

Name: \_\_\_\_\_  
Section: \_\_\_\_\_ Schedule: \_\_\_\_\_Class number: \_\_\_\_\_  
Date: \_\_\_\_\_**Lesson title:** Investment Property**Learning Targets:**

At the end of the module, students will be able to:

1. Define an investment property

**Materials:**

Student Activity Sheets, Pen, Basic calculator, Intermediate Accounting 1B textbook

**References:**

Milan, Z. B. Intermediate Accounting 1B

**1. LESSON PREVIEW/REVIEW**

Good day, future accountant! Welcome back to learning the General elective converted Intermediate Accounting. As a continuation, this module introduces the **Accounting for Investment Property**.

*IAS 40 – Accounting for Investment Property***B. MAIN LESSON**

**Investment Property** is defined as property (land or building or part of building or both) held by an owner or by the lessee under a finance lease to earn rentals or for capital appreciation or both.

**NOTE: ONLY** land and/or building can be classified as investment property.

**Owner occupied property** is property held by an owner or by the lessee under a finance lease for use in the production or supply of goods or services, or for administrative purposes.

<b>INVESTMENT PROPERTY</b>	<b>OWNER OCCUPIED PROPERTY</b>
Held to earn rentals or for capital appreciation	Held for use in the production or supply of goods or services or for administrative purposes
Generates cash flow <b>INDEPENDENTLY</b> from the other assets held by an entity	Generates cash flow <b>IN CONJUNCTION</b> with other assets held by an entity
Includes <b>ONLY</b> land and building	May include assets other than land and building
Accounted for under PAS 40	Accounted for under PAS 16

<b>Examples of Investment Property</b>	<b>Examples of owner occupied property</b>
a. Land held for long-term capital appreciation rather than for short-term sale in the ordinary course of business.	a. Property intended for sale in the ordinary course of business or property acquired exclusively with a view to subsequent disposal in the near future or for development and resale.
b. Land held for a currently undetermined future use.	b. Property being constructed or developed on behalf of third parties
c. A building owned by the entity (or held by the entity under a finance lease) and leased out under one or more operating leases.	c. Owner-occupied property and owner-occupied property awaiting disposal.
d. A building that is vacant but is held to be leased out under one or more operating leases.	

# Chapter 2 Student Activity Sheet Name That Investment

**Huangqi Zhang**



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