

Mandating the (replacement) cost model – construction work in progress

The examples are confusing in relation to revaluation of service concession assets under construction. The examples seem to indicate that the service concession asset is revalued to (replacement) cost even when not yet in use. Some jurisdictions ordinarily require the (historical) cost model to be used for PPE under construction.

Mandating a revaluation on change in use

ACAG believes that the mandated revaluation of service concession assets on change of use from non-service concession assets to service concession assets should be reconsidered, and preferably removed, as it is an unnecessary modification to IFRSs.

The main practical issue for this is the land registries – if an agency controlled the registry before the service concession arrangement, and controls it after the service concession arrangement commences, why does the AASB force a revaluation (especially of intangibles) not otherwise permitted by the standards?

No other standards require a forced revaluation for a change in use (unless after the change in use fair value is the new measurement model – for example, PPE to investment property at fair value).

Question 8

Do you have any comments regarding the recognition and measurement of a service concession asset under construction? If so, please provide your views, relevant circumstances and their significance. In your response, please also explain the accounting adopted or proposed and the reasons for that accounting.

ACAG believes that the AASB should provide clear guidance on how the progressive recognition of an asset during construction should be recorded, that is, at cost or fair value as the current guidance provided in AASB 1059, particularly examples 6, 7 and 8 is causing confusion. Two jurisdictions have adopted an interest accretion approach to determine a fair value uplift in order to continue to recognise assets under construction at fair value. The interest accrual on the financial liability from the State to the operator is used as a proxy for the increase in the value of work-in-progress (WIP) during the construction period.

A majority of ACAG jurisdictions believe that service concession assets under construction should not be mandated to be valued at fair value. This view relates both to the issues in the above response to Question 7 and to the objection of including borrowing / funding costs (refer to response below to Question 9).

One jurisdiction supports the fair value model during construction. This is because if the asset is not carried at fair value under-construction, entities will have an adjustment when the asset is reclassified from WIP and gets recognised as service concession assets.

Question 9

Do you have any comments regarding the calculation and treatment of borrowing costs or implied funding costs in measuring the current replacement cost of a service concession asset? If so, please provide your views, relevant circumstances and their significance. In your response, please also explain the accounting adopted or proposed and the reasons for that accounting.

Illustrative examples 6, 7 and 8 include implied funding costs in the current replacement cost of the road (paragraphs IE18, IE 24 and IE34(a) and (c)), however there is no guidance or mention in the standard itself on implied funding costs. As these implementation examples only accompany, but do not form part of the standard it is not clear whether these implied funding costs need to be included in the current replacement cost of an asset when construction occurs over more than one year. It is also not clear what the purpose is of including the implied funding costs in the CRC. For example, is the purpose of implied funding costs to include borrowing costs while the asset is being constructed or an uplift on WIP assets in order to continue to recognise these at CRC? If the purpose is for WIP assets

to be valued at CRC then borrowing costs alone in a high inflationary environment will not necessarily result in the asset being recorded at its fair value and other indexation may be required.

If the AASB requires implied funding costs to be included in the CRC of a service concession asset under construction, then ACAG believes it is important for the AASB to add guidance on the purpose of implied funding costs and the circumstances when these costs should be included in the CRC of a service concession asset to ensure the requirements are consistently applied. ACAG notes that providing guidance would be inconsistent with the AASB's decision not to provide guidance on borrowing costs in the recent AASB 2022-10 amendments to AASB 13.

As noted above, the examples appear to revalue the service concession assets under construction and not yet in use. Some jurisdictions ordinarily require the (historical) cost model to be used for PPE under construction.

ACAG also has specific concerns with the examples that we have detailed below. ACAG therefore believes illustrative examples 6, 7 and 8 of AASB 1059 need to be revisited and revised.

Example 6

The example is confusing. For example, paragraph IE17 states "the asset is recognised as it is constructed (CU525 in year 1 and CU557 in year 2)." However, this does not appear to be aligned with the underlying accounting we expect in the example (and which is illustrated in Table 6.2) which is:

Dr	Asset	525	
Cr	Financial liability		525

Year 1 construction of the asset

Dr	Asset	525	
Cr	Financial liability		525

Year 2 construction of the asset

Dr	Finance expense	32	
Cr	Financial liability		32

Finance expense of 6.18% on financial liability of 525

Dr	Asset	32	
Cr	Asset revaluation reserve		32

Increase in fair value (current replacement cost) of the asset

This example is also confusing as the increase in the fair value (current replacement cost) uses the borrowing costs of the operator, and not the borrowing costs of the grantor or an assessment of the borrowing costs of a (usually non-existent) hypothetical market participant.

Example 7

This example is confusing and appears incorrect in its underlying reasoning. The example (paragraph IE24) includes an implied funding cost as part of the cost of the asset acquisition – being the second year of construction of the asset. No funding cost is included in the acquisition / construction of the asset in Year 1, or for the replacement surface layer in Year 8.

There is no indication that there is some sort of deferred payment or implied financing of the construction of the road in Year 2. The GORTO liability is broadly unearned revenue and not a financial liability, so including a financing expense for unearned revenue appears incorrect. Therefore, inclusion of an implied funding cost in Year 2 appears incorrect and should be removed.

Also, the treatment of the carrying value under fair value current replacement cost is not clear. Paragraph IE23 includes a cost of Year 2 of 557. In reality, it is a cost of 525. There is an additional 32 for the implied funding cost that is not part of the cost of the asset. Instead, it appears that there is an increase in current replacement cost of 32 – but no increase in the asset revaluation reserve. This accounting treatment is different from example 6, where the increase in fair value has been recognised in the asset revaluation reserve rather than in the financial liability.

Similar to our comments on Example 6 above, ACAG questions the use of the operator's funding costs in a current replacement cost valuation.

Example 8

This example should be updated for the above comments. The accounting treatment of the uplift in example 8 for a hybrid arrangement only applies the principles for the financial liability in example 6. It is not clear why different methods have been used for the financial liability and GORTO methods or why in the case of a hybrid arrangement the implied funding has not been calculated using the principles in both examples 6 and 7.

Question 10

Do you have any comments regarding the recognition and measurement of upgrades or replacement of major components of a service concession asset? If so, please provide your views, relevant circumstances and their significance. In your response, please also explain the accounting adopted or proposed and the reasons for that accounting.

Upgrades

AASB 1059.B38 and B48 requires the grantor to recognise an upgrade (for example, an increase in capacity) or the replacement of a major component of an asset as a service concession asset and a corresponding liability, when the upgrade or replacement occurs, whereas paragraph B59 states that after initial recognition, a grantor applies AASB 116 or AASB 138 to subsequent costs incurred. It is currently unclear how minor capital additions to a service concession asset that are not an upgrade or major replacement should be accounted for e.g. should these be treated as lifecycle costs. The section below contains more details on lifecycle payments.

Paragraph IE7 is causing confusion, as it does not adequately explain how to account for upgrades. The paragraph's wording "then it would be appropriate to instead recognise revenue relevant to that improvement only once it has occurred" can be interpreted as meaning that revenue can be recognised immediately once the improvement upgrade has been completed. However, would this not be an upgrade captured by B48 and therefore require recognition of a corresponding liability? The inclusion of a new lane is not actually included in the implementation examples, and it is therefore difficult to understand the AASB's intent.

Lifecycle payments

Many service concession arrangements relating to the operator constructing the underlying asset also have provisions for the operator to maintain the underlying asset to a particular performance standard (for example toll roads). Arrangements involving the operator constructing an asset, that may not be considered as a service concession arrangement and were accounted for as a purchase, have similar arrangements for the operator to maintain the asset at a particular performance standard (e.g. school buildings). These payments relate to capital expenditure replacements, and are considered separate to ongoing facility maintenance payments.

Lifecycle payments might include categories such as building substructures, columns, roof, windows, doors, floor finishes, fitments, plumbing, mechanical services, fire protection, electric light and power, communications and hydraulics.

There is diversity in how lifecycle payments are accounted for, with the accounting treatment often being dependent upon the availability of information provided by the operator to the grantor. If the information is not available, the payments are generally expensed. In other instances, the replacements are accounted for similarly to capital expenditure replacements under AASB 116 as they can be tracked because monitoring of the asset management plan is sufficiently detailed, and/or there is cost sharing / gain sharing over set thresholds (that is, someone is monitoring the payments and what is being purchased).

A further complicating factor is that sometimes the lifecycle payments are paid based on expected timing and amounts (with the consequence that payments are lumpy), and sometimes they are 'straight-lined'. If the payments are 'straight-lined' (that is, having a consistent lifecycle payment in the quarterly service cash payment), then there is an element of a prepayment.

The operator effectively takes on the risk (including potential benefits) associated with the timing and quantum of lifecycle costs. There may be no contractual requirement for the operator to spend predetermined lifecycle payments on specific assets at a specific point in time. Further, there may not be any contractual obligation to substantiate actual expenditure incurred by the operator to the grantor. However, the lifecycle payments are based on an expected level of service from the assets – that is, if the underlying assets deteriorate earlier than expected, the operator is required to replace the assets without additional payment from the grantor.

Because of the diversity in accounting for lifecycle payments, ACAG requests the AASB to provide further guidance on the issue. As noted above, this issue also applies to arrangements that are not classified as service concessions.

Intangible assets – Land registries

There is a diversity of views in how to account for record 'additions' to the land registry databases. As noted above, there are related issues for the valuation of these databases. The divergence is in part due to differences in interpretation about what is actually providing the service potential of the asset, and what is the unit of account.

One argument is that new records should be accounted for as part of the overall revaluation of the asset. This is premised on the argument that the additional records would not seem to be 'upgrades or replacements' of major components of service concession assets and therefore those paragraphs of AASB 1059 which would require these to be treated as new service concession assets do not apply.

Under this argument, the requirements of AASB 138 should be applied. Broadly, if the database was accounted for as an owned asset, subsequent expenditure would not meet the capitalisation criteria (similar to other internally generated intangible assets like customer lists).

Further, this argument is based on a view that the service potential of the data assets is embodied in the state's statutory obligation to provide land titling and administrative services to the public and therefore is it those services as a whole that represent the service potential, not the number of records in the database. Rather, the entry of new records maintains the service potential of the asset.

The alternate view is that as components of the database, new records have service potential that increase the value of the land registry database (noting that for not-for-profit entities, future economic benefits are synonymous with the notion of service potential). Without these new records, the land registry database would not be current and complete. Therefore, new records increase the value of the service concession asset and the GORTO liability (paragraph 11).

Question 11

Do you have any comments regarding how contract modifications should be accounted for under AASB 1059? If so, please provide your views, relevant circumstances and their significance. In your response, please also explain the accounting adopted or proposed and the reasons for that accounting.

Service concession arrangements are often subject to numerous changes from the Base Case Financial Model, for example differences between actual and expected CPI. However, these modifications are dealt with within the agreement.

The following were examples of some of the modifications encountered by jurisdictions that involved amendments to agreements (some details slightly changed for explanatory purposes):

Hospital Car Park lease:

- Commenced 1999, original term 20 years.
- Amended 2005 to include expansion for additional floors. Original term extended 6 years (so remaining term is 20 years from amendment date).

Toll road

- Initial agreement for Toll Road A, original term 40 years (from 1996 – completion 2000) (terminating 2034).
- Expansion of Toll Road A (additional lanes) – Concession was increased by one year, minimum toll increase of 4.5% retained for an additional year (that affects all future tolls) and truck tolls increases.
- Additional agreement for Toll Road B – Construction commenced in 2018 (still under construction). Consideration by operator was for tolls on this Toll Road B until 2045 and for an extension of the Toll Road A concession (as expanded) for another 10 years (terminating in 2045) and a higher annual minimum toll increase.

Difficulty was encountered with the toll road example particularly in relation to the amortisation of the GORTO liability and revenue recognition (refer Question 16).

In NSW, there have been various contract modifications to toll road arrangements prior to implementation of AASB 1059. For information on these, the AASB can refer to note 14 of Transport for NSW's publicly available financial statements.

Modifications to existing service concession arrangements are likely in the future. The AASB should consider the above examples in providing guidance on contract modifications.

Question 12

Are there any other comments regarding the AASB 1059 recognition and measurement requirements for service concession assets that you think the AASB should consider?

The Queensland Audit Office, in March 2017, advised the AASB of issues relating to variable consideration for service concession arrangements in its response to *AASB 10XY Service Concession Arrangements: Grantors – Fatal-Flaw Review*.

https://www.aasb.gov.au/admin/file/content106/c2/QAO%20Response%20-%20Fatal%20Flaw%20Review%20-%20AASB10XY%20SCA%20for%20Grantors_24-03-2017_153439.pdf

While there are no further variable consideration payments for the identified arrangement, the accounting for such payments has not been resolved for future service concession arrangements.

Topic 4B: Recognition and measurement of liabilities in service concession arrangements

Question 13

Do you have comments regarding the application of the requirements in paragraphs 11 and 12 of AASB 1059 to initially measure the liability at the same amount as the service concession asset, subject to certain adjustments? If so, please provide your views on those requirements, relevant circumstances and their significance. In your response, please also explain the accounting adopted or proposed and the reasons for that accounting.

The statement 'initially measure the liability at the same amount as the service concession asset' is causing confusion, as there are potential differences in the accounting for the service concession asset and related liability (financial liability and/or GORTO liability) at the different times of asset construction, during construction of the asset and at construction completion.

ACAG has highlighted above under Question 9 issues related to:

- Example 6 (financial liability) where the service concession asset and liability appear to be the same during the construction period as we have concerns as to why and how that was achieved.
- Example 7 (GORTO liability) where we have highlighted that the example appears incorrect by capitalising a financing cost on unearned revenue – that results in the service concession asset and liability appearing to be the same on completion.

In these examples, it is not clear whether the asset is the same as the service concession liability during construction because it is required, or it is the impact of recognising interest accretion using different methods i.e. through revaluation surplus (under the financial liability model and hybrid models example 6 and 8) and as an addition to the unearned revenue liability (under the GORTO model in example 7) or just a coincidence.

To ensure that the standard is being applied consistently, ACAG suggests the AASB clarify whether a liability needs to be measured at the same amount as the service concession asset as the asset is being constructed, on completion or both.

Question 14

In addition, do you have comments regarding the application of AASB 1059 requirements to initially recognise a partly completed service concession asset (or asset under construction) and associated liabilities? If so, please provide your views on those requirements, relevant circumstances and their significance. In your response, please also explain the accounting adopted or proposed and the reasons for that accounting.

Jurisdictions have also had difficulties in certain instances when validating costs related to service concession assets under construction as:

- details provided by the operator are not detailed enough
- there is difficulty validating the costs provided by the operator when the grantor is not necessarily approving the invoices for costs incurred during construction by the operator
- there is difficulty in segregating values of plant and equipment and land and buildings at the WIP stage.

Further, current replacement cost (fair value) is expected to include amounts such as share of overheads, profit margin on the construction amount etc. (per IVS 105). It is difficult for an auditor to obtain assurance over these amounts as these will not be included in invoices.

Question 15

Do you have comments regarding the subsequent measurement requirements for financial liabilities? If so, please provide your views, relevant circumstances and their significance. In your response, please also explain the accounting adopted or proposed and the reasons for that accounting.

Issues related to variable consideration raised previously by the Queensland Audit Office are included above under Question 12.

One jurisdiction encountered a divergent interpretation in applying the standard for an otherwise GORTO arrangement (operator takes risk for volume), but there were potential minimum guarantee payments, where the grantor pays any shortfall between the amounts received by the operator from users and the contracted minimum consideration for the operator. The divergent interpretation was that the entity recognised a GORTO liability (equal to the service concession asset constructed), plus a provision for the grantor's best estimate of the expected shortfalls. However, the Audit Office in that jurisdiction enforced the view that the entity should instead recognise:

- a gross financial liability for the present value of the minimum guaranteed amounts over the term of the arrangement using the contractually specified interest rate;
- a GORTO liability for the difference between the service concession asset and the financial liability (thus resulting in a hybrid arrangement); and
- the revenue received from the users.

Question 16

Do you have comments regarding the initial and subsequent measurement, including amortisation, of GORTO liabilities? If so, please provide your views, relevant circumstances and their significance. In your response, please also explain the accounting adopted or proposed and the reasons for that accounting.

Question 11 includes an example from one jurisdiction where an operator manages multiple service concession projects for the grantor and the operator's right to charge tolls are intertwined amongst various projects. In that example, the grantor entered into a GORTO arrangement with the operator to construct Toll Road B, and as part of the consideration the operator was able to charge tolls on Toll Road B, and was also given the right to charge tolls on Toll Road A for an additional 10 years (after the original termination of the Toll Road A agreement) and the operator was given a higher annual minimum toll increase for Toll Road A.

The provisions in AASB 1059 on the amortisation of the GORTO liability caused confusion. AASB 1059 paragraph 22 states that the grantor shall reduce the GORTO liability and recognise revenue according to the economic substance of the arrangement.

On one hand AASB1059 paragraph B71 states revenue is usually recognised as access to 'the service concession asset' is provided to the operator over the term of the service concession arrangement. In most cases, access to the subject service concession asset is uniformly provided to the operator over the term of the arrangement (as the arrangement involves one asset). Similarly, from a grantor's perspective it has received the service concession asset 'free of charge' uniformly over the agreement period. Therefore, revenue should be recognised on a straight-line basis. Furthermore, Toll Road B is available for use by toll users equally over the service concession period, therefore the straight-line method is justified.

On the other hand, for GORTO arrangements, the grantor recognises a liability 'for granting the operator the right to collect tolls' (AASB 1059 paragraph IE24). Therefore, if the right to collect tolls is not uniform over the term of the arrangement as in the example above, it can be argued that the GORTO liability should not be amortised on a straight-line basis. In this example, the receipt of tolls by the operator is back-ended in the later years (the extension of the tolling arrangement on Toll Road A from 2035 to 2045). AASB 1059 paragraphs BC78 to BC80 states that the liability is analogous to a contract liability under AASB 15 that should represent remaining performance obligations under the contract at any time. Therefore, if the grantor has granted the right to the

operator to charge tolls on multiple arrangements as a consideration for the service concession arrangement (which could be considered as a performance obligation), then the GORTO liability should not be amortised on a straight-line method basis.

Therefore, based on the above, it is not clear which notion should be followed i.e. having uniform access to the service concession asset (asset side notion) or granting right to the operator to charge toll revenues (liability side notion) which may not be uniform.

Question 17

Are there any other comments regarding the AASB 1059 recognition and measurement requirements for liabilities of a service concession arrangement that you think the AASB should consider?

No additional items identified.

Topic 5: Other matters

Question 18

Do you have any comments regarding the disclosure requirements in AASB 1059 (paragraphs 28 and 29), which cover both qualitative and quantitative information about a grantor's service concession arrangements? If so, please provide your views on those requirements and their significance.

Treated as a separate line-item class on face of balance sheet

As noted above under Question 1(b), at least one jurisdiction's Treasury department has mandated that service concession arrangement assets be disclosed as a separate line item on the face of the balance sheet, even though the assets are a similar nature as other PPE infrastructure assets. We noted that this may lead to the loss of information as assets that would otherwise have been disclosed as land, buildings and infrastructure are classified as a different asset grouping and note to the financial statements.

Question 19

Do you have any comments regarding the Implementation Guidance and Illustrative Examples that accompany AASB 1059? If so, please provide your views and any suggested amendments.

The illustrative examples appear simplistic. Based on the comments provided in the sections above and areas highlighted, we recommend the AASB to include more guidance and illustrative examples for achieving consistent application of the standard. Following are ACAG's specific comments on some examples:

Previous comments on examples

ACAG has highlighted above under Question 9 issues related to Examples 6 (financial liability), 7 (GORTO liability) and 8 (combination).

Borrowing costs

ACAG believes that given the AASB's decision not to provide guidance on the treatment of borrowing costs for fair value under the modifications to AASB 13 by AASB 2022-10, the AASB should be consistent with that decision and not provide guidance in AASB 1059. This would require amendments to examples 6, 7 and 8 on the inclusion of implied funding costs.

Already on-balance sheet assets

As noted above, (in particular Questions 1 and 4) there is diversity in whether already on-balance sheet arrangements, where no substantive operating provisions of the standard apply (that is, no recognition of an asset supplied by the operator, no liability of the grantor for an asset supplied by the operator, and no income recognised in relation to an asset supplied by the operator) are (or should be) accounted for under AASB 1059.

ACAG requests additional implementation guidance and illustrative examples to clarify, and if necessary, revise the criteria, so that the AASB 1059 criteria are suitably discriminatory.

Land under service concession assets

One jurisdiction suggested that the AASB should clarify in the Implementation Guidance and the Illustrative Examples that the existing land owned by the grantor on which a service concession asset is constructed by the operator should also be reclassified by the grantor as a service concession asset.

Question 20

Are there any other matters that the AASB should consider as part of this PIR? If so, please explain those matters and why they should be considered, and provide examples to illustrate your response. For example, in your view are there new or emerging arrangements for which it is difficult to determine whether they are within the scope of AASB 1059 or for which service concession accounting might not be suitable? .

As discussed above under Question 10, there is diversity in how lifecycle payments are accounted for.

The diversity relates to service concession arrangements, and arrangements that fail the AASB 1059 criteria (for example public-private partnerships where the construction of the asset is considered a purchase).

AASB General Matters for Comment**Question 21**

Does the application of AASB 1059 adversely affect any regulatory requirements for grantors?

One jurisdiction noted that a local government's statutory reporting ratios were affected by AASB 1059 – this being the only local government with material service concession arrangements, that were not already on-balance sheet.

Question 22

Does the application of AASB 1059 result in major auditing or assurance challenges?

Yes, the major auditing or assurance challenges include those areas where there is significant amount of judgement and those where there is a lack of guidance. Those that have been discussed above include:

- determining whether an asset provides public services (Question 1)
- applying the term 'on behalf of the grantor' (Question 1)
- applying the term 'on behalf of the grantor' when the agency may not have the primary responsibility for providing the public service (Question 1)
- whether an arrangement can be accounted for as a service concession arrangement at a consolidated whole of government level, when this has not been accounted for as a service concession arrangement at the individual agency level (Question 1)
- determining whether the operator provides at least some of the management of the public service at its own discretion (Question 1)

- whether a secondary asset provides public services, particularly when it was constructed after the initial asset (which may or may not have itself been the subject of a service concession arrangement) (Question 1)
- whether a service concession arrangement granted over a secondary asset can be within the scope of AASB 1059 where the primary asset is controlled by a different public sector entity (Question 1)
- partly-regulated assets (Question 3)
- residual interest (Question 3)
- diversity in applying the control criteria (Question 4)
- valuing land registries using current replacement cost – note this will be an on-going issue for these arrangements and involve additional costs every year (Question 7)
- applying the concept of implied funding costs (Question 9)
- lifecycle payments (Question 10)
- variable consideration (Question 12)
- accounting for assets under construction (Question 14)
- minimum guarantee payments (Question 15)
- upgrades, including linking to other service concession assets (Question 16).

Question 23

Overall, does AASB 1059 result in financial statements that are more useful to users of public sector grantors' financial statements?

ACAG generally agrees that putting on-balance sheet arrangements that the grantor controls makes public sector grantors' financial statements more useful.

As noted above, there is less agreement amongst ACAG offices about the treatment of already on-balance sheet arrangements, and as noted above, whether these are actually service concession arrangements – particularly if the operator is not involved in construction or capital expenditure renewal. It is also noted that such already on-balance sheet arrangements are often encountered in local government short-term management arrangements with the private sector.

Also as noted above, ACAG believes that there is scope to increase the consistency in accounting for service concession arrangements by providing additional guidance in the key areas we have mentioned.

As noted above under Question 7, ACAG believes that the following AASB 1059 provisions should be reconsidered, and preferably removed, as there are an unnecessary modification to IFRSs:

- the mandated revaluation of service concession assets on change of use from not being used as service concession assets to being used as service concession assets
- the mandated use of CRC.

The majority of ACAG jurisdictions believe that revaluing land registries (which would not otherwise be recognised under AASB 138) does not provide useful information.

Question 24

In your view, do the benefits of applying the requirements of AASB 1059 exceed the implementation and ongoing application costs?
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ACAG is not able to comment generally on the costs and benefits of the proposals.

However, the majority of ACAG jurisdictions believes that the valuation and audit of the valuation of previously unrecognised intangible assets (in particular, land registries) has resulted in the costs exceeding the benefits.

ACAG believes that if the AASB clarifies the issues above, and provides more guidance where relevant, this will reduce the costs of applying AASB 1059.

Appendix A – On-Balance sheet arrangements

The following are examples provided by one jurisdiction in applying the service concession criteria to already on-balance sheet arrangements, and where the substantive provisions of the standard did not apply (i.e. there was no GORTO liability, and no financial liability). Some, but not all, of the arrangements were classified as service concession arrangements.

- Prisons – Constructed by agency and maintained by agency
- Water treatment plant – Constructed by agency and maintained by agency
- Social housing – Housing constructed by agency and maintained by agency
- Grant for health services using grantor owned buildings
- Land required to be used for public space as part of property development arrangement

Prisons – Constructed by agency and maintained by agency	
AASB 1059 criteria	Analysis
Operator providing public services	Yes – Prisons are managed by the public sector
Operator managing at least some of those services under its own discretion	Yes – Operator has discretion in how prisoners and prisons are managed, and are subject to key performance indicators
Grantor controls or regulates what services the operator must provide	Yes – Operator must provide prison and prisoner services
Grantor controls to whom the operator must provide services	Yes – Operator must provide services to prisoners as determined (by the courts) and the grantor
Grantor controls what prices the operator charges	Yes – Grantor requires that no fees be charged to prisoners
Grantor controls any significant residual interest	Yes --Buildings are already owned by the grantor

Another jurisdiction, with similar arrangements, concluded that the operator did not have sufficient discretion because of the detailed requirements, including restrictions on reducing staff numbers, transferring key personnel, the number of shifts required, the number of hours per shift and expected annual hours per position.

Water treatment plant – Constructed by agency and maintained by agency	
AASB 1059 criteria	Analysis
Operator providing public services	Yes – Providing potable water is a public service
Operator managing at least some of those services under its own discretion	Yes – Operator must ‘operate the facility so that it can provide the Services to at least the Performance Standards at its own cost and risk’
Grantor controls or regulates what services the operator must provide	Yes – Water treatment plant can only be used for water treatment
Grantor controls to whom the operator must provide services	Yes – Services must be provided to the public
Grantor controls what prices the operator charges	Yes – Operator cannot charge any additional fees
Grantor controls any significant residual interest	Yes – PPE already owned by the grantor

Another jurisdiction, with BOOT arrangements for similar assets, concluded that the operator was not providing a public service, as the service was used internally by the grantor.

Social housing – Housing constructed by agency and maintained by agency	
AASB 1059 criteria	Analysis
Operator providing public services	Yes – Social housing is a public service
Operator managing at least some of those services under its own discretion	Yes – Operator has discretion in managing and selecting tenants.
Grantor controls or regulates what services the operator must provide	Yes – The social housing must be used for social housing
Grantor controls to whom the operator must provide services	Yes – The social housing must be provided (subject to capacity) to those that meet grantor determined eligibility
Grantor controls what prices the operator charges	Yes – Grantor determines rent, or discount to market
Grantor controls any significant residual interest	Yes – PPE already owned by the grantor

Grant for health services using grantor owned buildings	
AASB 1059 criteria	Analysis
Operator providing public services	Yes – Health services a public service
Operator managing at least some of those services under its own discretion	Yes – Operator has discretion in managing and selecting patients
Grantor controls or regulates what services the operator must provide	Yes – The grantor owned buildings must be used for the designated health services
Grantor controls to whom the operator must provide services	Yes – The grantor refers selected patients to the operator
Grantor controls what prices the operator charges	Yes – The operator is not permitted to charge any additional fees to the patient
Grantor controls any significant residual interest	Yes – PPE already owned by the grantor

Land required to be used for public space as part of property development arrangement. Operator / property developer permitted to use major parts of land for retail. Hotel and carpark usage, but must use some of the land for public space	
AASB 1059 criteria	Analysis
Operator providing public services	Yes – Providing land as public space is a public service
Operator managing at least some of those services under its own discretion	Yes – Operator permitted to hold events, at its discretion, on public space – as long as access to public space not unreasonably restricted
Grantor controls or regulates what services the operator must provide	Yes – public space must be provided for public space
Grantor controls to whom the operator must provide services	Yes – the public space must be open to the public
Grantor controls what prices the operator charges	Yes – the public space must be open to the public for free
Grantor controls any significant residual interest	Yes – The property / land is already owned by the grantor