new topics introduced at this level relate to group accounts but other topics are tested with a different emphasis and in more depth than at the Fundamentals Level We provide material for both International and UK streams International is now the ACCA main stream The study text has been reviewed by the examiner and takes account of his advice on approaching the paper Ethics which have an impact on all aspects of financial reporting are introduced at an early stage in the text as is corporate social responsibility so that students do not neglect these topics when covering the numerical areas Accounting standards come next combining revision with extension into more advanced areas After a brief revision of basic groups the more advanced consolidation topics are covered Current issues are covered throughout the text within the appropriate topics and also summarised in a final chapter The question bank contains practice at the case study style question you will encounter in the real exam BPP Learning Media is the publisher of choice for many ACCA students and tuition providers worldwide Join them and plug into a world of expertise in ACCA exams

**International GAAP 2015** Ernst & Young LLP,2015-03-10 IFRSs the standards set by the International Accounting Standards Board IASB are complex and sometimes obscure Understanding their implications and applying them appropriately requires something special and that is why International GAAP 2015 is the essential tool for anyone applying auditing interpreting regulating studying and teaching international financial reporting It provides expert interpretation and practical guidance for busy professionals and includes in every chapter detailed analysis of how complex financial reporting problems can be resolved appropriately and effectively The International Financial Reporting Group of Ernst Young includes financial reporting specialists from throughout the world Complex technical accounting issues are explained clearly in a practical working context that enables immediate understanding of the point at issue International GAAP 2015 is the only globally focused work on IFRSs It is not constrained by any individual country s legislation or financial reporting regulations and it ensures an international consistency of approach unavailable elsewhere It shows how difficult practical issues should be approached in the complex global world of international financial reporting where IFRSs have become the accepted financial reporting system in more than 100 countries This integrated approach provides a unique level of authoritative

material for anyone involved in preparing interpreting or auditing company accounts for regulators academic researchers and for all students of accountancy All aspects of the detailed requirements of IFRS are dealt with on a topic by topic basis Each chapter of International GAAP 2015 deals with a key area of IFRS and has a common structure for ease of use An introduction to the background issues An explanation of relevant principles A clear exposition of the requirements of IFRS A discussion of the implications in practice and possible alternative solutions available Worked examples Extracts from real company accounts A full listing of the required disclosures an important part to play in the process of promoting consistent comparable and high quality financial reporting under IFRSs a book that not only provides an analysis of the requirements of the standards and the principles that they expound but also presents a unique explanation of how the standards should be interpreted and applied in practice The Chairman of Trustees of the IASC Foundation A standard reference work Financial Times The definitive guide to financial reporting The Times *A Guide Through International Financial Reporting Standards (IFRSs)*, 2008 Exposure Draft of Proposed Improvements to International Accounting Standards International Accounting Standards Board, 2002 **International Accounting Standard**, 2000 AICPA Professional Standards, 2004 **IFRS 4: Basis for conclusions on international financial reporting standard** International Accounting Standards Board, 2004 **Accountancy**, 2003 *AICPA Professional Standards* American Institute of Certified Public Accountants, 2003 **Transfers of Investment Property**, 2016 **Wiley IAS 2001 for Windows** Barry J. Epstein, Abbas A. Mirza, 2000-12-20 For many years the International Accounting Standards Committee IASC has been working to develop a set of accounting standards This book seeks to provide the tools for understanding those standards and offers expertise on how to use and implement them **IFRS Manual of Accounting 2009**, 2008 International Financial Reporting Standards IFRSs are being increasingly used by companies throughout the world All entities listed in the EU have been required to issue financial statements under IFRS since 2005 and more and more other countries are making the change to IFRS including the US and Canada The Manual is packed full of clear practical guidance on how to prepare financial statements in accordance with IFRS It includes hundreds of practical worked examples and extracts from company reports as well as model IFRS financial statements that help to illustrate the explanations and show exactly how even the most complex calculations and disclosures should be made Cover IFRSs - A Visual Approach KPMG Deutsche Treuhand-Gesellschaft, 2008-09-15 Based on the IFRSs issued by the IASB on 1 10 08 this provides a simplified summary of the main elements of IFRSs linking each line in the financial statement to the chronologically numbered standards and then summarizing in diagrams each of those Standards to help the reader visualize the key decisions and choices their application requires **Accounting Desk Book** Lois R. Plank, Donald Morris, Bryan R. Plank, 2008 The 2009 Accounting Desk Book is a practical readable guide that provides insightful and clear explanations for CPAs and financial services professionals on key areas of daily accounting practice It explores dozens of important accounting and finance issues from IRS practice to equity strategies from budgeting

to depreciation from e commerce to expert witness testimony

### **2001 Miller International Accounting Standards**

**Guide** David Alexander, Simon Archer, 2000 In a world where business and investment is increasingly international it has become critical that valid comparisons of company performance be made between countries Given that the differences between national accounting standards can hinder the investment process adding significantly to the cost of doing business International Accounting Standards are rapidly becoming accepted world wide This guide offers the authors and users of financial statements practical knowledge of these new standards which have been developed by the International Accounting Standards Committee IASC It defines the role structure and workings of the IASC and specifies the key differences between IAS and the US GAAP The book highlights critical passages from each IAS including the benchmark and allowed alternative treatments It also details the implications of the relevant IASs for the preparation of financial statements and their analysis

IASB Insight ,2001

The book delves into Ias 40 Investment Property. Ias 40 Investment Property is a crucial topic that needs to be grasped by everyone, from students and scholars to the general public. The book will furnish comprehensive and in-depth insights into Ias 40 Investment Property, encompassing both the fundamentals and more intricate discussions.

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  - Chapter 1: Introduction to Ias 40 Investment Property
  - Chapter 2: Essential Elements of Ias 40 Investment Property
  - Chapter 3: Ias 40 Investment Property in Everyday Life
  - Chapter 4: Ias 40 Investment Property in Specific Contexts
  - Chapter 5: Conclusion
2. In chapter 1, the author will provide an overview of Ias 40 Investment Property. The first chapter will explore what Ias 40 Investment Property is, why Ias 40 Investment Property is vital, and how to effectively learn about Ias 40 Investment Property.
3. In chapter 2, this book will delve into the foundational concepts of Ias 40 Investment Property. The second chapter will elucidate the essential principles that must be understood to grasp Ias 40 Investment Property in its entirety.
4. In chapter 3, the author will examine the practical applications of Ias 40 Investment Property in daily life. The third chapter will showcase real-world examples of how Ias 40 Investment Property can be effectively utilized in everyday scenarios.
5. In chapter 4, the author will scrutinize the relevance of Ias 40 Investment Property in specific contexts. This chapter will explore how Ias 40 Investment Property is applied in specialized fields, such as education, business, and technology.
6. In chapter 5, the author will draw a conclusion about Ias 40 Investment Property. This chapter will summarize the key points that have been discussed throughout the book.

This book is crafted in an easy-to-understand language and is complemented by engaging illustrations. It is highly recommended for anyone seeking to gain a comprehensive understanding of Ias 40 Investment Property.

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