



**“People’s power in action”**

## **ASSETS MANAGEMENT POLICY**

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## **PART 1 DEFINITION AND CLASSIFICATIONS OF ASSETS**

- 1 An asset is a resource, either movable or immovable, under the control of the municipality and from which the municipality reasonably expects to derive economic benefit, or reasonably expects to use in service delivery, over a period extending beyond one financial year.

An asset held under a finance lease, shall be recognized as an asset, as the municipality has control over such an asset even though it does not own the asset.

2. In compliance with the requirements of GRAP 17, the municipality shall present the different classes of assets as follows.

### **2.1. PROPERTY, PLANT AND EQUIPMENT**

- Land (not held as investment assets)
- Buildings and Fixtures (Administrative Buildings and building fixtures)
- Infrastructure assets (assets which are part of a network of similar assets)
- Community assets (resources contributing to the general wellbeing of the community)
- Work-In-Progress (capital projects not yet completed)
- Other assets (ordinary operational resources)

### **2.2. INVESTMENT PROPERTIES**

- Investment Properties (land or a building held to earn rental or for capital appreciation or both)

### **2.3. HERITAGE ASSETS**

- Heritage assets (culturally significant resources)

### **2.4. INTANGIBLE ASSETS**

- Intangible assets (asset without physical substance)

## **PART 2 ROLE OF MUNICIPAL MANAGER**

- 2.1 As accounting officer of the municipality, the municipal manager shall be the principal custodian of all the municipality's assets, and shall be responsible for ensuring that the assets management policy is applied and adhered to.

## **PART 3 ROLE OF CHIEF FINANCIAL OFFICER**

- 3.1 The chief financial officer shall be the assets registrar of the municipality, and shall ensure that complete, accurate and up-to-date computerized assets registers are maintained.
- 3.2 The duty to make amendments, deletion or additions to the asset registers shall be made by the chief financial officer's delegated officials within the Assets Management Unit.

## **PART 4 FORMAT OF ASSETS REGISTERS**

- 4.1 The assets registers shall be maintained in the format that complies with the requirements of generally recognized accounting practice (GRAP) and any other accounting requirements which may be prescribed.
- 4.2 The assets registers shall reflect, at minimum, the following information:
- A brief but meaningful description of each asset
  - Asset Identification number
  - The location of the asset
  - The department(s) or vote(s) within which the assets will be used
  - Responsible person
  - Active Status
  - Physical Condition
  - Insurance
  - Acquisition and Disposal Information
  - Accounting Information
  - Historical Cost or Fair Value
  - Accumulated depreciation to date
  - The depreciation charge for the current financial year
  - The carrying value of the asset
  - The method of depreciation

- Impairment losses incurred during the financial year (and the reversal of such losses, where applicable)
- The disposal price
- Useful life
- Remaining useful life
- Estimated residual value(if applicable)

4.3 An asset shall be capitalized, that is, recorded in the assets register, as soon as it is acquired or donated to the municipality with the cost provided. If the asset is constructed over a period of time, it shall be recorded as work-in-progress until it is available for use, where after it shall be appropriately capitalized as an asset with all costs related to it up until the hand over from the service provider to the municipality.

4.4 An asset shall remain in the assets register for as long as it is in physical existence. The fact that a asset has been fully depreciated shall not in itself be a reason for writing-off such an asset. It will however be fully impaired until it has been physically disposed of.

## **PART 5 INVESTMENT PROPERTY**

5.1 Investment property shall be accounted for in terms of GRAP 16 and shall not be classified as property, plant and equipment for purposes of preparing the municipality's statement of financial position.

5.2 Investment property shall comprise land or buildings (or parts of buildings) or both held by the municipality, as owner or as lessee under a finance lease, to earn rental revenues or for capital appreciation or both.

5.3 Investment properties shall be recorded in an asset register in the same manner as other assets, but a separate register shall be maintained for this purpose.

5.4 Investment property shall not be depreciated; it shall be annually valued on balance sheet date to determine their fair (market) value. Investment property shall be recorded in the statement of financial position at such fair value. Adjustments to the previous year's recorded

fair value shall be accounted for as either gains (revenues) or losses (expenses) in the statement of financial performance.

- 5.5 A recognized valuer shall be engaged by the municipality to undertake such valuations.
- 5.6 If the council of the municipality resolves to construct or develop a property for future use as an investment property, such property shall in every respect be accounted for as a PPE asset, under Work-In-Progress, until it is ready for its intended use where after it shall be reclassified as an investment property.

#### **PART 6 ASSETS TREATED AS INVENTORY**

- 6.1 Any land or buildings owned or acquired by the municipality with the intention of selling such property in the ordinary course of business, or any land or buildings owned or acquired by the municipality with the intention of developing such property for the purpose of selling it in the ordinary course of business, shall be accounted for as inventory.
- 6.2 Such inventory shall, however, form part of the investment property list to be valued annually by registered valuer.
- 6.3 This inventory shall remain recorded in the financial system as part of the Investment Properties vote.
- 6.4 The inventory will further remain included in the Investment Properties Register, but will be reported separately as part of Inventory in the Annual Financial Statements.
- 6.5 The following items will not be included as part of assets in the assets registers:
- Fire Extinguisher
  - Fire Hose
  - First Aid Kit
  - Wheelbarrows

## **PART 7 RECOGNITION OF HERITAGE ASSETS IN THE ASSET REGISTER**

- 7.1 Heritage assets are defined in GRAP 103 as assets that have a cultural, environmental, historical, natural, scientific, technological or artistic significance and are held indefinitely for the benefit of present and future generations.
- 7.2 A heritage asset shall be recognised as an asset if, and only if:
- (a) it is probable that future economic benefits or service potential associated with the asset will flow to the entity, and
  - (b) the cost or fair value of the asset can be measured reliably.
- 7.3 A heritage asset that qualifies for recognition as an asset shall be measured at its cost. Where a heritage asset is acquired through a non-exchange transaction, its cost shall be measured at its fair value as at the date of acquisition.
- 7.4 After recognition as an asset, a class of heritage assets shall be carried at its cost less any accumulated impairment losses.
- 7.5 If no original costs or fair values are available in the case of one or more or all heritage assets, the municipality may, if it is believed that the determination of a fair value for the assets in question will be a laborious or expensive undertaking, record such asset or assets in the heritage assets register at R1.
- 7.6 For purposes of compiling the municipality's statement of position, the existence of such heritage assets shall be disclosed by means of an appropriate note.

## **PART 8 RECOGNITION OF DONATED ASSETS**

- 8.1 Where an asset is donated to the municipality, or is acquired by means of an exchange of assets between the municipality and one or more other parties, the asset concerned shall be recorded in the asset register at the value provided by the party donating the asset. In the absence of such a value, the asset shall be recorded at fair value, as determined by the municipality.

## **PART 9 SAFE KEEPING OF ASSETS**

- 9.1 Every head of department shall be directly responsible for the physical safekeeping of any asset controlled or used by the department in question.
- 9.2 In exercising this responsibility, every head of department shall adhere to any written directives issued by the municipal manager to the department in question, or generally to all departments, in regard to the control of or safekeeping of the municipality's assets.
- 9.3 The use of Mayoral/Speaker vehicles is strictly for work related activities and functions. Only designated officials may driver the Mayor/Speaker vehicle unless otherwise, as per the Mayor/Speaker instruction. The Mayoral/Speaker vehicle may be used to transport other individuals only as per instruction of the Mayor/Speaker.

## **PART 10 PROCEDURES IN CASE OF LOSS, THEFT AND DESTRUCTION OF ASSETS**

- 10.1 Every head of department shall ensure that any incident of loss, theft, and destruction of any asset controlled or used by the department in question is promptly reported formally and in cases of suspected theft or malicious damage also to the South African Police Service (SAPS).

## **PART 11 CAPITALISATION CRITERIA: INTANGIBLE ITEMS**

- 11.1 An intangible asset is an identifiable non-monetary asset without physical substance.
- 11.2 Amortisation is the systematic allocation of the depreciable amount of an intangible asset over its useful life.

## **PART 12 CAPITALISATION CRITERIA: REINSTATEMENT, MAINTENANCE AND OTHER EXPENSES**

- 12.1 Only capital expenses in the enhancement of assets (in the form of improved or increased services or benefits flowing from the use of such asset) or in the material extension of the useful operating life of an asset shall be capitalized. Such expenditure includes, replacement, refurbishment and upgrading of assets.
- 12.2 Expenses incurred in the maintenance or reinstatement of an asset shall be considered as operating expenses incurred in ensuring that the useful operating life of the asset concerned is attained, and shall not be capitalized, irrespective of the quantum of the expenses concerned.



- 12.3 Expenses which are reasonably ancillary to the bringing into operation of an asset may be capitalized as part of such an asset. Such expenses may include but need not be limited to import duties, forward cover costs, site preparation costs, transportation costs, installation, professional fees, assembly and commissioning costs.

### **PART 13 REPAIRS AND MAINTENANCE OF ASSETS**

- 13.1 Every head of department shall be directly responsible for ensuring that all assets are properly maintained and in a manner which will ensure that such assets attain their useful operating lives.
- 13.2 Every department shall keep a budget for the repairs and maintenance of the assets under their control. The technical department shall present, on an annual basis, an implementation schedule, to council, showing their planned infrastructure maintenance and upgrade projects on their infrastructure network.
- 13.3 The Technical department shall, annually, report to the council of the extent to which the relevant implementation schedule has progressed.

### **PART 14 DELAYED PROJECTS**

- 14.1 If there is material delay in the completion of infrastructure projects, the municipality shall disclose the reasons for the delay in an appropriate note to the financial statements.

### **PART 15 DEPRECIATION OF ASSETS**

- 15.1 All assets, except land, investment properties and heritage assets, shall be depreciated.
- 15.2 Depreciation is the systematic allocation of the depreciable amount of an asset over its useful life.
- 15.3 Depreciation shall generally take the form of an expense both calculated and debited on an annual basis against the appropriate line item in the department or vote in which the asset is used or consumed.

- 15.4 Depreciation shall initially be calculated from the date of acquisition – in the case of completed construction works – from the project completion date.
- 15.5 The residual value of an asset is the estimated amount that an entity would currently obtain from disposal of the asset, after deducting the estimated costs of disposal, if the asset were already of the age and in the condition expected at the end of its useful life. This will only be calculated on movable assets.
- 15.8 The procedures to be followed in accounting and budgeting for the amortization of intangible assets shall be identical to those applying to the depreciation of other assets.

#### **PART 16 METHOD OF DEPRECIATION**

- 16.1 The municipality shall depreciate all depreciable assets on the straight-line method of depreciation over the assigned useful operating life of the asset in question.
- 16.2 To ensure consistency, the municipality shall apply a systematic method as agreed with Auditor-General in previous years, in cases where an assessment in the remaining useful lives of assets has been conducted. Such a method, will be produced to the Auditor General prior to the audit.

##### **Depreciation Calculation Formula**

Depreciation = (Opening Carrying Value – Residual(if applicable)) / (Previous RUL x 365.25) x 365

#### **PART 17 AMENDMENT OF ASSET REMAINING LIVES AND DIMINUTION IN THE VALUE OF ASSETS**

- 17.1 The municipality shall amend the remaining useful life assigned to any asset for all assets with an opening RUL of less than 2 years and, for all other assets if it becomes known that such each asset has been materially impaired or condition has deteriorated such an extent that its useful operating life will not be attained, or any other event has occurred which materially affects the pattern in which the asset's economic benefits or service potential will be consumed.

- 17.2 If the value of an asset has been diminished to such an extent that it has no or a negligible further useful operating life or value such an asset shall be fully depreciated in the financial year in which such diminution in value occurs, the municipality shall amend the remaining useful life.
- 17.3 Similarly, if an asset has been lost, stolen or damaged beyond repair, it shall be fully depreciated in the financial year in which such event occurs, and if the asset has physically ceased to exist, it shall be written off the asset register.
- 17.4 In all the forgoing instances, the additional depreciation expenses shall be debited to the department or vote controlling or using the asset in question.
- 17.5 The municipality shall assess all assets for recalculation of the remaining useful life, only assets whose condition had changed in the previous year and assets with less than 2 years remaining useful life, will have their remaining useful life recalculated at the beginning of each financial year. This will help to avoid having assets with a carrying value of zero, with the exception of fully impaired assets. GRAP therefore provides a basis for the municipality to determine the remaining useful life, which may be different from the initial estimated useful life, based on the condition and experience of the asset: GRAP 17 states:

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*The useful life of an asset is defined in terms of the asset's expected utility to the entity. The asset management policy of the entity may involve the disposal of assets after a specified time or after consumption of a specified proportion of the future economic benefits or service potential embodied in the asset. Therefore, the useful life of an asset may be shorter than its economic life. The estimation of the useful life of the asset is a matter of judgement based on the experience of the entity with similar assets.*

### **Remaining Useful Life Methodology**

#### **Condition assessment**

The condition of the asset has a major impact with assessing an asset's RUL. The officials responsible for the assessment of asset conditions does this based on visual inspection of it and is consistently applied.

#### **Impact of the condition assessment**

Once the condition of an asset is determined the condition rating is applied in order to determine the

calculated RUL.

This is done by adjusting the RUL of the asset based on its condition, as per the table below:

Condition	Description	Rating
1	Very Good	95%
2	Good	70%
3	Fair	45%
4	Poor	25%
5	Very Poor	10%
6	Broken	0%

The RUL is a key factor in determining the remaining period over which an asset will be depreciate.

#### Approach

During the review of the RUL's of assets, we need to identify the assets deemed for adjustment. The identified assets are those with a remaining usefull life of less than 2 years at the beginning of each financial year. These assets are identified at the beginning of the reporting period. Assets which abide by this rule will therefore be adjusted to reflect their condition rating at year end.

$$\text{RUL} = \text{EUL} \times (\text{Rating} / 100)$$

=RUL as at year end

#### Example

EUL	Previous RUL	Adjustment	Depreciation	RUL at Year End
10	0.8	4.7	-1 year	4.5 Years

An asset with a 'Fair' condition must have 45% left of its Economic Useful life (EUL) at year end. If the EUL is 10 years, then the RUL should be 4.5 years at year end upon applying the condition assessment. In essence the asset should have started with a RUL of 5.5 at the beginning of the year in order to have a RUL of 4.5 after depreciation at year end.

### **PART 18 CARRYING VALUES OF ASSETS**

18.1 All assets shall be carried in the asset register, and appropriately recorded in the annual financial statements, at their original cost or fair value less any accumulated depreciation and impairment losses.

## **PART 19 REVALUATION OF ASSETS**

- 19.1 All land and buildings recorded in the municipality's asset register shall be revalued with the adoption by the municipality of each new valuation roll (or, if the land and buildings concerned fall within the boundary of another municipality, with the adoption by such municipality of each new valuation roll).
- 19.2 The municipality shall adjust the carrying value of the land and buildings concerned to reflect in each instance the value of the asset as recorded in the valuation roll.
- 19.3 The asset concerned shall, in the case of buildings, thereafter be depreciated on the basis of its revalued amount, over its remaining useful operating life
- 19.4 Revalued land and buildings shall be carried in the assets registers, and recorded in the annual financial statements, at their revalued amount, less accumulated depreciation (in the case of buildings).

## **PART 20 VERIFICATION OF ASSETS**

- 20.1 Assets management section shall at least once during every financial year undertake a verification of assets controlled or used by the municipality as per an approved assets count plan. The procedures to be undertaken will be clearly spelt out in the asset count plan, which will be updated prior to each asset verification process.
- 20.2 Assets management section shall promptly and fully report in writing to the chief financial officer, all relevant results of such asset verification process, provided that each such asset verification shall be undertaken and completed as closely as possible to the end of each financial year, and that the resultant report shall be submitted to the chief financial officer not later than 30 June of the year in question.

## **PART 21 DISPOSAL OF ASSETS**

- 21.1 In compliance with the principles and prescriptions of the Municipal Finance Management Act, transfer of ownership of any asset shall be fair, equitable, transparent, competitive and consistent with the municipality's supply chain management policy.
- 21.2 Council's approval of capital projects as per technical department implementation plan shall equate to approve the disposal of assets to be demolished from the construction of these projects. The only exception will be in a case where an asset is removed/moved from project site to be used elsewhere within the municipality.
- 21.3 In the normal disposal of assets, council shall delegate to the municipal manager the authority to approve the disposal of any asset or in aggregate any assets with a carrying value less than R100 000 (one hundred thousand rand) at the beginning of the financial year.
- 21.4 The council shall approve the disposal of any asset or in aggregate any assets with a carrying value equal to or in excess of R100 000 (one hundred thousand rand) at the beginning of the financial year, in compliance with Section 14 of the Municipal Finance Management Act No.56 of 2003.
- 21.5 If the proceeds of the disposal are less than the carrying value, such difference shall be recognized as a loss in the statement of performance of the department or vote concerned. If the proceeds of the disposal, on the other hand, are more than the carrying value of the asset concerned, the difference shall be recognized as a gain in the statement of performance of the department or vote concerned
- 21.6 Transfer of assets to other municipalities, municipal entities (whether or not under the municipality's sole or partial control) or other organs of state shall take place as per council approval. The date of disposal shall be the council resolution date.
- 21.7 Upon termination of a councillor's term in office, ownership of the cellphones/tablets/laptops being used by the councillor shall be transferred from the municipality to the councillor and subsequently written off the assets register.

- 21.8 Upon termination of a contract for leased assets, the assets should subsequently be written off the assets register. Unless the asset is transferred to the municipality.

## **PART 22 OTHER WRITE-OFFS OF ASSETS**

- 22.1 An asset even though fully depreciated, for as long as it remains in use, will be have their remaining useful life be reassessed. If not in use, it will be fully impaired until council/municipal manager resolution to dispose.
- 22.2 In cases where the head of department wishes to have assets written off or donated within their department, a memo shall be sent to Manager Assets. Such assets will form part of the list of assets to be sent to council/municipal manager for disposal approval.
- 22.3 The only reason for writing off assets, other than the disposal of such assets, shall be the loss, theft, and destruction or material impairment of the asset in question.

## **PART 23 REPLACEMENT NORMS**

- 23.1 The municipal manager, in consultation with the chief financial officer and other heads of departments, shall formulate norms and standards for the replacement of all normal operational assets. Such norms and standards shall cover the replacement of motor vehicles, furniture and fittings, computer equipment, and any other appropriate operational items, and shall also provide for the replacement of infrastructure assets which are required for service delivery but which have become uneconomical to maintain.

## **PART 24 INSURANCE OF ASSETS**

- 24.1 The municipal manager shall ensure that all movable assets are insured at least against fire and theft, and that all municipal buildings are insured at least against fire and allied perils.
- 24.2 Every head of department shall report to the Manager Assets of any assets which such head of department wishes to have insured. The Manager Assets shall consolidate all, if any, such reports, and shall promptly submit a recommendation to the appointed insurance company.

## PART 25 RETENTION

25.1 GRAP 19 states: *.21 A provision shall be recognised when:*

- (a) an entity 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 or service potential will be required to settle the obligation; and*
- (c) a reliable estimate can be made of the amount of the obligation.*

*.32 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 assets or liabilities. Except in extremely rare cases, an entity 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.*

*.45 The estimates of outcome and financial effect are determined by the judgement of the management of the entity, supplemented by experience of similar transactions and, in some cases, reports from independent experts.*

25.2 Retention on capital projects are amounts not charged by a contractor on a project whilst the project is still in progress. These amounts which are due to the contractor, often get deducted from each payment certificate or invoice (by the contractor) and only get paid as part of the final payment (contracted for) on the project.

25.3 At the end of each year, the Technical department's Project Management section shall provide a retention amount to the Assets Management unit on all completed projects (if applicable). GRAP 19 allows for a determination of this estimated retention amount, which can be based as per experience and judgement.

25.4 Retention provided for on completed projects shall be capitalized onto the projects prior to the unbundling of a project into assets.

25.4 Each year the Project Management unit shall determine, from the Retention list/register, previously provided for and was never collected or overprovided for, that will need to be



written off. GRAP 19 .66 *Provisions shall be reviewed at each reporting date and adjusted to reflect the current best estimate.*

## PART 26 ANNEXURE: ESTIMATED ASSETS USEFUL LIVES

### 26.1

		USEFUL LIFE IN YEARS	
		Min	Max
<b>Land</b>			
Developed land		N/A	
Undeveloped land		N/A	
<b>Buildings</b>			
<b>DWELLINGS</b>			
Residences (presidential, embassies)		25	30
Residences (personnel) include garages and parking		25	30
Secure care centres		25	30
<b>NON RESIDENTIAL DWELLINGS</b>			
Airport and associated buildings (control towers, transfer halls, parking, hangars and warehousing)		25	30
Bus terminals		25	30
Bus shelters		10	15
Civic theatres		25	30
Clinics and community health facilities		25	30
Community centres and public entertainment buildings		25	30
Driver and vehicle testing centres		25	30
Fire stations		25	30
Hospitals and ambulance stations		25	30
Industrial buildings		20	30
Laboratories		25	30
Libraries		25	30
Museums and art galleries		25	30
Office buildings (including air conditioning systems)		25	30
Public parking (covered and open)		25	30
Railway and associated buildings		25	30
Research facilities (including weather)		25	30
Stadiums		25	30
Taxi ranks		10	15
Warehouses (storage facilities, including data)		25	30
<b>Building Fixtures</b>			
Security equipment/systems/ materials - Fixed		3	5

		USEFUL LIFE IN YEARS	
		Min	Max
HERITAGE ASSETS		N/A	
INVESTMENT PROPERTY		N/A	
WORK IN PROGRESS		N/A	
INTANGIBLE ASSETS		2	5

		USEFUL LIFE IN YEARS	
COMMUNITY ASSETS		Min	Max
<b>AIRPORTS</b>			
Airports and radio beacons		25	30
Aprons		25	30
Runways		15	20
Taxiways		15	20
Specialised equipment			
Luggage movement equipment		20	25
Communication equipment		10	15
CEMETERIES		25	30

		USEFUL LIFE IN YEARS	
INFRASTRUCTURE ASSETS		Min	Max
<b>ELECTRICITY</b>			
Cooling towers		25	30
Mains		15	20
Meters			
Prepaid		10	20
Credit		20	25
Power stations			
Coal		50	60
Gas		50	60
Hydro		50	60

Nuclear		60	80
Supply/reticulation		15	25
Transformers		25	50
Lines			
Underground		25	45
Overhead		20	30
Cables		25	45
Substations			
Switchgear		20	30
Equipment			
Outdoor		20	30
GIS		15	30
Indoor		30	40
Electrical panels		3	5
Telemetry		7	15

		USEFUL LIFE IN YEARS	
INFRASTRUCTURE ASSETS		Min	Max
<b>WATER</b>			
Dams			
Structure			
concrete		80	100
earth		30	50
Mechanical and electrical		15	40
Meters		10	20
Standpipes		5	20
Metalwork (steel stairs, ladders, handrails, weirs)		10	30
Pump stations			
Structure		30	55
Electrical		15	40
Mechanical		15	40
Perimeter protection		10	25
Reservoirs			
Structure		30	50
Electrical		15	40
Mechanical		15	40
Perimeter protection		10	25
Supply/reticulation		20	50
Underground chambers			
Valves		15	25
Meters		10	20
Transition		10	15

Other		5	10
Water purification works			
Structure			
Electrical		15	40
Mechanical		15	40
Perimeter protection		10	25
Meters		10	15
Telemetry		10	15

		USEFUL LIFE IN YEARS	
INFRASTRUCTURE ASSETS		Min	Max
<b>SEWERAGE</b>			
Bulk pipelines (outfall sewers)			
Rising mains		40	50
Gravity mains		40	50
Sewerage pump stations			
Structure		30	55
Electrical		15	40
Mechanical		15	40
Perimeter protection		10	25
Metalwork		10	30
Sewers/reticulation		30	60
Waste purification works			
Structure		30	55
Electrical		15	40
Mechanical		15	40
Perimeter protection		10	25
Meters		10	15
		USEFUL LIFE IN YEARS	
INFRASTRUCTURE ASSETS		Min	Max
<b>ROADS (Roads, Pavements, Bridges &amp; Storm Water)</b>			
<b>BRIDGES</b>			
Vehicle			
Bridges Concrete		60	80
Bridges Steel		40	50
Bridges Timber		25	40
Pedestrian			
Bridges Concrete		60	80
Bridges – Steel		40	50
Bridges – Timber		25	40

Railway			
Bridges Concrete		60	80
Bridges – Steel		40	50
Bridges Timber		25	40
Reinforced retaining walls			
Earth		10	15
Concrete		25	30
Expansion and construction joints		15	20
Kerb and channels		40	50
Municipal roads Asphalt surface		10	20
Asphalt layer		30	50
Concrete surface		10	30
Concrete layer		30	50
Gravel surface		3	10
Crash barriers		10	30
Retaining walls		30	60
Overload control centres		15	20
Electronic hardware		10	15
Other equipment		10	20
Pedestrian footpaths		15	30
Street lighting		25	40
Subways		40	50
Traffic islands		40	50
Traffic lights		15	20
Traffic lights – coastal		10	15
Traffic signs		5	15

		USEFUL LIFE IN YEARS	
INFRASTRUCTURE ASSETS		Min	Max
<b>STORM WATER</b>			
Culverts		25	40
Concrete		40	60
Armco		25	40
Drains			
Earthworks		80	100
Concrete lining		25	50
Stop banks		40	50
Pipes		25	50
Coastal			
Structure (Retaining walls)		20	40
Piers		60	80
Storm water outfalls		60	80

		USEFUL LIFE IN YEARS	
INFRASTRUCTURE ASSETS		Min	Max
<b>SOLID WASTE DISPOSAL</b>			
Collection			
Vehicles		5	10
Containers/Bins		10	15
Transfer stations and processing facilities			
Structure		30	55
Electrical		15	40
Mechanical		15	40
Perimeter protection		10	25
Landfill site			
Earthmoving and compaction equipment		10	15
Landfill preparation NA			
Structure		30	55
Weighbridge			
Mechanical		15	40
Electrical		15	40
Perimeter protection		10	25

		USEFUL LIFE IN YEARS	
MACHINERY AND EQUIPMENT		Min	Max
Audiovisual equipment		5	10
Building air conditioning systems		5	10
Cellular phones (over R5 000)		0	2
Cellular routers		3	5
Domestic equipment (non kitchen appliances)		3	5
Electric wire and power distribution equipment (compressors, generators & allied equipment)		5	7
Emergency/rescue equipment		5	10
Elevator systems		15	20
Farm/Agricultural equipment		5	15
Fire Fighting equipment		3	5
Gardening equipment		2	4
Irrigation equipment		10	15
Kitchen appliances		5	10
Laboratory equipment - Agricultural		5	7
- Medical testing		5	7
- Roads and transport		5	7
Laundry equipment and industrial sewing machines		10	15
Learning, training support and library material (curriculum equipment)		5	10

Machines for metallurgy		5	10
Machines for mining and quarrying		5	10
Machines for textile production		10	15
Medical and allied equipment		5	10
Music instruments		10	15
Photographic equipment		5	7
Pumps, plumbing, purification and sanitation equipment		5	10
Radio equipment		5	7
Road construction and maintenance equipment		10	15
Saddles and other tack		5	7
Security equipment/systems/ materials - Movable		3	5
Sport and recreational equipment		5	10
Survey equipment		5	7
Telecommunication equipment		3	5
Tents, flags and accessories		5	10
Woodworking machinery and equipment		5	10
Workshop equipment and loose tools - Fixed		5	10
- Movable		3	5
<b>FURNITURE AND OFFICE EQUIPMENT</b>			
Advertising boards		3	5
Air conditioners (individual fixed & portable)		3	5
Domestic and hostel furniture		10	15
Office equipment (including fax machines)		5	7
Office furniture		5	7
Paintings, sculptures, ornaments (home and office)		5	10
<b>COMPUTER EQUIPMENT</b>			
Computer hardware including operating systems		3	5
Networks		5	10
<b>TRANSPORT ASSETS</b>			
Busses		10	15
Emergency vehicles (Ambulances and fire engines)		5	10
Mobile clinics		10	15
Motor vehicles		4	7
Trailers and accessories		5	10
Trucks		5	7