

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

Ias 40 Investment Property

Roman Wölfel



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