

SSAP 28
STATEMENT OF STANDARD ACCOUNTING PRACTICE 28
PROVISIONS, CONTINGENT LIABILITIES
AND CONTINGENT ASSETS

(Issued January 2001)

*The standards, which have been set in **bold italic type**, should be read in the context of the background material and implementation guidance and in the context of the Foreword to Statements of Standard Accounting Practice, Interpretations and Accounting Guidelines. Statements of Standard Accounting Practice are not intended to apply to immaterial items (see paragraph 8 of the Foreword).*

Objective

The objective of this Statement is to ensure that appropriate recognition criteria and measurement bases are applied to provisions, contingent liabilities and contingent assets and that sufficient information is disclosed in the notes to the financial statements to enable users to understand their nature, timing and amount.

Scope

1. ***This Statement should be applied by all enterprises in accounting for provisions, contingent liabilities and contingent assets, except:***
 - a. ***those resulting from financial instruments that are carried at fair value;***
 - b. ***those resulting from executory contracts, except where the contract is onerous;***
 - c. ***those arising in insurance enterprises from contracts with policyholders; and***
 - d. ***those covered by another Statement of Standard Accounting Practice.***
2. This Statement applies to financial instruments (including guarantees) that are not carried at fair value.
3. Executory contracts are contracts under which neither party has performed any of its obligations or both parties have partially performed their obligations to an equal extent. This Statement does not apply to executory contracts unless they are onerous.
4. This Statement applies to provisions, contingent liabilities and contingent assets of insurance enterprises other than those arising from contracts with policyholders.
5. Where another Statement of Standard Accounting Practice deals with a specific type of provision, contingent liability or contingent asset, an enterprise applies that Statement instead of this Statement. For example, certain types of provisions are also addressed in Statements on:
 - a. construction contracts (see SSAP 23 "Construction contracts");
 - b. deferred tax (see SSAP 12 "Accounting for deferred tax"); ~~and~~

- c. leases (see SSAP 14 "Leases"). However, as SSAP 14 contains no specific requirements to deal with operating leases that have become onerous, this Statement applies to such cases; and
 - d. employee benefits (see SSAP 34 "Employee benefits")
6. Some amounts treated as provisions may relate to the recognition of revenue, for example where an enterprise gives guarantees in exchange for a fee. This Statement does not address the recognition of revenue. SSAP 18 "Revenue" identifies the circumstances in which revenue is recognised and provides practical guidance on the application of the recognition criteria. This Statement does not change the requirements of SSAP 18.
 7. This Statement defines provisions as liabilities of uncertain timing or amount. In some countries the term "provision" is also used in the context of items such as depreciation, impairment of assets and doubtful debts: these are adjustments to the carrying amounts of assets and are not addressed in this Statement.
 8. Other Statements of Standard Accounting Practice specify whether expenditures are treated as assets or as expenses. These issues are not addressed in this Statement. Accordingly, this Statement neither prohibits nor requires capitalisation of the costs recognised when a provision is made.
 9. This Statement applies to provisions for restructuring (including discontinuing operations). Where a restructuring meets the definition of a discontinuing operation, additional disclosures may be required¹¹.

Definitions

10. *The following terms are used in this Statement with the meanings specified:*

A provision is a liability of uncertain timing or amount.

A liability is a present obligation of the enterprise arising from past events, the settlement of which is expected to result in an outflow from the enterprise of resources embodying economic benefits.

An obligating event is an event that creates a legal or constructive obligation that results in an enterprise having no realistic alternative to settling that obligation.

A legal obligation is an obligation that derives from:

- a. *a contract (through its explicit or implicit terms);*
- b. *legislation; or*
- c. *other operation of law.*

A constructive obligation is an obligation that derives from an enterprise's actions where:

- a. *by an established pattern of past practice, published policies or a sufficiently specific current statement, the enterprise has indicated to other parties that it will accept certain responsibilities; and*

¹ This text is taken from IAS 37 "Provisions, contingent liabilities and contingent assets" which contains a cross-reference to IAS 35 "Discontinuing operations". The Society intends to develop a SSAP on "Discontinuing operations" that is to be based on the equivalent IAS of the same title. In the meantime, enterprises may consider making reference to IAS 35 for guidance on the accounting and disclosure of discontinuing operations where necessary, in addition to the guidance and requirements in SSAP 2 "Net profit or loss for the period, fundamental errors and changes in accounting policies" in respect of discontinued and discontinuing operations.

- b. *as a result, the enterprise has created a valid expectation on the part of those other parties that it will discharge those responsibilities.*

*A **contingent liability** is:*

- a. *a possible obligation that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the enterprise; or*
- b. *a present obligation that arises from past events but is not recognised because:*
 - i. *it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation; or*
 - ii. *the amount of the obligation cannot be measured with sufficient reliability.*

*A **contingent asset** is a possible asset that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the enterprise.*

*An **onerous contract** is a contract in which the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received under it.*

*A **restructuring** is a programme that is planned and controlled by management, and materially changes either:*

- a. *the scope of a business undertaken by an enterprise; or*
- b. *the manner in which that business is conducted.*

Provisions and other liabilities

11. Provisions can be distinguished from other liabilities such as trade payables and accruals because there is uncertainty about the timing or amount of the future expenditure required in settlement. By contrast:
 - a. trade payables are liabilities to pay for goods or services that have been received or supplied and have been invoiced or formally agreed with the supplier; and
 - b. accruals are liabilities to pay for goods or services that have been received or supplied but have not been paid, invoiced or formally agreed with the supplier, including amounts due to employees (for example, amounts relating to accrued vacation pay). Although it is sometimes necessary to estimate the amount or timing of accruals, the uncertainty is generally much less than for provisions.

Accruals are often reported as part of trade and other payables, whereas provisions are reported separately.

Relationship between provisions and contingent liabilities

12. In a general sense, all provisions are contingent because they are uncertain in timing or amount. However, within this Statement the term "contingent" is used for liabilities and assets that are not recognised because their existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the enterprise. In addition, the term "contingent liability" is used for liabilities that do not meet the recognition criteria.

13. This Statement distinguishes between:
- a. provisions -which are recognised as liabilities (assuming that a reliable estimate can be made) because they are present obligations and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligations; and
 - b. contingent liabilities - which are not recognised as liabilities because they are either:
 - i. possible obligations, as it has yet to be confirmed whether the enterprise has a present obligation that could lead to an outflow of resources embodying economic benefits; or
 - ii. present obligations that do not meet the recognition criteria in this Statement (because either it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation, or a sufficiently reliable estimate of the amount of the obligation cannot be made).

Recognition

14. A provision should be recognised when:

- a. *an enterprise has a present obligation (legal or constructive) as a result of a past event;*
- b. *it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation; and*
- c. *a reliable estimate can be made of the amount of the obligation.*

If these conditions are not met, no provisions should be recognised.

Present obligation

- 15. *In rare cases it is not clear whether there is a present obligation. In these cases, a past event is deemed to give rise to a present obligation if, taking account of all available evidence, it is more likely than not that a present obligation exists at the balance sheet date.***
16. In almost all cases it will be clear whether a past event has given rise to a present obligation. In rare cases, for example in a law suit, it may be disputed either whether certain events have occurred or whether those events result in a present obligation. In such a case, an enterprise determines whether a present obligation exists at the balance sheet date by taking account of all available evidence, including, for example, the opinion of experts. The evidence considered includes any additional evidence provided by events after the balance sheet date. On the basis of such evidence:
- a. where it is more likely than not that a present obligation exists at the balance sheet date, the enterprise recognises a provision (if the recognition criteria are met); and
 - b. when it is more likely that no present obligation exists at the balance sheet date, the enterprise discloses a contingent liability, unless the possibility of an outflow of resources embodying economic benefits is remote (see paragraph 86).

Past event

17. A past event that leads to a present obligation is called an obligating event. For an event to be an obligating event, it is necessary that the enterprise has no realistic alternative to settling the obligation created by the event. This is the case only:
 - a. where the settlement of the obligation can be enforced by law; or
 - b. in the case of a constructive obligation, where the event (which may be an action of the enterprise) creates valid expectations in other parties that the enterprise will discharge the obligation.
18. Financial statements deal with the financial position of an enterprise at the end of its reporting period and not its possible position in the future. Therefore, no provision is recognised for costs that need to be incurred to operate in the future. The only liabilities recognised in an enterprise's balance sheet are those that exist at the balance sheet date.
19. It is only those obligations arising from past events existing independently of an enterprise's future actions (i.e. the future conduct of its business) that are recognised as provisions. Examples of such obligations are penalties or clean-up costs for unlawful environmental damage, both of which would lead to an outflow of resources embodying economic benefits in settlement regardless of the future actions of the enterprise. Similarly, an enterprise recognises a provision for the decommissioning costs of an oil installation or a nuclear power station to the extent that the enterprise is obliged to rectify damage already caused. In contrast, because of commercial pressures or legal requirements, an enterprise may intend or need to carry out expenditure to operate in a particular way in the future (for example, by fitting smoke filters in a certain type of factory). Because the enterprise can avoid the future expenditure by its future actions, for example by changing its method of operation, it has no present obligation for that future expenditure and no provision is recognised.
20. An obligation always involves another party to whom the obligation is owed. It is not necessary, however, to know the identity of the party to whom the obligation is owed - indeed the obligation may be to the public at large. Because an obligation always involves a commitment to another party, it follows that a management or board decision does not give rise to a constructive obligation at the balance sheet date unless the decision has been communicated before the balance sheet date to those affected by it in a sufficiently specific manner to raise a valid expectation in them that the enterprise will discharge its responsibilities.
21. An event that does not give rise to an obligation immediately may do so at a later date, because of changes in the law or because an act (for example, a sufficiently specific public statement) by the enterprise gives rise to a constructive obligation. For example, when environmental damage is caused there may be no obligation to remedy the consequences. However, the causing of the damage will become an obligating event when a new law requires the existing damage to be rectified or when the enterprise publicly accepts responsibility for rectification in a way that creates a constructive obligation.
22. Where details of a proposed new law have yet to be finalised, an obligation arises only when the legislation is virtually certain to be enacted as drafted. For the purpose of this Statement, such an obligation is treated as a legal obligation. Differences in circumstances surrounding enactment make it impossible to specify a single event that would make the enactment of a law virtually certain. In many cases it will be impossible to be virtually certain of the enactment of a law until it is enacted.

Probable outflow of resources embodying economic benefits

23. For a liability to qualify for recognition there must be not only a present obligation but also the probability of an outflow of resources embodying economic benefits to settle that obligation. For the purpose of this Statement ², an outflow of resources or other event is regarded as probable if the event is more likely than not to occur, i.e. the probability that the event will occur is greater than the probability that it will not. Where it is not probable that a present obligation exists, an enterprise discloses a contingent liability, unless the possibility of an outflow of resources embodying economic benefits is remote (see paragraph 86).
24. Where there are a number of similar obligations (e.g. product warranties or similar contracts) the probability that an outflow will be required in settlement is determined by considering the class of obligations as a whole. Although the likelihood of outflow for any one item may be small, it may well be probable that some outflow of resources will be needed to settle the class of obligations as a whole. If that is the case, a provision is recognised (if the other recognition criteria are met).

Reliable estimate of the obligation

25. The use of estimates is an essential part of the preparation of financial statements and does not undermine their reliability. This is especially true in the case of provisions, which by their nature are more uncertain than most other balance sheet items. Except in extremely rare cases, an enterprise will be able to determine a range of possible outcomes and can therefore make an estimate of the obligation that is sufficiently reliable to use in recognising a provision.
26. In the extremely rare case where no reliable estimate can be made, a liability exists that cannot be recognised. That liability is disclosed as a contingent liability (see paragraph 86).

Contingent liabilities

27. *An enterprise should not recognise a contingent liability.*
28. A contingent liability is disclosed, as required by paragraph 86, unless the possibility of an outflow of resources embodying economic benefits is remote.
29. Where an enterprise is jointly and severally liable for an obligation, the part of the obligation that is expected to be met by other parties is treated as a contingent liability. The enterprise recognises a provision for the part of the obligation for which an outflow of resources embodying economic benefits is probable, except in the extremely rare circumstances where no reliable estimate can be made.
30. Contingent liabilities may develop in a way not initially expected. Therefore, they are assessed continually to determine whether an outflow of resources embodying economic benefits has become probable. If it becomes probable that an outflow of future economic benefits will be required for an item previously dealt with as a contingent liability, a provision is recognised in the financial statements of the period in which the change in probability occurs (except in the extremely rare circumstances where no reliable estimate can be made).

² The interpretation of "probable" in this Statement as "more likely than not" does not necessarily apply in other Statements of Standard Accounting Practice.

Contingent assets

31. *An enterprise should not recognise a contingent asset.*
32. Contingent assets usually arise from unplanned or other unexpected events that give rise to the possibility of an inflow of economic benefits to the enterprise. An example is a claim that an enterprise is pursuing through legal processes, where the outcome is uncertain.
33. Contingent assets are not recognised in financial statements since this may result in the recognition of income that may never be realised. However, when the realisation of income is virtually certain, then the related asset is not a contingent asset and its recognition is appropriate.
34. A contingent asset is disclosed, as required by paragraph 89, where an inflow of economic benefits is probable.
35. Contingent assets are assessed continually to ensure that developments are appropriately reflected in the financial statements. If it has become virtually certain that an inflow of economic benefits will arise, the asset and the related income are recognised in the financial statements of the period in which the change occurs. If an inflow of economic benefits has become probable, an enterprise discloses the contingent asset (see paragraph 89).

Measurement

Best estimate

36. *The amount recognised as a provision should be the best estimate of the expenditure required to settle the present obligation at the balance sheet date.*
37. The best estimate of the expenditure required to settle the present obligation is the amount that an enterprise would rationally pay to settle the obligation at the balance sheet date or to transfer it to a third party at that time. It will often be impossible or prohibitively expensive to settle or transfer an obligation at the balance sheet date. However, the estimate of the amount that an enterprise would rationally pay to settle or transfer the obligation gives the best estimate of the expenditure required to settle the present obligation at the balance sheet date.
38. The estimates of outcome and financial effect are determined by the judgement of the management of the enterprise, supplemented by experience of similar transactions and, in some cases, reports from independent experts. The evidence considered includes any additional evidence provided by events after the balance sheet date.
39. Uncertainties surrounding the amount to be recognised as a provision are dealt with by various means according to the circumstances. Where the provision being measured involves a large population of items, the obligation is estimated by weighting all possible outcomes by their associated probabilities. The name for this statistical method of estimation is "expected value". The provision will therefore be different depending on whether the probability of a loss of a given amount is, for example, 60 per cent or 90 per cent. Where there is a continuous range of possible outcomes, and each point in that range is as likely as any other, the mid-point of the range is used.

Example

An enterprise sells goods with a warranty under which customers are covered for the cost of repairs of any manufacturing defects that become apparent within the first six months after purchase. If minor defects were detected in all products sold, repair costs of \$1 million would result. If major defects were detected in all products sold, repair costs of \$4 million would result. The enterprise's past experience and future expectations indicate that, for the coming year, 75 per cent of the goods sold will have no defects, 20 per cent of the goods sold will have minor defects and 5 per cent of the goods sold will have major defects. In accordance with paragraph 24, an enterprise assesses the probability of an outflow for the warranty obligations as a whole.

The expected value of the cost of repairs is:

$$(75\% \text{ of } \$\text{nil}) + (20\% \text{ of } \$1\text{m}) + (5\% \text{ of } \$4\text{m}) = \$400,000$$

40. Where a single obligation is being measured, the individual most likely outcome may be the best estimate of the liability. However, even in such a case, the enterprise considers other possible outcomes. Where other possible outcomes are either mostly higher or mostly lower than the most likely outcome, the best estimate will be a higher or lower amount. For example, if an enterprise has to rectify a serious fault in a major plant that it has constructed for a customer, the individual most likely outcome may be for the repair to succeed at the first attempt at a cost of \$1,000, but a provision for a larger amount is made if there is a significant chance that further attempts will be necessary.
41. The provision is measured before tax, as the tax consequences of the provision, and changes in it, are considered separately.

Risks and uncertainties

42. *The risks and uncertainties that inevitably surround many events and circumstances should be taken into account in reaching the best estimate of a provision.*
43. Risk describes variability of outcome. A risk adjustment may increase the amount at which a liability is measured. Caution is needed in making judgements under conditions of uncertainty, so that income or assets are not overstated and expenses or liabilities are not understated. However, uncertainty does not justify the creation of excessive provisions or a deliberate overstatement of liabilities. For example, if the projected costs of a particularly adverse outcome are estimated on a prudent basis, that outcome is not then deliberately treated as more probable than is realistically the case. Care is needed to avoid duplicating adjustments for risk and uncertainty with consequent overstatement of a provision.
44. Disclosure of the uncertainties surrounding the amount of the expenditure is made under paragraph 85(b).

Present value

45. *Where the effect of the time value of money is material, the amount of a provision should be the present value of the expenditures expected to be required to settle the obligation.*
46. Because of the time value of money, provisions relating to cash outflows that arise soon after the balance sheet date are more onerous than those where cash outflows of the same amount arise later. Provisions are therefore discounted, where the effect is material.
47. *The discount rate (or rates) should be a pre-tax rate (or rates) that reflect(s) current market assessments of the time value of money and the risks specific to the liability. The discount rate(s) should not reflect risks for which future cash flow estimates have been adjusted.*

Future events

48. *Future events that may affect the amount required to settle an obligation should be reflected in the amount of a provision where there is sufficient objective evidence that they will occur.*
49. Expected future events may be particularly important in measuring provisions. For example, an enterprise may believe that the cost of cleaning up a site at the end of its life will be reduced by future changes in technology. The amount recognised reflects a reasonable expectation of technically qualified, objective observers, taking account of all available evidence as to the technology that will be available at the time of the clean-up. Thus it is appropriate to include, for example, expected cost reductions associated with increased experience in applying existing technology or the expected cost of applying existing technology to a larger or more complex clean-up operation than has previously been carried out. However, an enterprise does not anticipate the development of a completely new technology for cleaning up unless it is supported by sufficient objective evidence.
50. The effect of possible new legislation is taken into consideration in measuring an existing obligation when sufficient objective evidence exists that the legislation is virtually certain to be enacted. The variety of circumstances that arise in practice makes it impossible to specify a single event that will provide sufficient, objective evidence in every case. Evidence is required both of what legislation will demand and of whether it is virtually certain to be enacted and implemented in due course. In many cases sufficient objective evidence will not exist until the new legislation is enacted.

Expected disposal of assets

51. *Gains from the expected disposal of assets should not be taken into account in measuring a provision.*
52. Gains on the expected disposal of assets are not taken into account in measuring a provision, even if the expected disposal is closely linked to the event giving rise to the provision. Instead, an enterprise recognises gains on expected disposals of assets at the time specified by the Statement of Standard Accounting Practice dealing with the assets concerned.

Reimbursements

53. *Where some or all of the expenditure required to settle a provision is expected to be reimbursed by another party, the reimbursement should be recognised when, and only when, it is virtually certain that reimbursement will be received if the enterprise settles the obligation. The reimbursement should be treated as a separate asset. The amount recognised for the reimbursement should not exceed the amount of the provision.*
54. *In the income statement, the expense relating to a provision may be presented net of the amount recognised for a reimbursement.*
55. Sometimes, an enterprise is able to look to another party to pay part or all of the expenditure required to settle a provision (for example, through insurance contracts, indemnity clauses or suppliers' warranties). The other party may either reimburse amounts paid by the enterprise or pay the amounts directly.
56. In most cases the enterprise will remain liable for the whole of the amount in question so that the enterprise would have to settle the full amount if the third party failed to pay for any reason. In this situation, a provision is recognised for the full amount of the liability, and a separate asset for the expected reimbursement is recognised when it is virtually certain that reimbursement will be received if the enterprise settles the liability.

57. In some cases, the enterprise will not be liable for the costs in question if the third party fails to pay. In such a case the enterprise has no liability for those costs and they are not included in the provision.
58. As noted in paragraph 29, an obligation for which an enterprise is jointly and severally liable is a contingent liability to the extent that it is expected that the obligation will be settled by the other parties.

Changes in provisions

59. *Provisions should be reviewed at each balance sheet date and adjusted to reflect the current best estimate. If it is no longer probable that an outflow of resources embodying economic benefits will be required to settle the obligation, the provision should be reversed.*
60. Where discounting is used, the carrying amount of a provision increases in each period to reflect the passage of time. This increase is recognised as borrowing cost.

Use of provisions

61. *A provision should be used only for expenditures for which the provision was originally recognised.*
62. Only expenditures that relate to the original provision are set against it. Setting expenditures against a provision that was originally recognised for another purpose would conceal the impact of two different events.

Application of the recognition and measurement rules

Future operating losses

63. *Provisions should not be recognised for future operating losses.*
64. Future operating losses do not meet the definition of a liability in paragraph 10 and the general recognition criteria set out for provisions in paragraph 14.
65. An expectation of future operating losses is an indication that certain assets of the operation may be impaired. An enterprise tests these assets for impairment under SSAP 31 "Impairment of assets".

Onerous contracts

66. *If an enterprise has a contract that is onerous, the present obligation under the contract should be recognised and measured as a provision.*
67. Many contracts (for example, some routine purchase orders) can be cancelled without paying compensation to the other party, and therefore there is no obligation. Other contracts establish both rights and obligations for each of the contracting parties. Where events make such a contract onerous, the contract falls within the scope of this Statement and a liability exists which is recognised. Executory contracts that are not onerous fall outside the scope of this Statement.

68. This Statement defines an onerous contract as a contract in which the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received under it. The unavoidable costs under a contract reflect the least net cost of exiting from the contract, which is the lower of the cost of fulfilling it and any compensation or penalties arising from failure to fulfil it.
69. Before a separate provision for an onerous contract is established, an enterprise recognises any impairment loss that has occurred on assets dedicated to that contract (see SSAP 31 "Impairment of assets").

Restructuring

70. The following are examples of events that may fall under the definition of restructuring:
- a. sale or termination of a line of business;
 - b. the closure of business locations in a country or region or the relocation of business activities from one country or region to another;
 - c. changes in management structure, for example, eliminating a layer of management; and
 - d. fundamental reorganisations that have a material effect on the nature and focus of the enterprise's operations.
71. A provision for restructuring costs is recognised only when the general recognition criteria for provisions set out in paragraph 14 are met. Paragraphs 72-83 set out how the general recognition criteria apply to restructurings.
72. *A constructive obligation to restructure arises only when an enterprise:*
- a. *has a detailed formal plan for the restructuring identifying at least:*
 - i. *the business or part of a business concerned;*
 - ii. *the principal locations affected;*
 - iii. *the location, function, and approximate number of employees who will be compensated for terminating their services;*
 - iv. *the expenditures that will be undertaken; and*
 - v. *when the plan will be implemented; and*
 - b. *has raised a valid expectation in those affected that it will carry out the restructuring by starting to implement that plan or announcing its main features to those affected by it.*
73. Evidence that an enterprise has started to implement a restructuring plan would be provided, for example, by dismantling plant or selling assets or by the public announcement of the main features of the plan. A public announcement of a detailed plan to restructure constitutes a constructive obligation to restructure only if it is made in such a way and in sufficient detail (i.e. setting out the main features of the plan) that it gives rise to valid expectations in other parties such as customers, suppliers and employees (or their representatives) that the enterprise will carry out the restructuring.
74. For a plan to be sufficient to give rise to a constructive obligation when communicated to those affected by it, its implementation needs to be planned to begin as soon as possible and to be completed in a timeframe that makes significant changes to the plan unlikely. If it is expected that there will be a long delay before the restructuring begins or that the restructuring will take an unreasonably long time, it is unlikely that the plan will raise a valid expectation on the part of others that the enterprise is at present committed to restructuring, because the timeframe allows opportunities for the enterprise to change its plans.

75. A management or board decision to restructure taken before the balance sheet date does not give rise to a constructive obligation at the balance sheet date unless the enterprise has, before the balance sheet date:
- a. started to implement the restructuring plan; or
 - b. announced the main features of the restructuring plan to those affected by it in a sufficiently specific manner to raise a valid expectation in them that the enterprise will carry out the restructuring.

In some cases, an enterprise starts to implement a restructuring plan, or announces its main features to those affected, only after the balance sheet date. Disclosure may be required under SSAP 9 (revised) "Events after the balance sheet date", if the restructuring is of such importance that its non-disclosure would affect the ability of the users of the financial statements to make proper evaluations and decisions.

76. Although a constructive obligation is not created solely by a management decision, an obligation may result from other earlier events together with such a decision. For example, negotiations with employee representatives for termination payments, or with purchasers for the sale of an operation, may have been concluded subject only to board approval. Once that approval has been obtained and communicated to the other parties, the enterprise has a constructive obligation to restructure, if the conditions of paragraph 72 are met.
77. In some countries, the ultimate authority is vested in a board whose membership includes representatives of interests other than those of management (e.g. employees) or notification to such representatives may be necessary before the board decision is taken. Because a decision by such a board involves communication to these representatives, it may result in a constructive obligation to restructure.
78. ***No obligation arises for the sale of an operation until the enterprise is committed to the sale, i.e. there is a binding sale agreement.***
79. Even when an enterprise has taken a decision to sell an operation and announced that decision publicly, it cannot be committed to the sale until a purchaser has been identified and there is a binding sale agreement. Until there is a binding sale agreement, the enterprise will be able to change its mind and indeed will have to take another course of action if a purchaser cannot be found on acceptable terms. When the sale of an operation is envisaged as part of a restructuring, the assets of the operation are reviewed for impairment under SSAP 31 "Impairment of assets". When a sale is only part of a restructuring, a constructive obligation can arise for the other parts of the restructuring before a binding sale agreement exists.
80. ***A restructuring provision should include only the direct expenditures arising from the restructuring, which are those that are both:***
- a. ***necessarily entailed by the restructuring; and***
 - b. ***not associated with the ongoing activities of the enterprise.***

81. A restructuring provision does not include such costs as:
- a. retraining or relocating continuing staff;
 - b. marketing; or
 - c. investment in new systems and distribution networks.

These expenditures relate to the future conduct of the business and are not liabilities for restructuring at the balance sheet date. Such expenditures are recognised on the same basis as if they arose independently of a restructuring.

82. Identifiable future operating losses up to the date of a restructuring are not included in a provision, unless they relate to an onerous contract as defined in paragraph 10.

83. As required by paragraph 51, gains on the expected disposal of assets are not taken into account in measuring a restructuring provision, even if the sale of assets is envisaged as part of the restructuring.

Disclosure

84. *For each class of provision, an enterprise should disclose:*
- a. *the carrying amount at the beginning and end of the period;*
 - b. *additional provisions made in the period, including increases to existing provisions;*
 - c. *amounts used (i.e. incurred and charged against the provision) during the period;*
 - d. *unused amounts reversed during the period; and*
 - e. *the increase during the period in the discounted amount arising from the passage of time and the effect of any change in the discount rate.*
- Comparative information is not required.*
85. *An enterprise should disclose the following for each class of provision:*
- a. *a brief description of the nature of the obligation and the expected timing of any resulting outflows of economic benefits;*
 - b. *An indication of the uncertainties about the amount or timing of those outflows. Where necessary to provide adequate information, an enterprise should disclose the major assumptions made concerning future events, as addressed in paragraph 48; and*
 - c. *the amount of any expected reimbursement, stating the amount of any asset that has been recognised for that expected reimbursement.*
86. *Unless the possibility of any outflow in settlement is remote, an enterprise should disclose for each class of contingent liability at the balance sheet date a brief description of the nature of the contingent liability and, where practicable:*
- a. *an estimate of its financial effect, measured under paragraphs 36-52;*
 - b. *an indication of the uncertainties relating to the amount or timing of any outflow; and*
 - c. *the possibility of any reimbursement.*
87. In determining which provisions or contingent liabilities may be aggregated to form a class, it is necessary to consider whether the nature of the items is sufficiently similar for a single statement about them to fulfil the requirements of paragraphs 85(a) and (b) and 86(a) and (b). Thus, it may be appropriate to treat as a single class of provision amounts relating to warranties of different products, but it would not be appropriate to treat as a single class amounts relating to normal warranties and amounts that are subject to legal proceedings.
88. Where a provision and a contingent liability arise from the same set of circumstances, an enterprise makes the disclosures required by paragraphs 84-86 in a way that shows the link between the provision and the contingent liability.
89. *Where an inflow of economic benefits is probable, an enterprise should disclose a brief description of the nature of the contingent assets at the balance sheet date, and, where practicable, an estimate of their financial effect, measured using the principles set out for provisions in paragraphs 36-52.*
90. It is important that disclosures for contingent assets avoid giving misleading indications of the likelihood of income arising.

91. *Where any of the information required by paragraphs 86 and 89 is not disclosed because it is not practicable to do so, that fact should be stated.*
92. *In extremely rare cases, disclosure of some or all of the information required by paragraphs 84-89 can be expected to prejudice seriously the position of the enterprise in a dispute with other parties on the subject matter of the provision, contingent liability or contingent asset. In such cases, an enterprise need not disclose the information, but should disclose the general nature of the dispute, together with the fact that, and reason why, the information has not been disclosed.*

Transitional provisions

93. *The effect of adopting this Statement on its effective date (or earlier) should be reported as an adjustment to the opening balance of retained earnings for the period in which the Statement is first adopted. Enterprises are encouraged, but not required, to adjust the opening balance of retained earnings for the earliest period presented and to restate comparative information. If comparative information is not restated, this fact should be disclosed.*
94. The Statement requires a different treatment from SSAP 2 "Net profit or loss for the period, fundamental errors and changes in accounting policies". SSAP 2 requires comparative information to be restated unless it is impracticable to do so.

Effective date

95. *The accounting practices set out in this Statement should be regarded as standard in respect of financial statements relating to periods beginning on or after 1 January 2001. Earlier adoption is encouraged but not required. If an enterprise applies this Statement for financial statements covering periods beginning before 1 January 2001, the enterprise should:*
 - a. *disclose that fact; and*
 - b. *adopt SSAP 9 (revised) "Events after the balance sheet date" and SSAP 31 "Impairment of assets" at the same time.*
96. This Statement supersedes SSAP 8 "Accounting for contingencies".

Notes on legal requirements in Hong Kong

97. The references to "the Schedule" below are to the Tenth Schedule to the Companies Ordinance.
98. Paragraph 30(1) of the Schedule defines "provision" as any amount written off or retained by way of providing for depreciation, renewals or diminution in value of assets or any amount retained by way of providing for any known liability of which the amount cannot be determined with substantial accuracy. This definition is wider in scope than the definition in paragraph 10 of this Statement.
99. Paragraph 4(1) of the Schedule requires the classification of provisions under headings appropriate to the company's business.
100. Paragraph 6 of the Schedule requires the disclosure of the aggregate amount of provisions (other than provisions for depreciation, renewals and diminution in value of assets) under separate headings.

101. Paragraph 7 of the Schedule requires the disclosure of the source of any increase and the application of any decrease in each sub-heading of provisions.
102. Paragraph 13(1)(f) of the Schedule requires the disclosure of the amount set aside to provisions (other than provisions for depreciation, renewals and diminution in value of assets) or the amount withdrawn from such provisions and not applied for the purposes of the provisions, if it is material.
103. Paragraph 12(4) of the Schedule requires the disclosure of particulars of any charge on the assets of the company to secure the liabilities of any other person, including, where practicable, the amount secured.
104. Paragraph 12(5) of the Schedule requires the disclosure of the general nature of any other contingent liabilities not provided for, and, when practicable, the aggregate amount or estimated amount of those liabilities, if it is material.

Compliance with International Accounting Standards

105. Compliance with this Statement ensures compliance in all material respects with International Accounting Standard IAS 37 "Provisions, contingent liabilities and contingent assets".

Appendix A

Tables - Provisions, contingent liabilities, contingent assets and reimbursements

The purpose of this appendix is to summarise the main requirements of the standards. It does not form part of the standards and should be read in the context of the full text of the standards.

Provisions and contingent liabilities

Where, as a result of past events, there may be an outflow of resources embodying future economic benefits in settlement of: (a) a present obligation; or (b) a possible obligation whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the enterprise, and		
there is a present obligation that probably requires an outflow of outflow resources,	there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources,	there is a possible obligation or a present obligation where the likelihood of an outflow of resources is remote,
a provision is recognised (paragraph 14); and disclosures are required for the provision (paragraphs 84 and 85).	no provision is recognised (paragraph 27); and disclosures are required for the contingent liability (paragraph 86).	no provision is recognised (paragraph 27); and no disclosure is required (paragraph 86).

A contingent liability also arises in the extremely rare case where there is a liability that cannot be recognised because it cannot be measured reliably. Disclosures are required for the contingent liability.

Contingent assets

Where, as a result of past events, there is a possible asset whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the enterprise, and		
the inflow of economic benefits is virtually certain,	the inflow of economic benefits is probable, but not virtually certain,	the inflow is not probable,
the asset is not contingent (paragraph 33).	no asset is recognised (paragraph 31); and disclosures are required (paragraph 89).	no asset is recognised (paragraph 31); and no disclosure is required (paragraph 89).

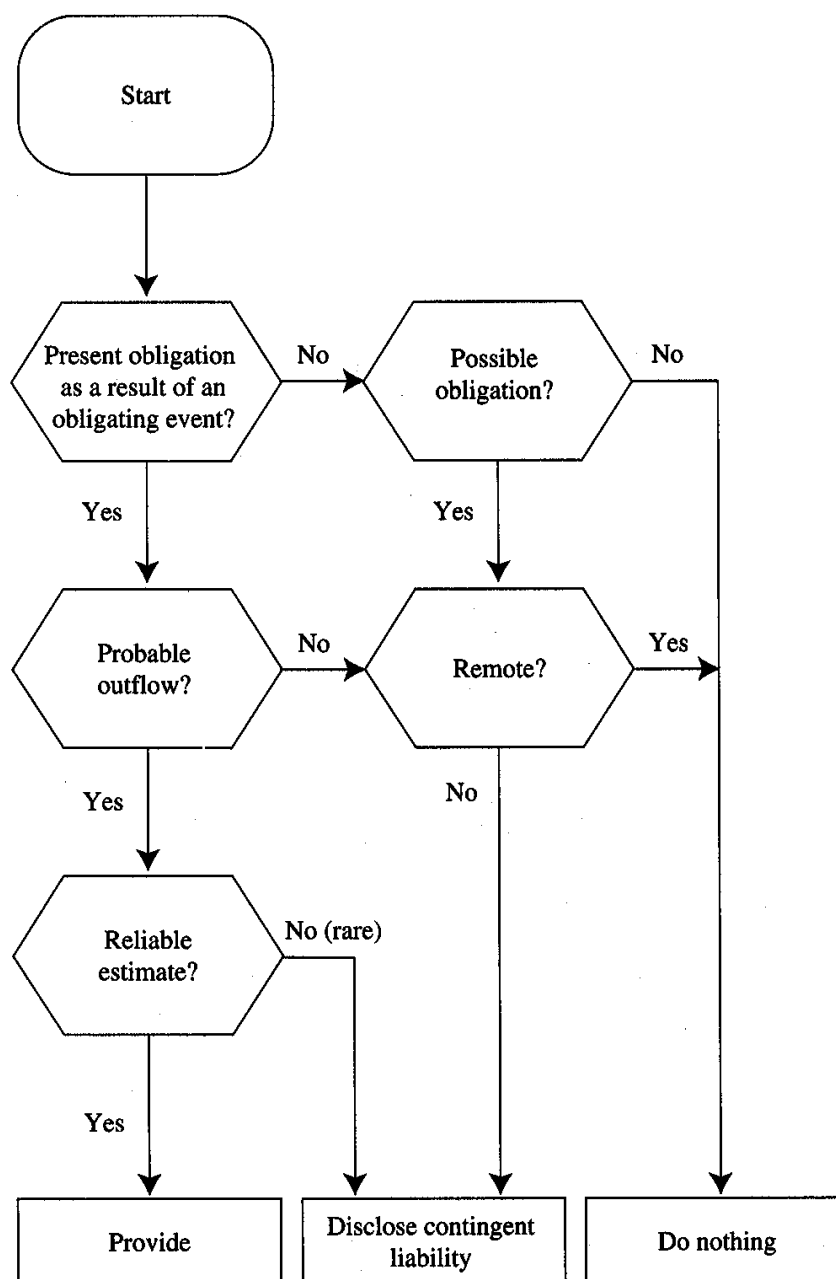
Reimbursements

Some or all of the expenditure required to settle a provision is expected to be reimbursed by another party, and		
the enterprise has the obligation for the part of the expenditure to be reimbursed by the other party,	the obligation for the amount expected to be reimbursed remains with the enterprise and it is virtually certain that reimbursement will be received if the enterprise settles the provision,	the obligation for the amount expected to be reimbursed remains with the enterprise and the reimbursement is not virtually certain if the enterprise settles the provision,
the entity has no liability for the amount to be reimbursed (paragraph 57); and	the reimbursement is recognised as a separate asset in the balance sheet and may be offset against the expense in the income statement. The amount recognised for the expected reimbursement does not exceed the liability (paragraphs 53 and 54); and	the expected reimbursement is not recognised as an asset (paragraph 53); and
no disclosure is required.	the reimbursement is disclosed together with the amount recognised for the reimbursement (paragraph 85(c)).	the expected reimbursement is disclosed (paragraph 85(c)).

Appendix B

Decision tree

The purpose of the decision tree is to summarise the main recognition requirements of the standards for provisions and contingent liabilities. The decision tree does not form part of the standards and should be read in the context of the full text of the standards.



Note: In rare cases, it is not clear whether there is a present obligation. In these cases, a past event is deemed to give rise to a present obligation if, taking account of all available evidence, it is more likely than not that a present obligation exists at the balance sheet date (paragraph 15 of the Statement).

Appendix C

Examples: Recognition

This appendix illustrates the application of the standards to assist in clarifying their meaning. It does not form part of the standards.

All the enterprises in the examples have 31 December year ends. In all cases, it is assumed that a reliable estimate can be made of any outflows expected. In some examples the circumstances described may have resulted in impairment of the assets - this aspect is not dealt with in the examples.

The cross references provided in the examples indicate paragraphs of the Statement that are particularly relevant. The appendix should be read in the context of the full text of the standards.

References to "best estimate" are to the present value amount, where the effect of the time value of money is material.

Example 1: Warranties

A manufacturer gives warranties at the time of sale to purchasers of its product. Under the terms of the contract for sale the manufacturer undertakes to make good, by repair or replacement, manufacturing defects that become apparent within three years from the date of sale. On past experience, it is probable (i.e. more likely than not) that there will be some claims under the warranties.

Present obligation as a result of a past obligating event - The obligating event is the sale of the product with a warranty, which gives rise to a legal obligation.

An outflow of resources embodying economic benefits in settlement - Probable for the warranties as a whole (see paragraph 24).

Conclusion - A provision is recognised for the best estimate of the costs of making good under the warranty products sold before the balance sheet date (see paragraphs 14 and 24).

Example 2A: Contaminated land - Legislation virtually certain to be enacted

An enterprise in the oil industry causes contamination but cleans up only when required to do so under the laws of the particular country in which it operates. One country in which it operates has had no legislation requiring cleaning up, and the enterprise has been contaminating land in that country for several years. At 31 December 2000 it is virtually certain that a draft law requiring a clean-up of land already contaminated will be enacted shortly after the year end.

Present obligation as a result of a past obligating event - The obligating event is the contamination of the land because of the virtual certainty of legislation requiring cleaning up.

An outflow of resources embodying economic benefits in settlement - Probable.

Conclusion - A provision is recognised for the best estimate of the costs of the clean-up (see paragraphs 14 and 22).

Example 2B: Contaminated land and constructive obligation

An enterprise in the oil industry causes contamination and operates in a country where there is no environmental legislation. However, the enterprise has a widely published environmental policy in which it undertakes to clean up all contamination that it causes. The enterprise has a record of honouring this published policy.

Present obligation as a result of a past obligating event - The obligating event is the contamination of the land, which gives rise to a constructive obligation because the conduct of the enterprise has created a valid expectation on the part of those affected by it that the enterprise will clean up contamination.

An outflow of resources embodying economic benefits in settlement - Probable.

Conclusion - A provision is recognised for the best estimate of the costs of clean-up (see paragraphs 10 (the definition of a constructive obligation), 14 and 17).

Example 3: Reinstatement of premises

An enterprise leases office premises where its lease requires it to reinstate the premises at the end of the lease. The eventual costs relate to the restoration of the alterations made to the premises. At the balance sheet date, certain alterations have been made to the premises but the premises have not been put into use.

Present obligation as a result of a past obligating event - The making of the alterations creates a legal obligation under the terms of the lease to restore the alterations made to the premises and is thus an obligating event. At the balance sheet date, however, there is no obligation to rectify the wear and tear that will be caused by the use of the premises.

An outflow of resources embodying economic benefits in settlement - Probable.

Conclusion - A provision is recognised for the best estimate of the eventual costs that relate to the restoration of the alterations made to the premises (see paragraph 14). These costs are included as part of the cost of the alterations.

Example 4: Refunds policy

A retail store has a policy of refunding purchases by dissatisfied customers, even though it is under no legal obligation to do so. Its policy of making refunds is generally known.

Present obligation as a result of a past obligating event - The obligating event is the sale of the product, which gives rise to a constructive obligation because the conduct of the store has created a valid expectation on the part of its customers that the store will refund purchases.

An outflow of resources embodying economic benefits in settlement - Probable, a proportion of goods are returned for refund (see paragraph 24).

Conclusion - A provision is recognised for the best estimate of the costs of refunds (see paragraphs 10 (the definition of a constructive obligation), 14, 17 and 24).

Example 5A: Closure of a division - No implementation before balance sheet date

On 12 December 2000 the board of an enterprise decided to close down a division. Before the balance sheet date (31 December 2000) the decision was not communicated to any of those affected and no other steps were taken to implement the decision.

Present obligation as a result of a past obligating event - There has been no obligating event and so there is no obligation.

Conclusion - No provision is recognised (see paragraphs 14 and 72).

Example 5B: Closure of a division - Communication/implementation before balance sheet date

On 12 December 2000 the board of an enterprise decided to close down a division making a particular product. On 20 December 2000 a detailed plan for closing down the division was agreed by the board; letters were sent to customers warning them to seek an alternative source of supply and redundancy notices were sent to the staff of the division.

Present obligation as a result of a past obligating event - The obligating event is the communication of the decision to the customers and employees, which gives rise to a constructive obligation from that date, because it creates a valid expectation that the division will be closed.

An outflow of resources embodying economic benefits in settlement - Probable.

Conclusion - A provision is recognised at 31 December 2000 for the best estimate of the costs of closing the division (see paragraphs 14 and 72).

Example 6: Legal requirement to fit smoke filters

Under new legislation, an enterprise is required to fit smoke filters to its factories by 30 June 2000. The enterprise has not fitted the smoke filters.

a. At the balance sheet date of 31 December 1999

Present obligation as a result of a past obligating event - There is no obligation because there is no obligating event either for the costs of fitting smoke filters or for fines under the legislation.

Conclusion - No provision is recognised for the cost of fitting the smoke filters (see paragraphs 14 and 17-19).

b. At the balance sheet date of 31 December 2000

Present obligation as a result of a past obligating event - There is still no obligation for the costs of fitting smoke filters because no obligating event has occurred (the fitting of the filters). However, an obligation might arise to pay fines or penalties under the legislation because the obligating event has occurred (the non-compliant operation of the factory).

An outflow of resources embodying economic benefits in settlement - Assessment of probability of incurring fines and penalties by non-compliant operation depends on the details of the legislation and the stringency of the enforcement regime.

Conclusion - No provision is recognised for the costs of fitting smoke filters. However, a provision is recognised for the best estimate of any fines and penalties that are more likely than not to be imposed (see paragraphs 14 and 17-19).

Example 7: Staff retraining as a result of changes in the income tax system

The government introduces a number of changes to the income tax system. As a result of these changes, an enterprise in the financial services sector will need to retrain a large proportion of its administrative and sales workforce in order to ensure continued compliance with financial services regulation. At the balance sheet date, no retraining of staff has taken place.

Present obligation as a result of a past obligating event - There is no obligation because no obligating event (retraining) has taken place.

Conclusion - No provision is recognised (see paragraphs 14 and 17-19).

Example 8A: An onerous contract

An enterprise operates profitably from a factory that it has leased under an operating lease. During December 2000 the enterprise relocates its operations to a new factory. The lease on the old factory continues for the next four years, it cannot be cancelled and the factory cannot be re-let to another user.

Present obligation as a result of a past obligating event - The obligating event is the signing of the lease contract, which gives rise to a legal obligation.

An outflow of resources embodying economic benefits in settlement - When the lease becomes onerous, an outflow of resources embodying economic benefits is probable (Until the lease becomes onerous, the enterprise accounts for the lease under SSAP 14 "Leases").

Conclusion - A provision is recognised for the best estimate of the unavoidable lease payments (see paragraphs 5(c), 14 and 66).

Example 8B - An onerous contract

Same facts as example 8A except that the old factory can be used as a temporary godown generating a low level of income.

Conclusion - A provision is recognised for the best estimate of the net amount of the unavoidable lease costs i.e. the gross unavoidable lease costs less the probable net revenue expected from the godown operations (see paragraph 5(c), 14 and 66).

Example 9: A single guarantee

During 1999, Enterprise A gives a guarantee of certain borrowings of Enterprise B, whose financial condition at that time is sound. During 2000, the financial condition of Enterprise B deteriorates and at 30 June 2000 Enterprise B files for protection from its creditors.

a. At 31 December 1999

Present obligation as a result of a past obligating event - The obligating event is the giving of the guarantee, which gives rise to a legal obligation.

An outflow of resources embodying economic benefits in settlement - No outflow of benefits is probable at 31 December 1999.

Conclusion - No provision is recognised (see paragraphs 14 and 23). The guarantee is disclosed as a contingent liability unless the probability of any outflow is regarded as remote (see paragraph 86).

b. At 31 December 2000

Present obligation as a result of a past obligating event - The obligating event is the giving of the guarantee, which gives rise to a legal obligation.

An outflow of resources embodying economic benefits in settlement -At 31 December 2000, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation.

Conclusion - A provision is recognised for the best estimate of the obligation (see paragraphs 14 and 23).

Note: This example deals with a single guarantee. If an enterprise has a portfolio of similar guarantees, it will assess that portfolio as a whole in determining whether an outflow of resources embodying economic benefits is probable (see paragraph 24). Where an enterprise gives guarantees in exchange for a fee, revenue is recognised under SSAP 18 "Revenue".

Example 10: A court case

After a wedding in 2000, ten people died, possibly as a result of food poisoning from products sold by the enterprise. Legal proceedings are started seeking damages from the enterprise but it disputes liability. Up to the date of authorisation of the financial statements for the year to 31 December 2000 for issue, the enterprise's lawyers advise that it is probable that the enterprise will not be found liable. However, when the enterprise prepares the financial statements for the year to 31 December 2001, its lawyers advise that, owing to developments in the case, it is probable that the enterprise will be found liable.

a. At 31 December 2000

Present obligation as a result of a past obligating event - On the basis of the evidence available when the financial statements were approved, there is no obligation as a result of past events.

Conclusion - No provision is recognised (see paragraphs 15-16). The matter is disclosed as a contingent liability unless the probability of any outflow is regarded as remote (paragraph 86).

b. At 31 December 2001

Present obligation as a result of a past obligating event - On the basis of the evidence available, there is a present obligation.

An outflow of resources embodying economic benefits in settlement - Probable.

Conclusion - A provision is recognised for the best estimate of the amount to settle the obligation (paragraphs 14-16).

Example 11: Repairs and maintenance

Some assets require, in addition to routine maintenance, substantial expenditure every few years for major refits or refurbishment and the replacement of major components. SSAP 17 "Property, plant and equipment" gives guidance on allocating expenditure on an asset to its component parts where these components have different useful lives or provide benefits in a different pattern.

Example 11A: Refurbishment costs - No legislative requirement

A furnace has a lining that needs to be replaced every five years for technical reasons. At the balance sheet date, the lining has been in use for three years.

Present obligation as a result of a past obligating event - There is no present obligation.

Conclusion - No provision is recognised (see paragraphs 14 and 17-19).

The cost of replacing the lining is not recognised because, at the balance sheet date, no obligation to replace the lining exists independently of the company's future actions - even the intention to incur the expenditure depends on the company deciding to continue operating the furnace or to replace the lining. Instead of a provision being recognised, the depreciation of the lining takes account of its consumption, i.e. it is depreciated over five years. The re-lining costs then incurred are capitalised with the consumption of each new lining shown by depreciation over the subsequent five years.

Example 11B: Refurbishment costs - Legislative requirement

An airline is required by law to overhaul its aircraft once every three years.

Present obligation as a result of a past obligating event - There is no present obligation.

Conclusion - No provision is recognised (see paragraphs 14 and 17-19)

The costs of overhauling aircraft are not recognised as a provision for the same reasons as the cost of replacing the lining is not recognised as a provision in example 11A. Even a legal requirement to overhaul does not make the costs of overhaul a liability, because no obligation exists to overhaul the aircraft independently of the enterprise's future actions - the enterprise could avoid the future expenditure by its future actions, for example by selling the aircraft. Instead of a provision being recognised, the depreciation of the aircraft takes account of the future incidence of maintenance costs, i.e. an amount equivalent to the expected maintenance costs is depreciated over three years.

Example 12: Self insurance

An enterprise that operates a chain of retail outlets decides not to insure itself in respect of the risk of minor accidents to its customers: instead it will "self insure". Based on its past experience, it expects to pay \$1,500,000 a year in respect of these accidents. Should provision be made for the amount expected to arise in a normal year?

Present obligation as a result of a past obligating event - There is no present obligation, unless an accident has occurred or, taking into account all available evidence, is considered more likely than not to have occurred, on or before the balance sheet date.

Conclusion - No provision is recognised for accidents which have not occurred on or before the balance sheet date. There is no present obligation because there is no other party involved in insuring the risks (see paragraph 20). Therefore, a provision is not set up simply based on average annual past claims. However, for those accidents which, taking into account all available evidence, are considered more likely than not to have occurred on or before the balance sheet date, it would be appropriate to make a provision (see paragraphs 15 and 36). In making such estimates, it is necessary to consider at the time of approving the accounts, the likelihood that there remain any incidents that occurred on or before the balance sheet date, which have not yet been reported to the enterprise (i.e. claims incurred but not yet reported (IBNR)). The provisions should be adjusted accordingly (see paragraph 38).

Example 13: Long service payments

Under the Employment Ordinance, an enterprise is required to make long service payments to its employees upon the termination of their employment or retirement when the employee fulfils certain conditions and the termination meets the required circumstances. However, where an employee is simultaneously entitled to a long service payment and to a retirement scheme payment, the amount of the long service payment may be reduced by certain benefits arising from the retirement scheme. Based on the enterprise's past experience and the directors' knowledge of the business and work force, it is probable that the enterprise will have to make long service payments to some employees on termination of their employment or retirement.

Present obligation as a result of a past obligating event – The obligating event is the employment of its work force which gives rise to a legal obligation.

An outflow of resources embodying economic benefits in settlement – Probable.

Conclusion – A provision is recognised for the best estimate of the long service payments that are required to be made to the employees of the enterprise in respect of their services to date less any amounts that would be expected to be met out of the enterprise's retirement scheme (see paragraphs 14 and 24).

Example 14 - Building Management Ordinance

The Hong Kong Building Management Ordinance S20(2) suggests the (Owners) Corporation to consider establishing a contingency fund to provide for any expenditure of an unexpected or urgent nature. In line with the above, a Maintenance and Repair Fund is normally established by a property management company in order to provide funds for the estimated cost of anticipated maintenance, redecoration and repair works which will be undertaken in the foreseeable future on the premises. Should the property management company recognise a provision for such repairs and maintenance in the financial statements?

Present obligation as the result of a past obligating event - There is no present obligation.

Conclusion - No provision is recognised (see paragraphs 14 and 17-19).

However, this Statement neither encourages nor prohibits the segregation of funds to meet future obligations as suggested by the Building Management Ordinance.

Appendix D

Example: Disclosures

The appendix is illustrative only and does not form part of the standards. The purpose of the appendix is to illustrate the application of the standards to assist in clarifying their meaning.

Two examples of the disclosures required by paragraph 85 are provided below.

Example 1 Warranties

A manufacturer gives warranties at the time of sale to purchasers of its three product lines. Under the terms of the warranty, the manufacturer undertakes to repair or replace items that fail to perform satisfactorily for two years from the date of sale. At the balance sheet date, a provision of \$60,000 has been recognised. The provision has not been discounted as the effect of discounting is not material. The following information is disclosed:

A provision of \$60,000 has been recognised for expected warranty claims on products sold during the last three financial years. It is expected that the majority of this expenditure will be incurred in the next financial year, and all will be incurred within two years of the balance sheet date.

Example 2 Decommissioning costs

In 2000, an enterprise involved in nuclear activities recognises a provision for decommissioning costs of \$300 million. The provision is estimated using the assumption that decommissioning will take place in 60-70 years' time. However, there is a possibility that it will not take place until 100-110 years' time, in which case the present value of the costs will be significantly reduced. The following information is disclosed:

A provision of \$300 million has been recognised for decommissioning costs. These costs are expected to be incurred between 2060 and 2070; however, there is a possibility that decommissioning will not take place until 2100-2110. If the costs were measured based upon the expectation that they would not be incurred until 2100-2110 the provision would be reduced to \$136 million. The provision has been estimated using existing technology, at current prices, and discounted using a real discount rate of 2 per cent.

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An example is given below of the disclosures required by paragraph 92 where some of the information required is not given because it can be expected to prejudice seriously the position of the enterprise.

Example 3 Disclosure exemption

An enterprise is involved in a dispute with a competitor, who is alleging that the enterprise has infringed patents and is seeking damages of \$100 million. The enterprise recognises a provision for its best estimate of the obligation, but discloses none of the information required by paragraphs 84 and 85 of the Statement. The following information is disclosed:

Litigation is in process against the company relating to a dispute with a competitor who alleges that the company has infringed patents and is seeking damages of \$100 million. The information usually required by SSAP 28 "Provisions, contingent liabilities and contingent assets" is not disclosed on the grounds that it can be expected to prejudice seriously the outcome of the litigation. The directors are of the opinion that the claim can be successfully resisted by the company.

Appendix E

Changes from International Accounting Standard 37 "Provisions, contingent liabilities and contingent assets"

The purpose of this appendix is to summarise the major changes made to the equivalent International Accounting Standard when adopting it in Hong Kong and the reasons for such changes. It does not form part of the standards and should be read in the context of the full text of the Statement.

Changes	Reasons for the Changes
<p>(i) <u>SSAP 28 Para 5 vs IAS 37 Para 5</u></p> <p>A reference to IAS 19 "Employee benefits" is deleted from the examples of the types of provisions that are dealt with by a specific SSAP rather than this Statement.</p> <p>As a result, employee benefits fall within the scope of this Statement and an example of the recognition of long service payments is added to Appendix C for guidance.</p>	<p>There is no SSAP equivalent to IAS 19.</p>
<p>(ii) <u>SSAP 28 Para 41 vs IAS 37 Para 41</u></p> <p>A cross-reference to IAS 12 "Income taxes" is deleted.</p>	<p>There is no SSAP equivalent to IAS 12 which gives guidance on the accounting for the tax consequences of the provision.</p>
<p>(iii) <u>SSAP 28 Appendix C vs IAS 37 Appendix C</u></p> <p>Certain examples are modified and additional examples are added.</p>	<p>To modify examples to circumstances that are more frequently encountered in Hong Kong and to provide further guidance on situations that are specific to Hong Kong.</p>