The IPSASB decided and clarified, that all Decisions taken at a meeting, should result in the development of a BC for IPSASB review at the subsequent meeting.
**Decisions and Instructions**

**Program and Technical Director’s Report (Agenda Item 4)**

<table>
<thead>
<tr>
<th>Decision</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>• IPSASB agreed to put back the Measurement, Infrastructure, and Heritage Exposure Draft approval dates to December 2020, because of the need to coordinate these projects and to consult with constituents on these projects as a package</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Instructions to Staff</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Work Program currently only goes to 2021, IPSASB therefore instructed staff to extend it through the end of the current Strategy and Work Program period of 2023</td>
</tr>
<tr>
<td>• The IPSASB will start to consider potential projects to propose in the mid-period Work Program Consultation in June, and consideration should not only be given to the potential projects, but also to their relative scale.</td>
</tr>
</tbody>
</table>
## Decisions

- IPSASB agreed to implement a coordinated approach to develop:
  - ED XX, Measurement;
  - ED XX, Property, Plant and Equipment (Updated IPSAS 17)
  - ED XX, Conceptual Framework-Limited Scope Update

## Instructions to Staff

- Use guidance from IPSAS 41, to illustrate how the authoritative guidance (core text and application guidance) works together with non-authoritative guidance (BCs, IEs and IGs) as example to follow in current projects

- Lead staff for CF LSU, Measurement, Heritage and Infrastructure projects to coordinate the development of the related EDs (Measurement, PPE (Updated IPSAS 17) and CF Update), including managing cross-cutting issues.

- Consider Heritage impact on IPSAS 31 (intangibles) and provide a proposal to address amendments (consequential amendments from IPSAS 17 Update, or other)
IPSASB Landscape/Guidance (Agenda Item 5)

<table>
<thead>
<tr>
<th>Instructions to Staff</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Measurement staff to lead on cross-cutting standards-level issues, reporting to Chairs of 3 Task Forces, and reporting progress at each Board meeting via a coordinator’s report</td>
</tr>
<tr>
<td>• Smaller projects that do not have Task Forces, might benefit from having a 'Board Member Sponsor' to work with staff and perform a similar role to that of a Task Force</td>
</tr>
<tr>
<td>• When developing non-authoritative guidance, illustrative examples can be more helpful than implementation guidance. Staff should consider when it is appropriate to develop IEs vs. IGs.</td>
</tr>
</tbody>
</table>
Decisions and Instructions

Infrastructure Assets (Agenda Item 6)

Revised Guidance for Land and Infrastructure Assets (Agenda Item 6.2.1)

Decisions

- Agreed that land under or over infrastructure assets is not a specific infrastructure assets issue but rather a generic issue.
- Agreed that the issue of control of land under or over infrastructure assets is a cross cutting issue that also impacts the Heritage and Measurement projects and future projects such as Natural Resources.

Instructions to Staff

- Revise IPSAS 17, *Property, Plant, and Equipment* guidance on land and infrastructure assets:
  - Since not all land has an unlimited useful life because Climate change may result in land disappearing or being damaged. The IPSASB asked for guidance to be developed based on regular impairment reviews;
Decisions and Instructions

Infrastructure Assets (Agenda Item 6)

Revised Guidance for Land and Infrastructure Assets (Agenda Item 6.2.1)

Instructions to Staff continued

- Consider the disclosure requirements in IPSAS 17 and how those relate to land (should there be additional requirements for land under or over infrastructure assets?);
- Consider including land under or over infrastructure assets as an example of a separate class of property, plant, and equipment in paragraph 52 of the core text in IPSAS 17; and
- Consider the relationship with Leases guidance, when analyzing the issue of control of land under or over infrastructure assets.

- Consider the appropriate location of revised guidance - possibly in the form of illustrative examples.
Infrastructure Assets (Agenda Item 6)

Definition, characteristics, examples of Infrastructure Assets (Agenda Item 6.2.2)

Decisions

- Agreed that infrastructure assets are property, plant, and equipment and the general principles of IPSAS 17 should be applied when accounting for infrastructure assets.
- Agreed that a separate definition for infrastructure assets was not necessary.
- Agreed that it was important to develop the characteristics of infrastructure assets to articulate the specific attributes that distinguish infrastructure assets from general property, plant, and equipment, and give rise to particular accounting issues.

Instructions to Staff

- Revise the Basis for Conclusions paragraphs to clarify infrastructure assets are property, plant, and equipment and the existing characteristics capture the specific attributes that distinguish infrastructure assets from general property, plant, and equipment, and give rise to particular accounting issues.
Infrastructure Assets (Agenda Item 6)

Instructions to Staff continued

- Remove the proposed additional characteristics of infrastructure assets of ‘long useful lives’ and ‘held for service delivery to the community at large’ proposed by the Infrastructure Assets Task Force (Task Force) because they do not capture the unique attributes of infrastructure assets.

- In further developing the characteristics of infrastructure assets, staff is instructed to consider the following:
  - Whether the only characteristic which makes infrastructure assets unique are that they are a system or network, for example a road network;
## Instructions to Staff continued

- Whether the guidance related to accounting for components requires any changes or clarifications for infrastructure assets; and
- Whether the current infrastructure assets characteristics of specialization, immovability and constraints on disposal should be retained?

### Consideration:
- Consider the appropriate location of the proposed guidance on characteristics and examples of infrastructure assets in IPSAS 17, consistent with the guidance on Heritage characteristics and examples.
- The examples of infrastructure assets should be updated and linked to the revised characteristics.
- Consider the impact of the revised characteristics and examples of infrastructure assets on the disclosure requirements in IPSAS 17.
Infrastructure Assets (Agenda Item 6)

Definition, characteristics, examples of Infrastructure Assets (Agenda Item 6.2.2)

Instructions to Staff continued

- Based on IPSAS 41 ‘template’ reconsider whether additional guidance proposed should be in the form of illustrative examples as they show the application of the principles better than implementation guidance.
- The characteristics of infrastructure assets, as well as the examples, should be revisited after analyzing the remaining infrastructure assets issues.
- Additional Task Force members to provide additional support to staff.
Decisions and Instructions

Infrastructure Assets (Agenda Item 6)

Depreciation versus Renewals Accounting (Agenda Item 6.2.3)

Instructions to Staff

- The IPSASB acknowledged that renewals accounting may be appropriate in limited circumstances, for example when infrastructure assets with long useful lives (and measured using a current value model) and the PPE’s condition and service potential is constantly renewed through maintenance (in accordance with a detailed maintenance plan). Therefore, further consideration of the renewals accounting approach should be undertaken, including whether IPSAS 17 guidance should be modified or added. To be undertaken with input from IPSASB Chair.
Infrastructure Assets (Agenda Item 6)

Infrastructure Assets Spare Parts (Agenda Item 6.2.4)

<table>
<thead>
<tr>
<th>Decisions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agreed that no additional guidance is necessary because sufficient authoritative IPSAS 17 guidance exists and that this is not a specific infrastructure assets issue but rather a generic issue.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Instructions to Staff</th>
</tr>
</thead>
<tbody>
<tr>
<td>Draft BC for sign-off at June meeting.</td>
</tr>
</tbody>
</table>
Decisions and Instructions

Infrastructure Assets (Agenda Item 6)

Costs to dismantle Infrastructure Assets (Agenda Item 6.2.5)

Decisions

- Agreed that no additional guidance is necessary because sufficient authoritative IPSAS 17 guidance exists and that this is not a specific infrastructure assets issue but rather a generic issue.

Instructions to Staff

- Draft BC to reflect decision on costs to dismantle infrastructure assets (should reflect that IPSAS 19 already includes guidance)
- Other general instructions for consideration for future projects (Mid Term Work Program Consultation):
  - Consider including the guidance in IFRIC 1, Changes in Existing Decommissioning, Restoration and Similar Liabilities in a future Improvements project to align with the IASB;
Costs to dismantle Infrastructure Assets (Agenda Item 6.2.5)

Instructions to Staff continued

- Accounting for future obligations are beyond the boundary of financial reporting, because the obligating event has not yet occurred, therefore a liability cannot be recognized. This issue will be considered in the development of mid-period work plan consultation under Theme C (Developing Guidance to Meet Users Broader Financial Reporting Needs).
**Heritage (Agenda Item 7)**

**Decisions**

Heritage items that satisfy the definition of PPE should be recognized as assets when they meet the IPSAS 17 recognition criteria.

Confirmed June 2019’s previously tentative decisions (i.e. no separate heritage standard; no definition of heritage assets; operational/non-operational approach not to be taken forward.

IPSAS 17’s depreciation requirements apply to heritage assets, although in certain circumstances due to the nature of a heritage asset or the preservation approach adopted, depreciation could be zero. If this approach was adopted, it would need to be subject to regular impairment reviews.

Heritage assets can be impaired, and should be subject to normal impairment reviews.
## Heritage (Agenda Item 7)

### Instructions to Staff

<table>
<thead>
<tr>
<th>Instructions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Update the Heritage Roadmap in mark-up for approval by the Board.</td>
</tr>
<tr>
<td>Provide joint paper (heritage and infrastructure) on the definition/description issue, which includes (a) whether it should be in core text or other authoritative guidance, and (b) potential need for entities to disclose how they identify their heritage/infrastructure assets.</td>
</tr>
<tr>
<td>Provide recommended text for IPSASB to approve to remove IPSAS 17’s heritage scope exclusion clause.</td>
</tr>
<tr>
<td>The issue of holding assets for “heritage purposes” and “non-heritage purposes” should be further explored; as well whether heritage issues are concerned with measurement and not recognition.</td>
</tr>
</tbody>
</table>
Decisions and Instructions

Heritage (Agenda Item 7)

Instructions to Staff (Continued)

Draft IPSAS 17 *Basis for Conclusions* text to explain the IPSASB's decision that heritage items are a subset of PP&E and should be assessed against the criteria for recognition as assets, as well as all the other Decisions above.

Develop illustrative examples on whether heritage items are resources when: (a) not on display to the public; (b) do not contribute to entity’s objectives; and/or (c) not an asset, because not a resource from entity’s perspective.

Draft *Basis for Conclusions* text to explain that heritage items do not result in a liability (for future preservation and/or maintenance) and consider location (in IPSAS 17 or IPSAS 19).

Develop generic core text and application guidance to address control in IPSAS 17 guided by the Conceptual Framework.
Revise illustrative examples on control and develop further examples, including examples that address existence of restrictions and different situations related to whether the entity can dispose of the heritage item.

Revise text to address criteria to identify the situations when particular heritage assets could have zero depreciation (IPSAS 17’s core text and related guidance).

Provide specific proposals on impairment guidance, including impact on IPSAS 17 and/or the Impairment IPSASs (21 and 26).

Develop draft text on Heritage item description, adopting same approach as for Infrastructure Assets.
Action the PVs and SMCs based on the recommendations proposed.

Distinguish between borrowing costs and transaction costs in the BCs of IPSAS 5.

Develop IEs and/or IGs to replace AGs proposed clarifying “qualifying asset” and “directly attributable”.

Develop a paper on Historical Cost to consider impact of guidance centralisation indicating:
- The source of the AGs;
- Where the historical cost guidance is applicable; and
- Differences to current guidance, and whether these would need to be retained.
### Decisions

Approve the project brief and outline subject to drafting and editorial amendments including making the brief less measurement-centric and considering the change of terminology from cost of fulfilment to fulfillment value in Key Issue #2

### Instructions to Staff

- Provide a high-level comparison between the IPSASB Framework and the IASB Framework
- Appoint Board Member Sponsor for the project
- Assess the appropriate number of Exposure Drafts and timing of publication, in context of expected staff / Board time, progress, and need to coordinate with Measurement-related project package and constituent focus / workload.
- Ensure that communications emphasize the limited scope of the project
## Decisions

<table>
<thead>
<tr>
<th>Decisions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Approved Natural Resources – Project Brief and Outline subject to editorial and drafting changes as noted in the instructions to staff</td>
</tr>
<tr>
<td>Initial focus should be on scoping and a broad description can be developed later in the project</td>
</tr>
</tbody>
</table>

## Instructions to Staff

<table>
<thead>
<tr>
<th>Instructions to Staff</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff to develop Q&amp;A on climate change and SDGs (outside of the natural resources project), with references to existing RPGs of the IPSASB</td>
</tr>
<tr>
<td>Revise discussion of CP in the project brief to consider subsoil resources, living resources, and water.</td>
</tr>
</tbody>
</table>
### Instructions to Staff (continued)

<table>
<thead>
<tr>
<th>Instruction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clarify in the project brief that the CP will consider control for living resources</td>
</tr>
<tr>
<td>Clarify in the project brief that the CP will consider land, noting that accounting outcome will depend on jurisdiction-specific facts and circumstances</td>
</tr>
<tr>
<td>Note in the project brief that the CP will solicit constituent feedback on the ordering of topic consideration in subsequent phases of the project</td>
</tr>
<tr>
<td>Clarify in the project brief that Phase 2 is currently planned to focus on an ED for subsoil resources, but this will be revisited based on constituent feedback on the CP.</td>
</tr>
<tr>
<td>Revise project timeline to account for above instructions and note that it is only an indicative timeline, as it is subject to constituent feedback on the CP</td>
</tr>
<tr>
<td>Remove the flowchart on development of guidance from the project brief</td>
</tr>
</tbody>
</table>
Decisions

Adopt a phased approach to the Leases project by:
- Phase 1-addressing the lease accounting model for both lessors and lessees
- Phase 2-addressing the public sector specific issues, including concessionary leases, access rights, modifications to the definition of a lease to include other types of arrangements in the public sector, etc.

Continue with the Leases project by developing an ED (phase 1) aligned with IFRS 16 for both lessors and lessees

Include a request for comment on public sector specific issues in the phase 1 ED.
**Instructions to Staff**

Develop for June 2020 the Basis for Conclusions documenting the Board discussions and decisions, and the plan to externally communicate the IPSASB's decisions.

Develop a draft of the Exposure Draft aligned with IFRS 16, with an associated paper(s) highlighting the key issues for consideration.

Develop initial proposals in regards to the ‘Request For Information’, as well as proposals on initial content and questions (i.e. strict IFRS 16 lease definition vs. public sector issues of access rights, concessionary leases, etc.)
## Instructions to Staff

<table>
<thead>
<tr>
<th>Instruction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Liaise with the Measurement team/taskforce to consider the most appropriate measurement base for non-current assets classified as held for sale.</td>
</tr>
<tr>
<td>Develop Board paper addressing the interactions with IPSAS 40, <em>Public Sector Combinations</em> / non-current assets that will be transferred to another public sector entity. Ensure to reference IPSAS 40 guidance on this.</td>
</tr>
<tr>
<td>Develop Board paper addressing the public sector factors determining the time between a non-current asset being surplus and it being available for sale.</td>
</tr>
<tr>
<td>Discuss the project brief with the CAG in June 2020.</td>
</tr>
<tr>
<td>Present a revised project brief for Board approval at the June 2020 meeting.</td>
</tr>
<tr>
<td>Consider the project title options, bearing in mind the above specific public sector issues, including the suggested title &quot;Assets Available for Disposal&quot;.</td>
</tr>
<tr>
<td>Remove the flowchart on development of guidance from the project brief.</td>
</tr>
</tbody>
</table>