

Real estate developers

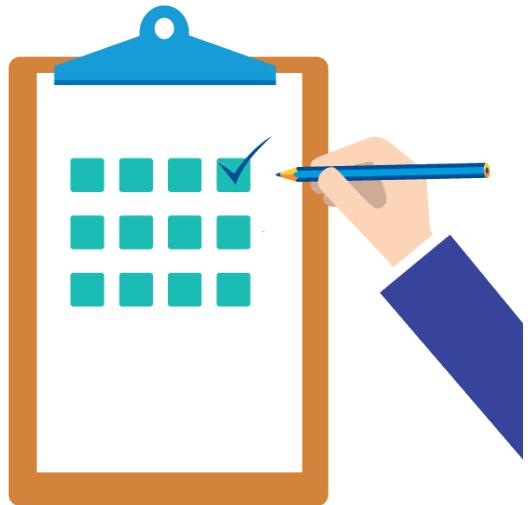
IFRS 15 Revenue – Are you good to go?



Are you good to go?

IFRS 15 will change the way many real estate developers account for sales contracts.

To help you drive your implementation project to the finish line, we've pulled together a list of key considerations that all real estate developers need to focus on.



**For each of the following,
documenting your analysis
and the conclusions drawn
will be essential**



Assessing collectibility

Have you evaluated how assessing collectibility will impact your revenue recognition?

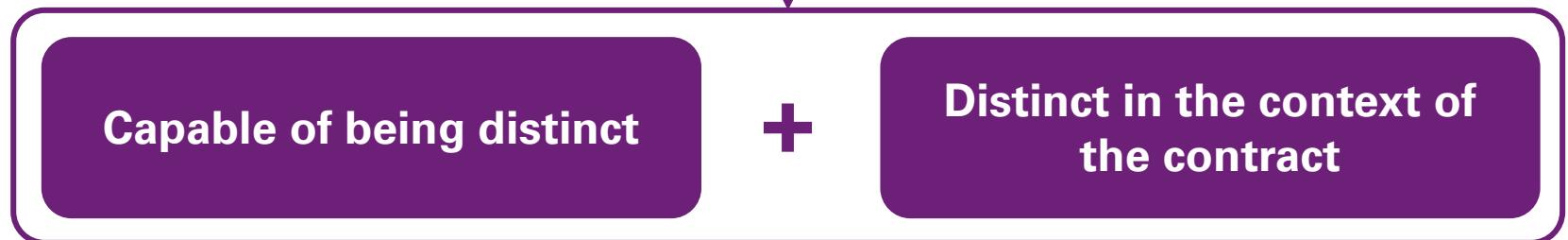
You generally can't recognise revenue from a contract until collection is considered probable



Under IFRS 15, collectibility is assessed *up-front* rather than *when deciding whether to recognise revenue*

Performance obligations

Do land, buildings and other elements of your contracts meet the new 'distinct' test to be accounted for separately?



Think about...

Common areas | Car parks | Management services | Golf memberships

Over-time recognition

Do your sales contracts meet one of the three criteria that require revenue to be recognised over time – i.e. percentage of completion?

Customer consumes benefits as entity performs

e.g. management services

Customer controls asset as it's created

e.g. building on customer land

Asset has no alternative use and right to payment exists

e.g. off-plan apartment sales

Work in progress

Does your accounting policy for work in progress meet the requirements of IFRS 15?



You'll need to...

Capitalise amounts related to future performance



You can no longer...

Recognise work in progress as a balance sheet 'true up' to ensure a smooth profit margin

Measure of progress

Does the measure of progress you've chosen depict performance under the contract?

Use either

Output method

or

Input method

e.g. survey of construction

e.g. cost-to-cost method

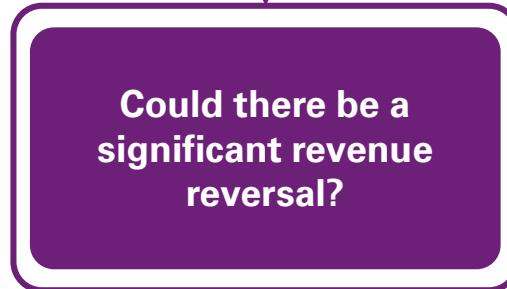
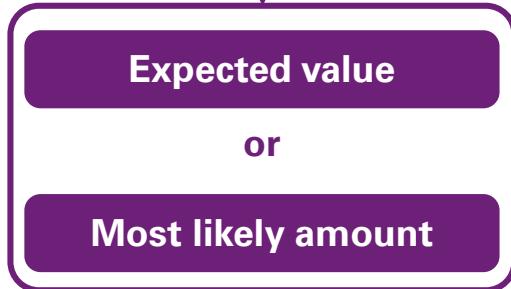


Have you considered the impact on cost accounting?

e.g. uninstalled materials, wastage

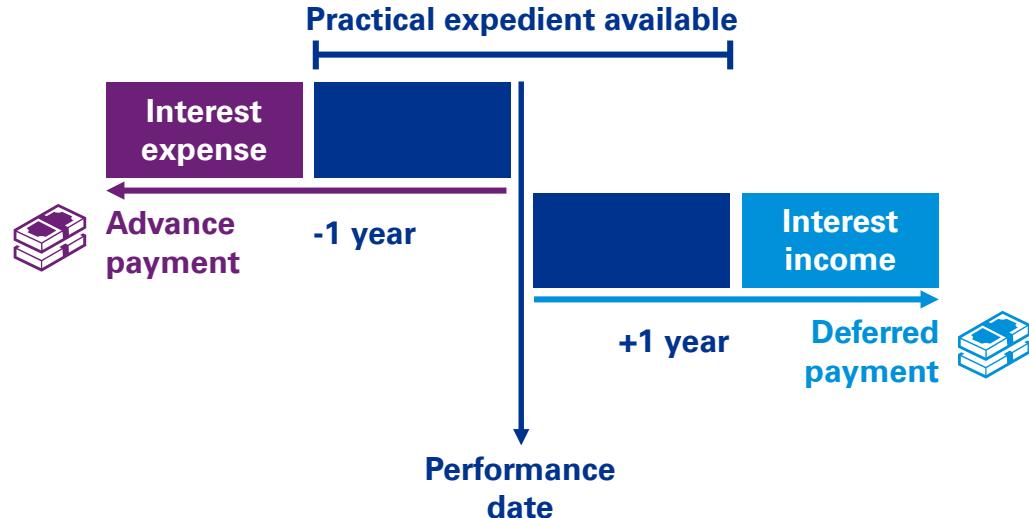
Variable consideration

For completion and occupancy bonuses, have you decided on the **estimation method and applied the **constraint**?**



Significant financing components

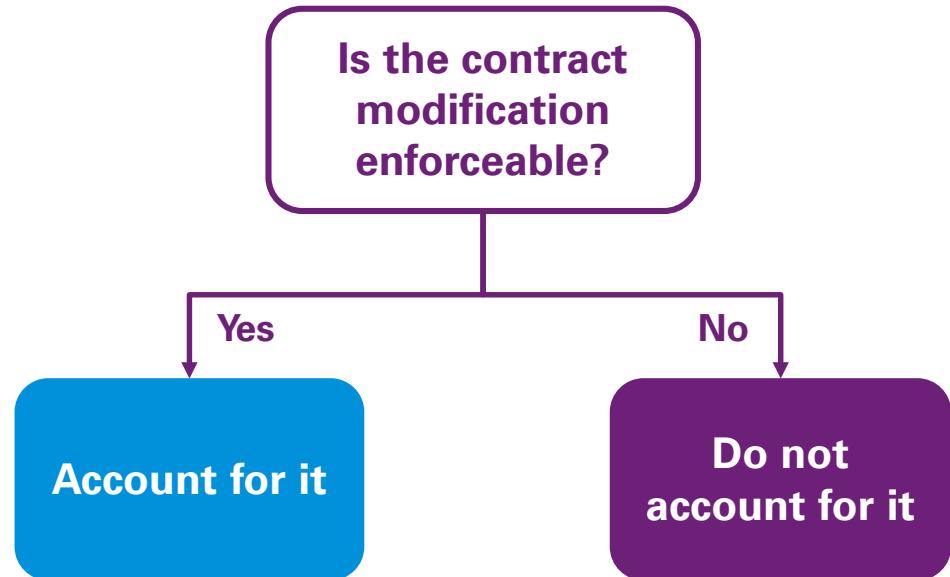
Do deferred or advance payment terms in your contracts give rise to a significant financing component?



Calculations can be complex, especially for contracts recognised over time

Claims and variations

Does your accounting policy reflect the enforceability requirement for contract modifications?



Costs of obtaining contracts

Will you **capitalise** or expense your sales and marketing costs?

Only if...

Incurred as a
result of
obtaining the
contract



Recovery is
expected

e.g. sales commissions

Generally, sales and
marketing costs are
expensed as incurred



Practical expedient – Expense costs as incurred if amortisation period < 1 year

Transition adjustments

Have you identified all of the areas where differences exist between IFRS 15 and your existing accounting?



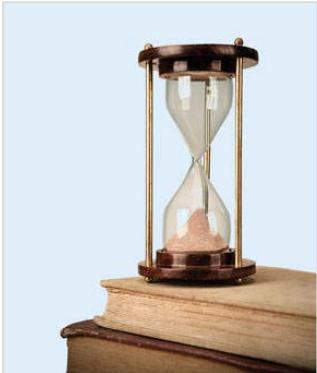
Use the helpful guidance in our *Transition Options* and *Issues In-Depth* publications



IFRS 15 is more detailed than the existing revenue requirements, so you may find unexpected changes in your accounting

Disclosure requirements

Have you identified the additional information and processes needed to meet the disclosure requirements?



Read our *Guide to annual financial statements – IFRS 15 supplement*



Under IFRS 15, you'll need to provide more detailed information about contract terms, as well as how and when you recognise revenue

Checklist of actions

Have you...?	<input checked="" type="checkbox"/>	Have you...?	<input checked="" type="checkbox"/>
Evaluated the impact of assessing collectibility of consideration?	<input type="checkbox"/>	Revised your estimates of variable consideration elements – e.g. completion and occupancy bonuses?	<input type="checkbox"/>
Determined whether contracts include more than one performance obligation – e.g. land, common areas and car parks?	<input type="checkbox"/>	Identified and calculated any significant financing components ?	<input type="checkbox"/>
Identified contracts that meet the criteria for over-time recognition ?	<input type="checkbox"/>	Documented your accounting policy for claims and variations ?	<input type="checkbox"/>
Checked that your accounting policy for work in progress meets IFRS 15's requirements?	<input type="checkbox"/>	Decided whether you will capitalise any of your sales and marketing costs ?	<input type="checkbox"/>
Selected the measure of progress for contracts recognised over time?	<input type="checkbox"/>	Identified and quantified your transition adjustments ?	<input type="checkbox"/>
		Identified the additional information needed to meet the disclosure requirements ?	<input type="checkbox"/>

How did you do?

**How many of our 11 questions
have you answered 'yes'?**

All 11 – You're good to go!

5-10 – You're on your way

0-4 – You really need to engage



Don't forget the broader business impacts



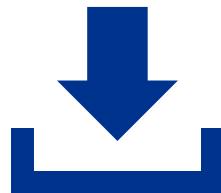
Have you...

- **updated your management reporting, including KPIs?**
- **developed a transition plan for parallel runs, including reconciliations?**
- **thought about the tax implications?**
- **calculated the impact on bonus schemes?**
- **compared your approach with peers?**

Find out more



**Talk to your
usual KPMG
contact**



**Use our
Transition
toolkit**



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