



**ASSET MANAGEMENT POLICY  
UTHUKELA ECONOMIC DEVELOPMENT AGENCY  
2026/2027 FINANCIAL YEAR**

<b>POLICY TITLE</b>	<b>ASSET MANAGEMENT</b>
<b>DATE APPROVED</b>	<b>29 MAY 2026</b>
<b>IMPLEMENTATION DATE</b>	<b>01 JULY 2026</b>
<b>REVIEW DATE</b>	<b>14 OCTOBER 2025</b>

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## 1. DEFINITIONS

**For the purpose of this policy, the following definitions apply:**

**An asset:** An asset is a resource controlled by an entity as a result of past events and from which future economic benefits or service potential are expected to flow to the entity

**Unserviceable item:** Unserviceable item refers to an item, which, owing the normal wear and tear, has become obsolete and is no longer suitable for the purpose for which it has been originally acquired for.

**Obsolete item:** Obsolete item refers to equipment, furniture and fittings, which can no longer be used within the entity owing to obsolescence, excluding spoilt items.

**Redundant item:** Redundant item refers to a serviceable item or equipment, which is no longer required by the entity.

**Asset acquisition:** The process by which an entity assumes control of an asset.

**Asset disposal:** The process by which an entity relinquishes control of an assets.

**Maintenance:** The work needed to maintain an asset in a condition that enables it to reach its service potential over its useful life. Maintenance does not extend an asset's useful life and related expenditure is treated as a current expenditure.

**Carrying amount:** Is the amount at which the asset is recognized in the statement of financial position after deducting any accumulated depreciation and accumulated impairment losses thereon?

**Impairment Loss:** Is the amount by which the carrying amount of an asset exceeds the recoverable amount of the asset?

**Condition assessment:** An assessment of the current condition of an asset (and its components) in relation to its service performance, as well as the maintenance or renovation required and associated costs.

**Current asset:** An asset that would, in the normal course of operations, be consumed or converted to cash within 12 months after the last reporting date.

**Depreciation:** Systematic allocation of the depreciable amount of an asset over its useful life. Depreciation recognizes the gradual exhaustion of the asset's service potential.

**Depreciable amount:** Is the cost of an asset, or other amount substituted for cost in the financial statements, less its residual value.

**Enhancements:** The work needed to increase an asset's service potential (and thereby its useful life). This is regarded as capital expenditure.

**Refurbishment:** Modification work carried out on an asset to restore it to acceptable condition. Some refurbishment work does not extend the asset's life, but are necessary for the useful life to be achieved.

**Revaluation:** The recording of an increase in the carrying value of an asset, is to be reflected in the financial statements.

**Service potential/ Future economic benefit:** A measure of an asset's ability at any point in its life to contribute to delivering a service.

**Fair value:** The fair value of an asset is the amount that a willing buyer and willing seller would agree on or market value.

**Residual Value:** Residual value is the net amount which the entity expects to obtain for an asset at the end of its useful life after deducting the expected costs of disposal. **Useful Life:** Is the period of time over which a depreciable asset is expected to be used by the entity.

## **2. PURPOSE**

This policy document is designed to provide guidance for managing UEDA's assets in compliance with Treasury Regulations and section 96 of the MFMA. The policy aims to ensure the effective management, control, and maintenance of all the entity's assets. While Treasury regulations and the MFMA emphasize the accounting officer's responsibility in asset and liability management of municipal entities, this policy applies to all UEDA staff members. It serves to assist management and employees in implementing and maintaining consistent, effective, and efficient asset management principles.

## **3. LEGISLATIVE FRAMEWORK**

The entity remains responsible to continually align this policy content with all the relevant legislation.

- o Treasury Regulations and section 96 of the MFMA.

## **4. OBJECTIVES**

### **4.1 THE PRINCIPAL OBJECTIVES OF THIS POLICY ARE TO:**

- 4.1.1 To safeguard UEDA's fixed assets and ensure effective use of the entity's existing resources
- 4.1.2 Provide UEDA with procedures and guidelines governing the management of assets;

4.1.3 Define a framework within which acquisition, maintenance, and disposal of fixed assets are carried out in an efficient and cost-effective manner to achieve UEDA's objectives.

4.1.4 To in still a culture of control and accountability over the management of assets within UEDA

4.1.5 To comply with relevant regulations.

## **4.2 RESPONSIBILITY FOR ASSET MANAGEMENT**

The entity's accounting officer is responsible for the management, including safeguarding and maintenance of all the entity's assets in an economic, efficient, and effective manner. The responsibility of the entity's asset management and safeguarding is also put on the entity's officials for safeguarding and maintenance of the assets within the officials' areas of responsibility.

Effective internal control over the acquisition, maintenance and disposal of fixed assets is vital, thus all UEDA's assets will be procured under the guidance of the entity's asset management.

## **4.3 ACQUISITION OF FIXED ASSETS**

All assets are to be acquired in terms of the capital budget allocated. UEDAs supply chain management policy and delegations of authority should be applied to all purchases. On the purchase of additional assets, the financial manager must ensure that the asset is recorded in the fixed assets register. It is the responsibility of the supply chain officer to report all asset purchases on arrival to the accountant/manager. All assets received must be marked with UEDA's ownership mark. UEDAs ownership mark should be applied in such a way so as to make the obliteration thereof difficult.

## 4.4 FIXED ASSETS

### 4.4.1 FIXED ASSETS GROUPS

Five groups of Fixed Assets have been identified, namely Computer Equipment, Computer Software, Furniture and Fittings, Other Equipment, and Vehicles.

### 4.4.2 DEPRECIATION

The assets are depreciated on a straight-line basis over the useful life of the asset. The following rates will be applied to depreciate the assets to their estimated net realizable values over their useful lives:

<b>Category</b>	<b>Useful life of asset</b>
Land	Indefinite
Buildings	10-30 years
Plant and machinery	2-10 years
Furniture and office equipment	2-8 years
Motor vehicles	2-8 years
Computer equipment	2-8 years
Community Assets	2-45 years

#### 4.4.3 FIXED ASSET REGISTER

Once the relevant asset has been received and paid for, the fixed asset register must be updated. The Financial Administrator will also perform monthly updates to ensure that all assets belonging to UEDA are timeously recorded therein. The asset register must be reconciled monthly to the general ledger and the reconciliation must be reviewed and signed by the Manager: Finance. The asset register should regularly be reviewed by the Manager: Finance to ensure that information captured is valid, accurate and complete.

The following information should be recorded in the asset register in respect of every asset acquired:

- 4.4.3.1 Description of the asset
- 4.4.3.2 Asset purchase price
- 4.4.3.3 Date of acquisition
- 4.4.3.4 Asset physical location
- 4.4.3.5 Asset identification number (bar coded)
- 4.4.3.6 Supplier of the asset
- 4.4.3.7 Serial number
- 4.4.3.8 Order number
- 4.4.3.9 Payment method
  - 4.4.3.9.1 Cheque number or payment reference
  - 4.4.3.9.2 Custodian's name (responsible official)

4.4.3.9.3 Useful life

4.4.3.10 Where applicable, performance information (capacity, warranties)

4.4.3.11 Depreciation rate

4.4.3.12 Current depreciation

4.4.3.13 Accumulated depreciation

4.4.3.14 Net book value of an asset (at beginning and end of financial period)

4.4.3.15 Disposal amount

4.4.3.16 Residual value

4.4.3.17 Revaluation amount

#### **4.5 PROCEDURES FOR THE MAINTENANCE OF THE FIXED ASSET REGISTER**

4.5.1 The financial administrator / officer must update the asset listing and fixed asset register with the approved asset requisitions, and submit it to the accountant for approval. On a monthly basis the financial accountant or delegated official must perform reconciliation between the general ledger values and the fixed assets and inventory register values and submit it to the Manager: Finance. All changes made to the fixed assets register should be approved by the Manager: Finance monthly.

4.5.2 Financial Administrator should allocate depreciation rates for each class of assets, and also ensure that the depreciation calculations are correctly applied and posted in the general ledger. The Financial

Administrator should review the assets title quarterly to ensure that UEDA holds title to all assets. The officer should numerically account for the tag numbers, and the Financial Administrator should review the sequence monthly for missing numbers and also report to the Manager: Finance quarterly on the physical verification of assets. The Manager: Finance will then check the physical verification report, approve and submits a copy to the CEO.

#### **4.6 ASSET IDENTIFICATION**

A fixed asset and inventory register should be maintained, and all fixed assets should be tagged for reference to the fixed assets register. UEDA should hold title to all assets.

#### **4.7 MOVEMENT OF ASSETS**

No official may transfer an asset from its original location or dispose of an applicable asset unless duly authorized by the CEO or his/her delegate or authorised person.

Written approval may be granted to any official/person from a private company to remove UEDA's assets from its premises for service, repair or restoration. The prescribed form for this purpose must be completed and authorized by the CEO or his/her delegate or authorized person, and the following information should be supplied:

- 4.7.1 A full description of the asset(s) including all parts and serial number;
- 4.7.2 The reason for the removal of the asset(s);
- 4.7.3 The period, which the asset(s) shall be removed from the office;

4.7.4 Particulars of the person removing the asset(s);

4.7.5 Employee responsible for the removal of such asset(s); and

4.7.6 All assets removals and returns must be done through the finance unit.

#### **4.8 STOCK-TAKING/PHYSICAL VERIFICATION**

4.8.1 Assets shall be subjected to stock-taking at least once in every financial year. However, the continued updating and maintenance of the asset register should be carried out continuously during the financial year. A stocktaking audit programme must be designed and the stocktaking audit programme should be circulated to all Senior Managers (SMS). The programme must detail the date,

time and names of the checking officers (Checking officers must be independent of both the recording and custodial functions). The fixed asset register for each unit must be attached to the stocktaking programme.

4.8.2 As the Financial Administrator is the custodian of the asset register, he/she shall designate in writing, competent person(s) to take stock and report their findings. The asset holder should assist the said person(s) with the stocktaking, but does not have to carry out a stocktake of the assets but may assist with for example the location, identification, etc. The result of the count should be documented on the asset verification form and the verification form should be reviewed by the Manager: Finance and kept in a safe place for audit purposes.

The following information must be listed on the asset verification form:

4.8.2.1 Asset number

4.8.2.2 Description of the asset

4.8.2.3 Purchase price

4.8.2.4 The physical condition of the asset

4.8.2.5 Explanation of the official responsible for checking

4.8.2.6 Explanation of the SM of the unit

4.8.3 Both shortages and surpluses must be included on the asset verification form. Thorough investigations should be made in respect of surpluses (assets found on the premises of UEDA but not in the asset register) or shortages (assets gone missing). All possible reasons for the existence of the surplus or deficiency should be investigated before a surplus or deficiency is reported.

4.8.4 Within thirty (30) days of finalization of the stock-taking, the person(s) responsible for the stocktaking should submit his/her report which includes the following:

4.8.5 Surpluses, in quantities as well as in book value.

4.8.6 Shortages, in quantities as well as in book value.

4.8.7 Particulars of unserviceable, redundant, obsolete and damaged assets, together with a recommendation to the loss control committee.

4.8.8 Any other matter that requires attention in this regard.

#### **4.9 SURPLUSES, SHORTAGES AND LOSSES**

Surpluses and shortages in respect of assets should be motivated in respect of the cause of and reason for the discrepancy and possible action to be taken in this regard. The loss control committee should decide whether the deficiency is

a shortage or loss on the basis of submitted reports. Losses in respect of assets must be dealt with in terms of paragraph of the UEDA's policy on management of losses.

#### **4.10 DISPOSAL OF ASSETS**

4.10.1 All assets, which have been identified as redundant, obsolete and unserviceable, should be disposed of as soon as possible. The Financial Administrator will be responsible for identifying and recommending to the Manager: Finance assets to be disposed. All correspondence relating to insurance claims, technical reports and relevant documentation must be on hand. The Manager: Finance will in turn consult with the SM responsible for the asset for motivating and recommending to the CEO for approval for the assets to be disposed.

The following particulars should be furnished on the asset disposal requisition / form:

4.10.1.1 Full description of the asset(s) and serial number where applicable.

4.10.1.2 The condition of the asset(s).

4.10.1.3 Method of disposal

4. 10.1.4 The book value or the estimated value of the asset(s).

4.1 0.1.5 A motivation by the relevant SM as to why the asset(s) isolate regarded as obsolete or redundant.

4.1 0.1.6 The person responsible for the implementation of the actual disposal.

4.1 0.1 .7 The asset(s) identified for disposal must then immediately be separated from the other assets and stored in a safe location

4.10.1.8 The asset disposal form should be signed by the Manager: Finance as evidence of review. The CEO shall approve the disposal and method of disposal by signing in the space provided on the asset disposal form. Depreciation must be calculated up to date of write off or actual date of loss where necessary. The asset register must be updated to reflect the writtenoff or disposed assets.

All documentation, auction slips, receipts, technical reports etc. regarding the disposal of the asset must be kept for audit purposes.

#### **4.11 SAFEGUARDING OF ASSETS**

4.11.1 All assets should be kept in a secure location, maintained regularly, insured against theft or destruction, and be utilized economically and efficiently. The CEO and Manager: Finance should inform the board of the acquisition or disposal of any significant asset, and the details of the transaction have to be submitted to the board for approval. The disposal of any of UEDA's major assets has to be approved by board. In this case the entity's materiality and significant framework will apply.

4.11.2 No asset may be removed from the UEDA offices without a permission slip or form signed by an authorized official. Permission slips must be sequentially numbered and kept in duplicate by the authorized official. Details of the asset, the permission slip number and the official removing the asset from the premises shall be recorded in a register that will be maintained by the security official.

#### **4.12 LEASED ASSETS**

Leased assets register must be kept separately from the owned fixed assets register.

The lease register must disclose the following information:

- 4.12.1 Asset number
- 4.12.2 Description
- 4.12.3 Cost
- 4.12.4 Date of commencement of lease
- 4.12.5 Date for end of lease
- 4.12.6 Name of lessor
- 4.12.7 Type of lease, whether finance or operating lease
- 4.12.8 Depreciation rate (if finance lease)

#### **4.13 REPORTING THRESHOLDS**

All assets that meet the definition of an asset are recorded on UEDA's Asset Register irrespective of the cost of that asset. This is done to ensure that all assets are controlled within the organisation. However, not all assets need to be included on the Annual Financial Statements, for that reason a reporting threshold is set. For reporting purposes, the threshold is set at R2 000.00.

Assets that cost less than R2 000.00 should be expensed in the financial year in which they were purchased. However, these assets should be recorded on the Asset

Register for control purposes.

#### **4.14 VALUATIONS**

Assets are usually put onto the asset register at historical cost, however, in the absence of a purchase price (as in the case when an asset is donated to the organisation) the fair value of the asset should be used.

#### **4.15 REVISION OF USEFUL LIFE**

It may be necessary to review the useful life of an asset as the original estimate of useful life may become inappropriate. Such an adjustment is deemed to be a change in estimate and the depreciation charge for the current and future periods must be adjusted.

#### **4.16 ACCOUNTABILITY**

Each asset recorded in the Asset Register must be associated with an official responsible for utilizing the asset to advance the organization(s) service delivery objectives.

Annually, a comprehensive list of assets assigned to each official is generated from the Asset Register and thoroughly reviewed for accuracy. It is the responsibility of the respective official to confirm that only assets under their purview are included in the list. Once verified, the official must sign the list, and a copy is affixed to the back of their office door, with the original maintained in a file under the supervision of the Financial Administrator.

During subsequent physical verifications, the financial accountant will cross-reference the previous year's asset allocation list with the current one to ensure all assets remain properly documented. Any inconsistencies between the two lists that cannot be explained by routine office transfers must be addressed by the custodian, who is required to provide a satisfactory explanation. In cases where the explanation is insufficient, standard loss control measures and disciplinary procedures must be followed.

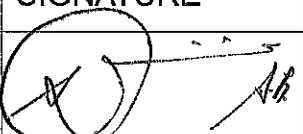
#### 4.17 RECONCILIATIONS

It is imperative to maintain an accurate record of all assets acquired throughout the year by updating the Asset Register accordingly. To ensure consistency and accuracy, the Financial Administrator should conduct monthly reconciliations between the asset purchases recorded in the financial system and those documented in the Asset Register. These reconciliations must undergo monthly review by the Finance Manager and be signed as evidence of completion.

#### 4.18 REVIEW

The policy will undergo review as necessary, triggered by relevant circumstances or changes in organizational requirements.

#### 5. APPROVAL

NAME	SIGNATURE	DESIGNATION	DATE
MR SB SIBISI		ACTING CHIEF EXECUTIVE OFFICER	29/05/2026

