

Location Intelligence
Infrastructure Asset Management

Confirm®

Asset Valuation

v26.30a.AM

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October 02, 2026

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Asset Valuation

All Infrastructure Assets owned or used by an organisation are stored within the Feature form (Valuation Tab).

The Asset Valuation folder contains the specific tools to assist in the Valuation and Depreciation process, for example, calculating Replacement Cost at component level, based upon individual Attributes.

Other tools outside of this folder can be used for Valuation such as:

'Aggregate Inventory Measurements' - This utility will aggregate the Measurements held against Inventory Items and apply a total to a Measurement Type on the Feature. This Measurement Type could be the Primary Measurement or Valuation Measurement, as set in the Feature Type Lookup. If the Measurement Type is the same as the Feature's Valuation Measurement Type then this value will also be entered into the Quantity field on the Valuation Tab for valuation purposes. Please see **Aggregate Inventory Measurements** for further information.

'Inventory Summary by Feature' - This utility will display dominant Inventory Items against a Feature. The results of which can be saved as a Named Selection and used with the Asset Category Batch utility to assign the correct Asset Category to the Feature.

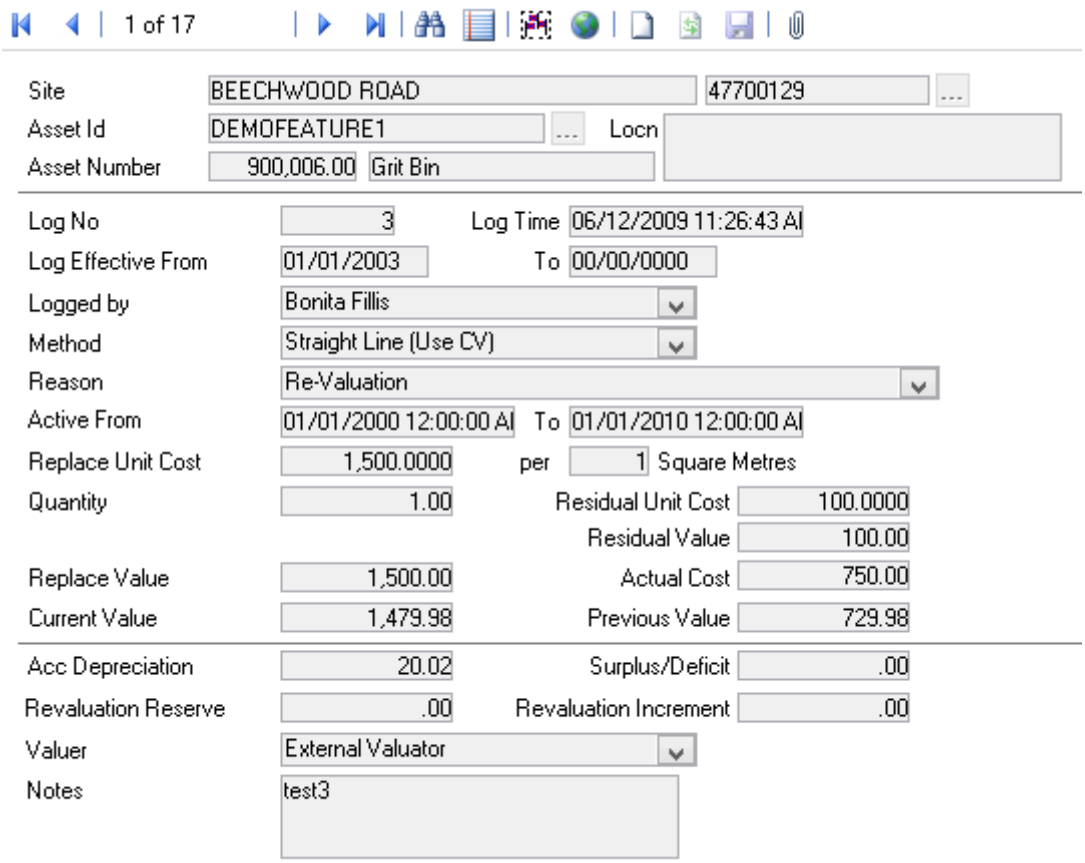
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Valuation Log

The Valuation Log will amend Valuation results in line with changes in the component factors (such as Active To date, or Replacement Value) that make up the valuation. Therefore a Valuation log need only be created where such changes have occurred. The ongoing Valuation is derived from the Asset Valuation Report.

An entry can only be made through running the Asset Value Log Batch utility or creating a manual Log record. Creating a new entry will end date the previous record.



Site:	Copied from the Feature form - cannot be edited.
Asset Id:	Copied from the Feature form - cannot be edited.
Asset Number:	Copied from the Feature form - cannot be edited.
Log No:	Each Log entry will be automatically numbered.
Log Time:	Automatically populated by Confirm.
Log Effective From:	The date at which an entry is made into the Valuation Log. **Note:** If the Log Effective From date predates existing log records, then those records will be invalidated by this entry.
Log Effective To:	Upon a new record being made in the Valuation Log, the previous Log entry will be end dated.

Logged by:	The user who created the entry. Populated by the batch process, and not editable on manual entries.
Method:	The Valuation Method used. Copied from the Valuation tab of the Feature form when the Value Log Batch process was run but available for editing on manual entries. Select from the drop down list references the **Valuation Method** Lookup.
Reason:	The reason why the Valuation entry was made. Allows differentiation between different types of transactions. Populated by the batch process but available for editing on manual entries.
Active From / To:	Copied from the Valuation tab of the Feature form.
Replace Unit Cost:	Copied from the Valuation tab of the Feature form when the Value Log Batch process was run. Editable on manual entries.
Per:	This will default from the Asset Category and may not be edited.
Quantity:	Copied from the Valuation tab of the Feature form when the Value Log Batch process was run. Editable on manual entries.
Residual Unit Cost:	Copied from the Valuation tab of the Feature form when the Value Log Batch process was run. Editable on manual entries.
Residual Value:	Will be calculated by Confirm, based on the Residual Cost and Quantity.
Replace Value:	Will be calculated by Confirm, based on the Replacement Cost and Quantity.
Actual Cost:	A multi-purpose expenditure field. Can be used to record the cost of an Asset, or the value at which it was sold. Alternatively, it could be used to record any significant investment in the Asset, e.g. major rehabilitation. This figure could then be compared with the change in the value of the Asset to determine a profit / loss for the transaction.
Current Value:	When either the Asset Value Log Batch utility is run, or a manual entry made, the system will calculate the Current Valuation using the Log Effective Date as the Valuation date. The Current Value will never be entered at less than the Residual Value. **Note:** where a valuation method is used which is flagged 'Use Current Value in Formula', the Current Value field is available to be edited. This will then use the Valuation Method to calculated depreciation using the previous log's Current Value, or Replacement Value if there are no existing logs. See **Valuation Method**. Current Value, if manually entered, is not changed when other values in the form are changed
Previous Value:	When either the Asset Value Log Batch utility is run, or a manual entry made, the system will calculate the Current Valuation using the Log Effective Date as the Valuation Date. If a previous Log entry exists, Confirm will calculate what the value would have been, at the new Effective From Date, based upon the old Replacement Costs, Method and Active From and To dates. This can then be compared with the Current Value.

Acc Depreciation:	Calculated by the system. The Accumulated Depreciation is equal to the Replace Value less the Current Value. If the 'Surplus/Deficit in Revaluation Reserve' flag for the chosen Reason is ticked this field will be zero. See **Valuation Reason**
Surplus/Deficit:	Calculated by the system. The Surplus/Deficit is equal to the Current Value less the Previous Value and the Actual Cost. If the 'Surplus/Deficit in Revaluation Reserve' flag for the chosen Reason is ticked this field will be zero. See **Valuation Reason**
Revaluation Reserve:	Calculated by the system. The Revaluation Reserve is the sum of all the Revaluation Increments for the life of feature. This will always be zero if the 'Surplus/Deficit in Revaluation Reserve' flag for the chosen Reason is not ticked. See **Valuation Reason** If a log is performed for a Reason that does not have the 'Surplus/Deficit in Revaluation Reserve' flag set after a log that did use the flag, then the money in the Revaluation Reserve will be moved into the Revaluation Reserve Increment. Generally this case does not arise since the flag settings are usually consistent.
Revaluation Increment:	Calculated by the system. This is directly equivalent to the Surplus/Deficit but will always be zero if the 'Surplus/Deficit in Revaluation Reserve' flag for the chosen Reason is not ticked. See **Valuation Reason**
Valuer:	The people or organisation undertaking the valuation. Populated by the batch process but available for editing on manual entries. Select from the drop down list references the **Valuer Lookup**.
Notes:	Where the entry was created by the batch process the text of 'Calculated by batch process' will be entered automatically. Available for editing on manual entries.

The Asset Valuation Log may also be used to make auditable changes to the value of an asset, as a result of price increases, or an extension or curtailment of the 'Active life' of the Asset, or a re-valuation of the Asset.

Creating new Log entries

The Valuation Log creates a record of changes taking place in the factors that make up the valuation. These changes may be manually entered into the Valuation Log form, allowing Confirm to calculate Current value. This may then be saved.

Where a Log Effective date pre-dates existing Valuation Logs, those logs will be invalidated. The invalidation is carried out by applying a 'Log Effective To' date, which is equal to the 'Log Effective From' date of the new Log, and Current and Previous values will be set to zero. Invalid logs will not be used in the Valuation Log Movement report (except where an Actual Cost appears in an invalid Log

New Log entries may also be created by the **Asset Value Log Batch** on page 17.

Confirm derives its Replacement / Residual Costs for an Asset from a combination of the default rates stored against the Asset Category and the Supplements and/or the Cost Factors set against Attribute Type Values.

For example, if the replacement cost of a 150mm pipe was $100 per metre, but the cost of replacing the same pipe with 50% imported backfill was $135 per metre, then it would be possible to set a default Replacement Cost of $100 against the Asset Category and a $35 Supplement against the 50% value in the Backfill Attribute Type.

The processing rules for such a calculation would be to multiply the accumulated cost factor percentages associated with all of the Assets Attributes, to the replacement cost and then add the

accumulated Supplements associated with all of the Assets Attributes, to the Replacement Cost. The same process would be adopted for Residual Costs.

Consider the following scenario:

Pipe A has a Replacement Cost of $200 per metre.

Two of Pipe A's Attribute Types have a 10% factor applied.

One of Pipe A's Attribute Types has a $10 Supplement applied.

Thus, the calculation for the Factor would be:

= 200* 20%

= 40

There is only one supplement of $10, thus the full equation would be:

= 200 + 40 + 10

=250

The Replacement Cost of $250 would then be multiplied by the Feature length to acquire the Replacement Value on the Valuation tab of the Feature form.

Remaining Life Calculation

Calculating the Remaining Life of an Asset is handled in a similar manner to the way in which the Replacement and Residual Costs were catered for, i.e., a multiplication factor stored against an Asset Attribute Type.

Consider the following scenario:

Pipe B has a Useful Life of 50 years (18250 days). Therefore the Feature Active From/To Dates would be set to 01/01/1960 - 19/12/2009 for example.

Pipe B has Attribute Type called Utilisation, with various percentages stored as Values.

When the Attribute Value is altered to register it being 30% utilised its Remaining Life should be extended by 10%.

To achieve this, a value to represent the 10% should be stored in the Life Factor field on the Attribute Value.

Thus, the calculation for the Factor would be:

= 18250 * 10%

= 1825 days

Convert 1825 days in to years equates to 5 years. Thus the life of Pipe B would be extended to 18/12/2014.

Valuation Reports

Valuation Reports are also contained in the **Feature Reports folder**.

These are:

- **Asset Valuation Report**
- **Valuation Log Movement Report**
- **Elapsed Asset Report**
- **Asset Depreciation Report**

Valuation reports depend on an entry being held in the Valuation Log of each Asset. These valuations may be manually entered, or may have been calculated by running the Asset Value Log Batch utility.

- **Inventory Summary by Feature**

To calculate Features that have a dominant Inventory Type, the Inventory Summary by Feature list can also be used. This is contained within the Network Manager manual.

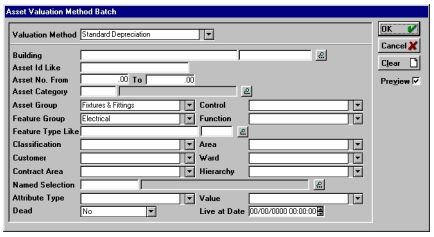
Network Manager\Network Reports

Valuation Utilities

The Valuation Utilities provide the tools for updating aspects relating to Valuations. These include batch-updating unit Replacement Costs, Remaining Useful Life and retrospectively loading Valuation data.

Valuation Method Batch

The Valuation Method Batch allows a Valuation Method to be applied to all Assets selected in the filter. This will provide a default entry in the Method field on the Valuation tab of the Feature form. The Method may be altered on the Asset, if required.



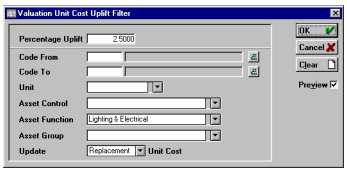
Valuation Method: Select from the drop down list. The drop down list references the **Valuation Method Lookup**.

The area under the grey line may be left blank to apply the selected Valuation Method to all Assets.

Click on OK to run the utility. A Preview will be displayed, listing the Assets which will have the selected Valuation Method applied. Save the Preview to allocate the Valuation Method.

Valuation Unit Cost Uplift

The Valuation Unit Cost Uplift utility will alter the 'Replacement Cost' and/or 'Residual Cost' details, by the percentage specified in the filter.



Percentage Uplift: Enter the percentage uplift to be applied to the selected Assets.

The area under the grey line may be left blank to uplift Unit Costs for all Assets. Filter options include:

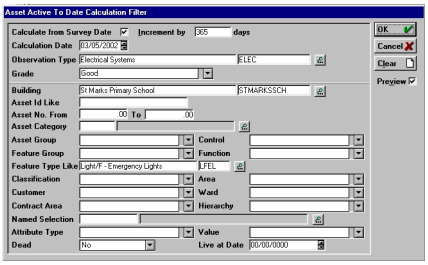
Code From / To: You may pick from a range of Asset Category codes. The pick list references the **Asset Category Lookup**.

Update: Select whether to update Replacement Unit Costs, Residual Unit Costs, or Both.

Click on OK to preview the changes that will be made. Save the preview to update the selected Unit Costs.

Calculate Active Date

The Calculate Active Date utility will calculate an 'Active To' date for the selected Assets based on an Observation Grade entered against the Asset in the Feature form.



Calculate from Survey Date:	Check this to base the calculation on the Survey Date. The Survey Date is found on the Feature form and is the date of the last Condition Survey or Asset Survey.
Increment by days:	Enter the number of days to add onto the Survey date, or the Calculation Date.
Calculation Date:	The date from which the 'Active To' date is to be calculated (If not using the 'Calculate from Survey Date').
Observation Type:	Select an Observation Type from the pick list. The pick list references the **Observation Type Lookup**.
Grade:	Select an Observation Grade from the drop down list. The drop down list references the **Observation Parameter** assigned to the selected Observation Type.

The area under the grey line may be left blank to update the 'Active To' date on all Assets that have the appropriate Observation Type and Grade

Click on OK to run the utility. A Preview will be displayed, listing the Assets, the old 'Active' To date, and the new Active To' date. Save the Preview to update each of the selected Assets.

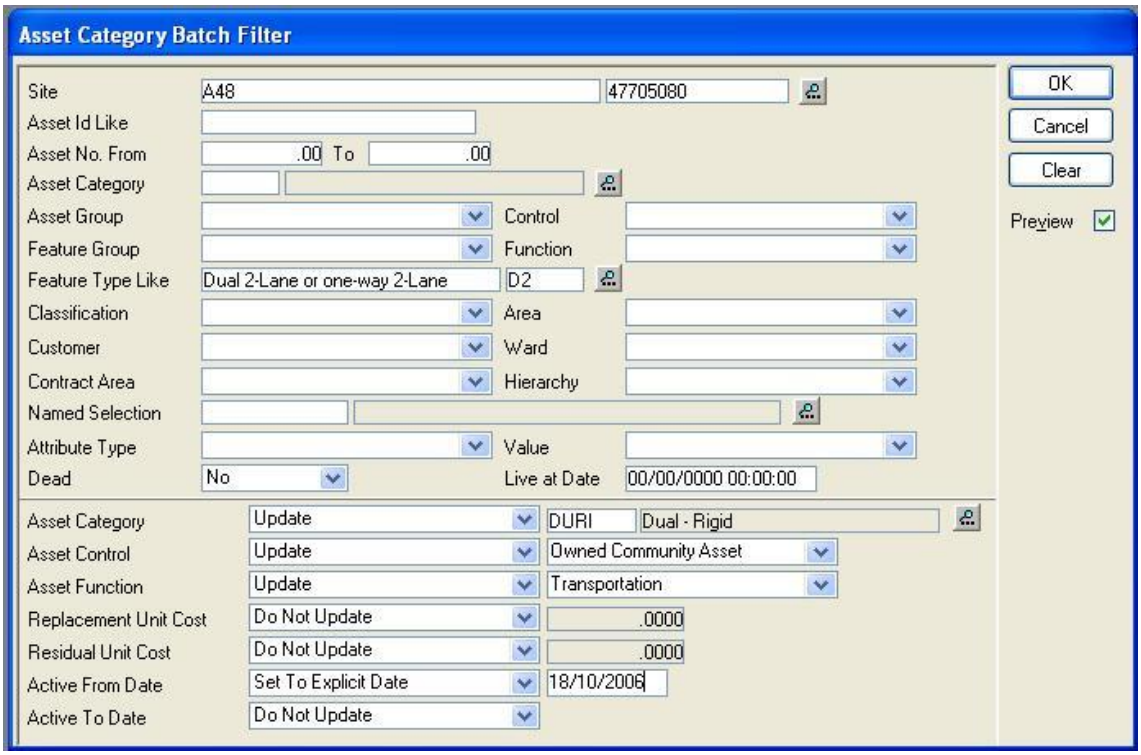
Asset Category Batch

The Asset Category Batch utility may be used to:

Batch apply Asset Categories, Asset Control or Asset Function

To set Cost or Date information

To update Valuation Parameter based on Factors applied through Text Attributes. See **Attribute Types** for information on applying Factors through Text Attributes.



Use the upper part of the filter, above the grey line, to define the Features that are to be updated.

Note: By default the utility will retrieve only Features whose Asset Control is marked as 'Include in Valuation batch processing' and those Features with no Asset Control. Specifying an Asset Control on the filter overrides this.

Use the lower part of the filter, below the grey line, to define the exact nature of what is to be updated on the selected Features.

Note: If a Feature has no Asset Category, then no details will be updated unless an Asset Category is being set for the Feature.

Asset Category: Select from the drop down list:

- Do Not Update - to exclude this from the update process.
- Update - select the Asset Category to be applied. The pick list references the **Asset Category lookup**.
- Clear – to set Asset Category to blank on the selection of Features.

Asset Control: Select from the drop down list:

- Do Not Update - to exclude this from the update process.
- Update - select the Asset Control to be applied. The pick list references the **Asset Control lookup**.

Asset Function: Select from the drop down list:

- Do Not Update - to exclude this from the update process.
- Update - select the Asset Function to be applied. The pick list references the **Asset Function lookup**.

Replacement Unit Cost: Select from the drop down list:

- Do Not Update - to exclude this from the update process.
- Set to Explicit Cost - to set to the value entered in the adjacent field.

- Refresh from Asset Category - to set the value for each Feature based on the factors applied through its Asset Category and Text Attributes.

Residual Unit Cost: Select from the drop down list:

- Do Not Update - to exclude this from the update process.
- Set to Explicit Cost - to set to the value entered in the adjacent field.
- Refresh from Asset Category - to set the value for each Feature based on the factors applied through its Asset Category and Text Attributes.

Active From Date: Select from the drop down list:

- Do Not Update - to exclude this from the update process.
- Set to Date Type - to set the value for each Feature based on a chosen Date Type.
- Set to Explicit Date - to set to the value entered in the adjacent field.
- Set to Feature Start Date - to set the value for each Feature to its Start Date.

Active To Date: Select from the drop down list:

- Do Not Update - to exclude this from the update process.
- Set to Date Type - to set the value for each Feature based on a chosen Date Type.
- Set to Explicit Date - to set to the date entered in the adjacent field.
- Set to Explicit Life - to set using the value entered in the adjacent field. The value can be entered in either Days or Years using the pick list. The value will be added on to the Active From Date of the Feature.
- Refresh from Asset Category - to set the value for each Feature based on the factors applied through its Asset Category and Text Attributes.

Click on 'OK' to run the utility. A Preview will be displayed, listing the Features retrieved. Upon pressing Save, the Features will be updated.

Valuation with Maintenance Batch

The Renewals Accounting method is used to value Features of an indefinite life (Features that have a useful life longer than 50 years) such as roads. The 'Valuation With Maintenance Batch' utility may be used to calculate the cost of 'Proposed' work against a Feature, then subtract this amount from the Feature's Replacement Value. The result is stored within the Feature's Residual Value field.

'Proposed' work includes:

- Treatment selections resulting from a UKPMS analysis.
- Defects with an Estimated Value, on the most recent Inspection Batch for the Feature (Defects raised on Adhoc Inspection Batches are not included).
- Uncommitted Jobs with a Preferred Contract set.
- Feature Activity Logs which have a Status of 'Proposed'.

Use the upper part of the filter, above the grey line, to define the Features that are to be included in the calculation.

Use the lower part of the filter, below the grey line, to define the type of 'Proposed' works against the Features that should be included in the calculation.

Proposed Maintenance:

Proposed Maintenance: Select from the drop down list:

'Treatment Selection' -

Survey - Enter, or select from the pick list, the Survey Number of the Survey that should be included in the calculation. This field is mandatory.

Data Set - Select from the drop down list. This field is mandatory.

'Defects' -

Inspection Type - Select from the drop down list. This drop down list references the Inspection Type Lookup.

Defect Type Like - Enter, or select from the pick list. This pick list references the Defect Type Lookup.

Priority - Select from the drop down list. This drop down list references the Priority Lookup.

'Uncommitted Jobs' -

Priority - Select from the drop down list. This drop down list references the Priority Lookup.

Contains SOR Item Like - Enter, or select from the pick list. This pick list references the SOR Item Lookup.

Contains Schedule - Select from the drop down list. This drop down list references the Schedule Lookup.

Job Status From/To - Enter, or select from the pick list. This pick list references the Job Status Lookup.

'Activity Log' -

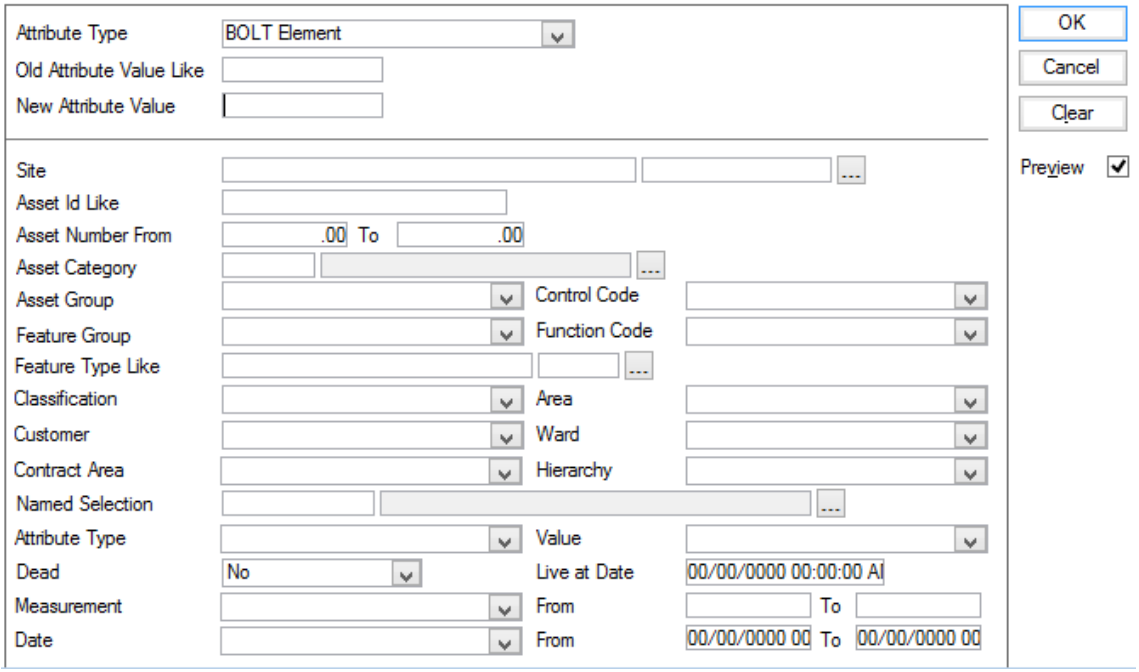
Activity Class - Select from the drop down list. This drop down list references the Activity Class Lookup.

Finance Period From/To - Enter, or select from the pick list. This pick list references the Finance Period Lookup.

Click on 'OK' to run the utility. A Preview will be displayed, listing the Features retrieved. Upon pressing Save, the Features will be updated.

Allocate Attribute Values

The allocate Attributes tool allows the value within an Attribute Type to be changed. Only Features already assigned this Attribute Type can be included.



Use the top part of the filter (above the grey line) to define the Attribute Type, the old (present) value, and the new value.

Attribute Type and Value fields reference the **Attribute Type lookup**.

Use the lower part of the filter (below the grey line) to restrict the Features that will have the values changed.

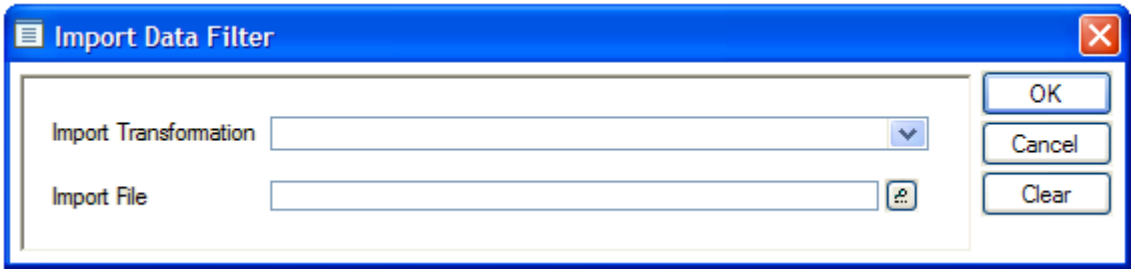
Click OK to run the utility. A Preview will be displayed, listing the Assets retrieved along with the old and new Attribute Value. Upon pressing Save, the Assets will be updated.

Note: This utility will check that Mandatory Attributes are not being updated to blank or 'Not Applicable' values.

Import Data

The Import Data utility provides the ability to load several different types of records into the Confirm database in a wide variety of file formats.

Importing data through this utility is equivalent to submitting a file to the Import Anything Agent. However, the utility will display messages on screen rather than create a .err file. It will also not move the file once processed, so if a file is imported from a folder being polled by the Import Anything Agent, the Agent will still process the file.



An Import Transformation may be selected – this will determine how the file is pre-processed and the Stylesheet to be applied. See **Import Transformations** for information on how to configure these.

If no Import Transformation is selected, the import file must be in the format the Import Anything Agent processes after a Transformation has been applied – for example a .tmp file generated by the Test button on the Import Transformations screen. For the Import Anything Agent, this is a comma delimited format, but for convenience this screen allows an equivalent tab delimited file to be supplied.

The file to be imported can then be chosen. The file pick button will default to the same folder as the last time the current User imported a file with this utility.

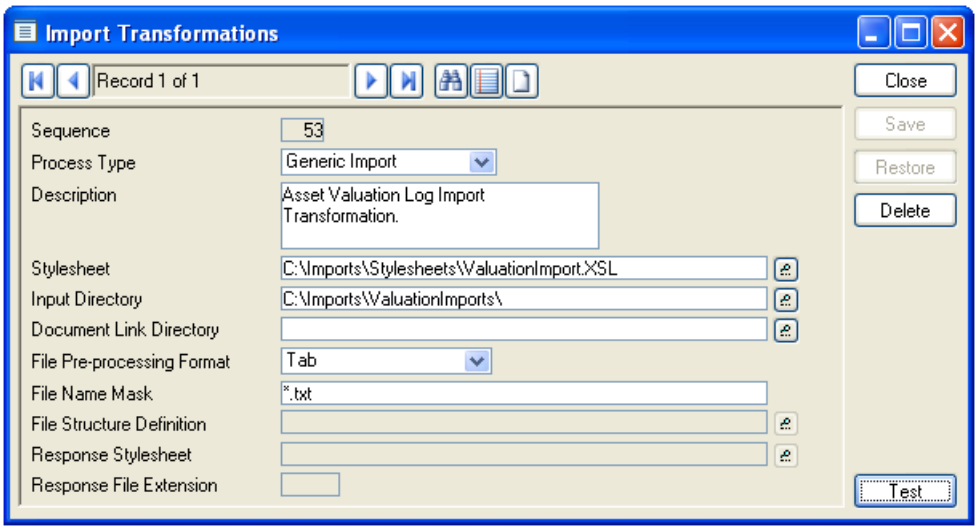
For full details on file structure and content, please refer to the specification section:

- **Confirm - Import Specification - Import Anything (LJM-59-129)**

Asset Valuation Log Import Transformation

The Import Data utility replaces the Asset Value Log Import Utility. This not only allows Valuation Logs to be imported manually from within Confirm but with the appropriate modules enabled automatically via the Task Processor.

The formatting of the data within the import files is different in the Import Data utility so to assist with this transition, and continue to allow the use of any existing files, an XML stylesheet is provided that will convert existing files to the new format.

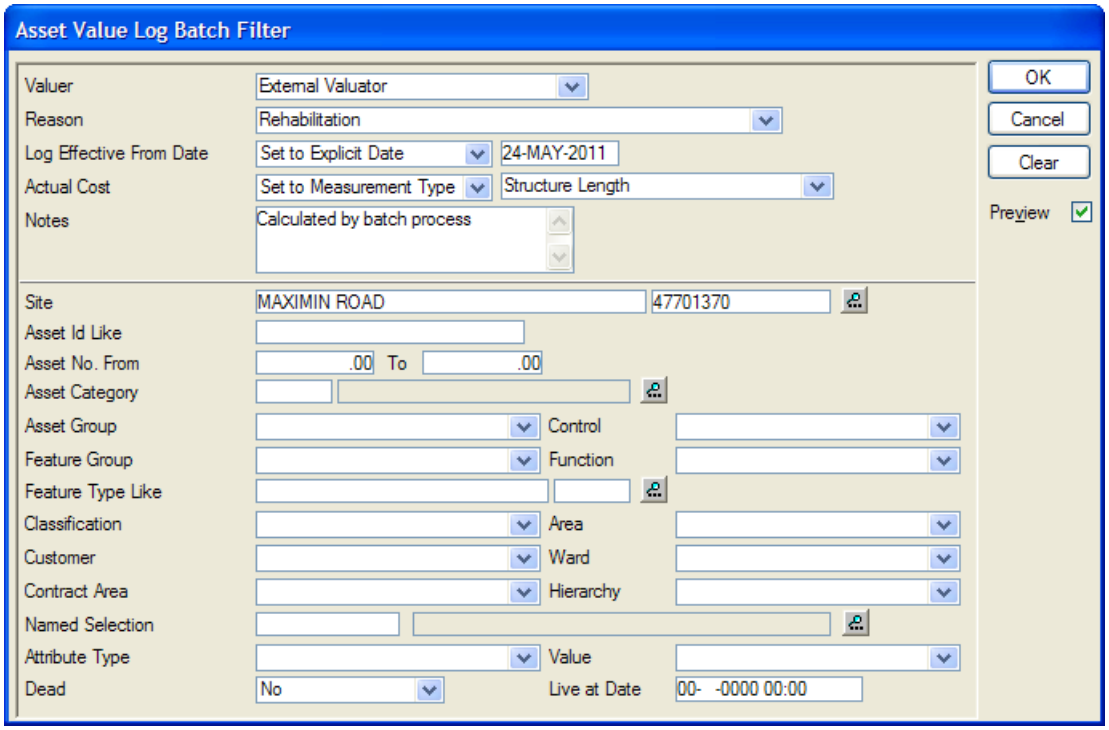


The stylesheet is configured using Import Transformations and the setup is as follows:

- The process type should always be Generic Import.
- The Stylesheet should be set to point to the stylesheet provided with Confirm.
- The input directory is not relevant when importing from Confirm as the import file is picked by the user from any location they choose, but is a required field so must have a value.
- The previous import utility accepted comma and tab separated files so the Pre-Processing Format should be set to 'Tab' or 'CSV' accordingly.
- The File Name Mask limits the files visible to the transformation when importing via the Task Processor, but has no effect when importing via Confirm as the file to be imported is specifically chosen.

Asset Value Log Batch

The Asset Value Log Batch facility allows changes in Asset information to be accounted for in the Valuation Log from a specific date, for a specific reason.



The previous Valuation Log will be end dated upon the creation of another new entry. The utility will effectively provide an authorisation mechanism for any changes made that affect the Asset value.

If the Log Effective From date predates existing log records, then those records will be invalidated by the new entry.

Valuer:	Select from the drop down list. This drop down list references the **Valuer Lookup**.
Reason:	Select from the drop down list. This drop down list references the **Valuation Reason Lookup**.
Log Effective From Date:	The Log Effective From Date can be set in several ways: • Set to Explicit Date – a single date value is entered and used for all created Valuation Logs. • Set to Date Type – a Date Type is selected and each Valuation Log created will use the value of that Date Type Attribute on the Feature. No Valuation Log will be created for Features where the selected Date Type Attribute is blank or is not present. • Set to Feature Start Date (Acquisition and Donation Reasons only) – each Valuation Log created uses the Start Date of the Feature. • Set to Feature End Date (Disposal Reasons only) – each Valuation Log created uses the End Date of the Feature. No Valuation Log will be created for Features without an End Date.
Actual Cost:	An Actual Cost can be set for Valuation Logs except where the Reason is of a Revaluation Type. The Actual Cost can be set in either of the following ways: • Set to Explicit Cost – a single value is entered and used for all created Valuation Logs. • Set to Measurement Type – a Measurement Type is selected and each Valuation Log created will use the value of that Measurement Type Attribute

on the Feature. No Valuation Log will be created for Features where the selected Measurement Type Attribute is not present.

Notes: A value to be set in the Notes field of each created Valuation Log.

Valuation Export Utility

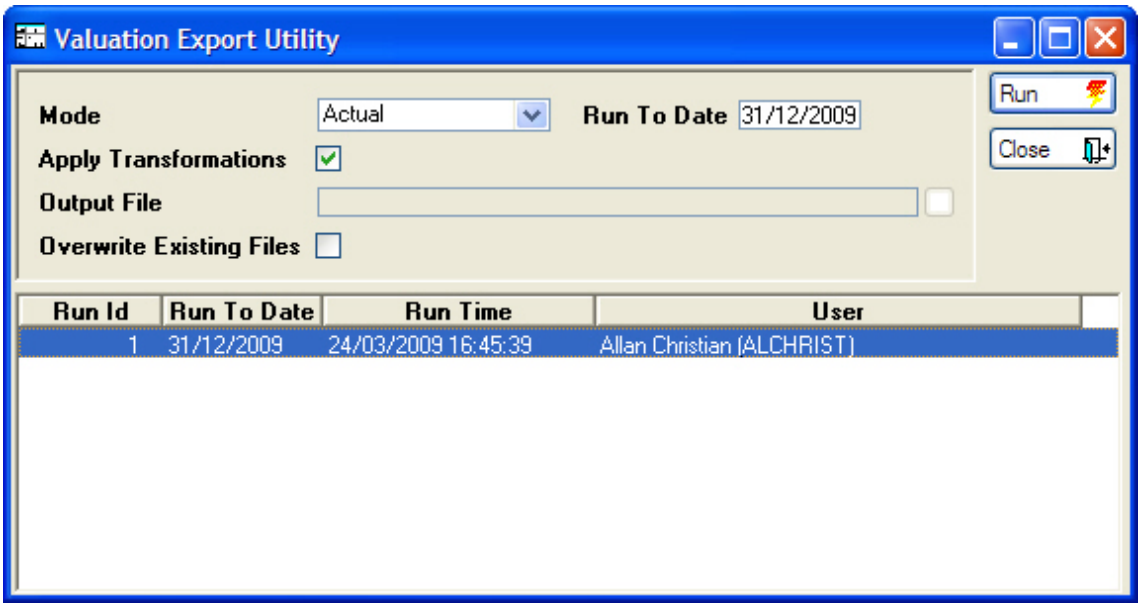
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The Valuation Export Utility outputs Valuation data, either to a single file in a fixed XML format, or to one or more files obtained by applying Stylesheets to format the Valuation data. The Stylesheets can be configured from the **Valuation Export Transformations screen**.

Note: Asset Attributes (Text and Pick list ones) can be included in the output by running a SQL against the Confirm database. This SQL can be obtained by reaching out to Confirm Technical Support.

The exported data includes Valuation Logs and Depreciation for all Assets up to the specified Run To Date. The system stores a record of each Run that has been carried out, and by default, Valuation Logs and Depreciation included in a previous Run will not be exported a second time.

Note: If a Valuation Log included in a Run is invalidated by a subsequent Valuation Log, it will be included in the next Run as an Adjustment so that any system receiving the exported data can reverse the financial impact of that Valuation Log.



The top part of the screen allows a user to configure the Export Utility, and the lower part of the screen shows a history of all the previous Runs that have been carried out. It is possible to select an old Run and Rerun it to reproduce the results.

Mode: The Export Utility can be run in any of the following three modes:

"Actual" generates the Valuation output file(s) and updates the database to mark Valuation Logs that have been included in this export. Logs that are marked will not be exported in subsequent Runs.

"Preview" generates the Valuation output files(s) but does not update the database.

	"Rerun" allows the user to select a previous Run from the list and reproduces the output of that Run.
Run To Date:	If running in Actual or Preview mode, a "Run To Date" must be entered here, and must be later than that of the most recent previous Run. Valuation Logs and Depreciation will be included in the output up to the Run To Date.
Apply Transformations:	If this box is unchecked then the Valuation Export Utility will generate a single output XML file as specified in the 'Output File' field. If this box is checked then the Valuation Export Utility will apply all the Valuation Export Transformation Stylesheets to the generated output, creating a separate output file for each Stylesheet present. The check box will only be available if there are Transformation Stylesheets in place. **Note:** In "Preview" mode, each file will be generated in a \Preview\ subfolder of the Export Directory specified on the Valuation Export Transformation.
Output File:	This is the name of the output file to be generated if the Apply Transformations option is not being used.
Overwrite Existing File:	If this option is checked then the Export Utility will automatically overwrite any files that exist with the same name as the new output files. If this option is not checked then existing files will not be overwritten and a message will be returned for these conflicting files.

The utility will mark the Valuation Logs in the database if at least one output file was successfully generated. This mark prevents the Logs being generated a second time. If at least one file succeeded but others failed then the user can try to generate the failed files again by running the utility in "Rerun" mode. If the conflict arose because of existing files with the same name, then the user should remove the conflicting files or select the "Overwrite Existing Files" option.

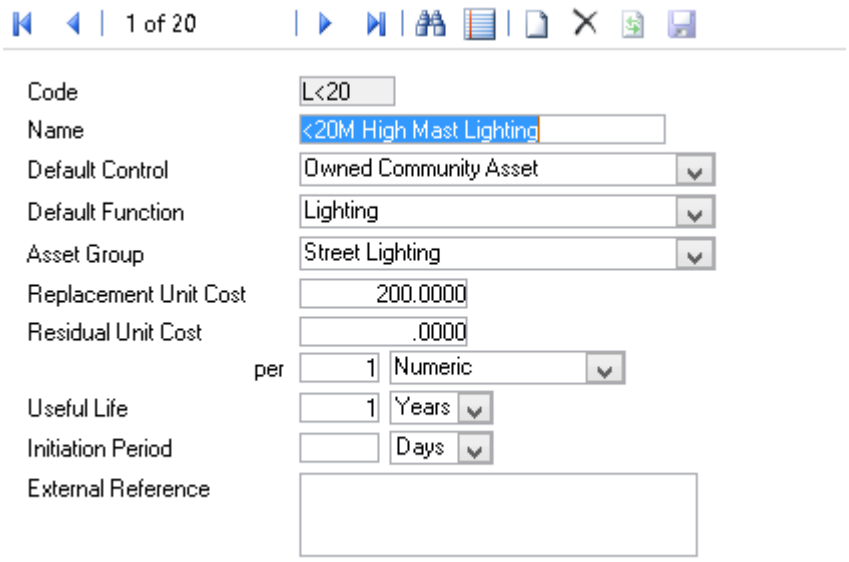
Valuation Lookups

The Valuation Lookup tables are where information such as unit Replacement Costs, Residual Costs and Standard Life defaults are set, along with the formulae for the Valuation calculation.

Asset Category

An Asset Category defines the nature or type of Asset and provides a default Control, Function and Group for an Asset when a Category is assigned.

The Asset Category also provides default Valuation details. Asset Categories can be used to group like valued Assets together for Valuation purposes.



Code:	Up to four alphanumeric characters.
Name:	Up to thirty characters.
Default Control:	Select from the drop down list. The drop down list references the Asset Control Lookup.
Default Function:	Select from the drop down list. The drop down list references the Asset Function Lookup.
Asset Group:	Select from the drop down list. The drop down list references the Asset Group Lookup.
Replacement Cost:	Enter a default Replacement Cost for all Assets within this Category.
Residual Cost:	Enter a default Residual Cost for all Assets within this Category.
Per:	Enter the costing quantity and Unit of Measure. The drop down list references the **Unit of Measure Lookup**.
Useful Life:	Enter a period of time, as Days or Years. This field will be used to calculate a default for the 'Active To' date on the Valuation tab of the Asset form.

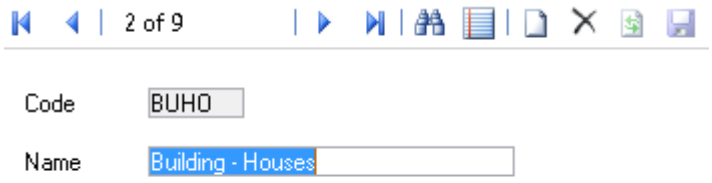
Initiation Period:	This is the time after the start of an Asset's life when deterioration is considered to begin. It is currently only used in UKPMS depreciation calculations.
External Reference:	This is a reference field included in the output of the **Valuation Export Utility** on page 19 that can be used to align Asset Categories with records in other systems.

Note: Useful Life and Initiation Period can be entered in Days or Years, but the database always stores the value in Days, and this is what is used in calculations.

Asset Function

An Asset Function provides a means of grouping Assets by functional category for reporting purposes, for example:

- Sewerage Services
- Construction
- Community Services and Education

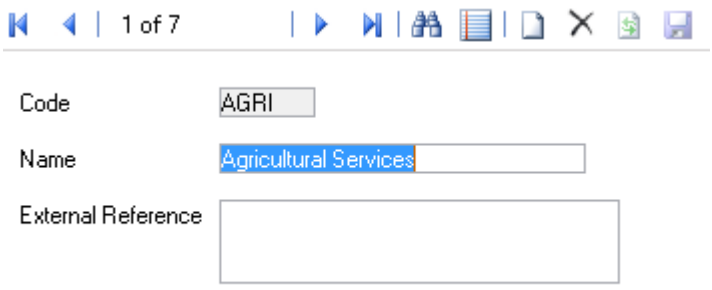


Code:	Up to four alphanumeric characters
Name:	Up to thirty characters

Asset Group

An Asset Group is used to store a high level classification of an Asset for Valuation purposes, for example:

- Land
- Buildings
- Plant and Equipment
- Office Equipment



Code:	Up to four alphanumeric characters

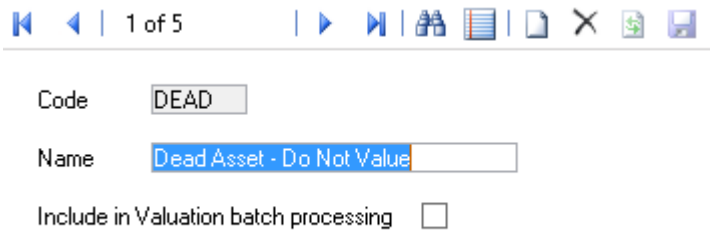
Name:	Up to thirty characters
External Reference:	This is a reference field included in the output of the **Valuation Export Utility** on page 19 that can be used to align Asset Groups with records in other systems.

Asset Control

Asset Control defines an Authority's control over Assets for Valuation purposes, for example:

- Leased Community Asset
- Owned Community Asset

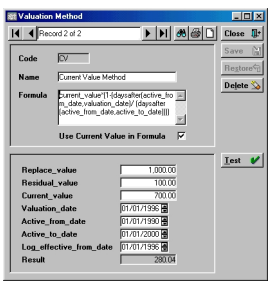
Asset Controls group Assets together for reporting and batch utility purposes, as well as providing the means of including and excluding certain Assets from batch processing.



Code:	Up to four alphanumeric characters
Name:	Up to thirty characters
Include in Valuation batch processing:	Tick this to include Assets with this Asset Control in Asset Valuation batch processing. Specifically this affects the following utilities: • Valuation Method Batch • Asset Category Batch • Valuation with Maintenance Batch • Valuation Export Utility

Valuation Method

The Valuation Method is assigned to Features (where the 'Include in Valuation' is checked on the Asset Control) using the Valuation Method Batch utility. It may also be added manually to the Feature Valuation tab, or the Valuation Log. The Method contains the formulae used in the Valuation calculation.



Code:	Up to four alphanumeric characters
Name:	Up to thirty characters
Formula:	The formula defines the way in which the valuation information will be used. Please see the **Formulae** on page 24 for further information.
Use Current Value in Formula:	Check this for formulas intended to derive a depreciation value based on a Current Value. If this is checked, the Current Value, and Log effective from Date fields will be available in the Test section below, and in Valuation Logs for which this Valuation Method is selected.

The lower portion of the form need not be completed. It is intended as a means of testing the formula entered in the Formula field. To test the formula, enter the data into the relevant fields and click on the 'Test' button. A result will be displayed in the 'Result' field. Where the formula is incorrect a short error message will be displayed.

Formulae

The following Formulae may be used:

Straight Line Depreciation (does not use Current Value)

Use this formula where the current value of the Asset is not subject to jumps up, or down, in value, and the depreciation can be calculated on a constant straight-line.

replace_value-((replace_value-residual_value)/(daysafter(active_to_date,active_from_date))*daysafter(valuation_date,active_from_date))

Straight Line Depreciation (using Current Value)

Use this formula where the Asset might require an extension of its life after it has depreciated to a certain level, but with the remaining useful life of the asset being used to depreciate the Asset from an effective date (perhaps the date on which the Asset Valuation figures are entered into the accounts) i.e. the slope of the line would change.

The current value formula would also be used where the Asset was revalued, so the value of the Asset would be determined and this value would be entered in the current value - again the effective date is important and the slope of the line would change.

current_value-(((current_value-residual_value)/(daysafter(active_to_date,log_effective_from_date)))*daysafter(valuation_date,log_effective_from_date))

Renewals Accounting

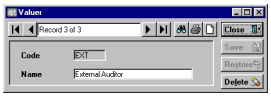
Use this formula to value Assets of an indefinite life (Assets that have a useful life longer than 50 years) such as roads. The Current Value of Assets with an indefinite life is the Replacement Value minus the amount of work required to bring the asset up to an 'as new' standard.

The Replacement Value less the cost of maintenance required is stored in the Residual Value field on the Asset's Valuation tab. The Valuation calculation will be set to always equal the Residual Value i.e. Current Value = Residual Value. Additionally, the Residual Unit Cost will always be set to zero when an Asset's Residual Value is updated using this method.

residual_value

Valuer

The Valuer lookup provides a list of Valuation sources. These are the people, organisations, or authority that undertakes the valuation of Assets.



Code:	Up to four alphanumeric characters
Name:	Up to thirty characters

Valuation Reason

The Valuation Reason lookup provides a list Reasons (such as 'acquisition' or 'disposal') that are assigned to Valuations in the Valuation Log and can later be used as a filter option in the Valuation Log Movement Report.

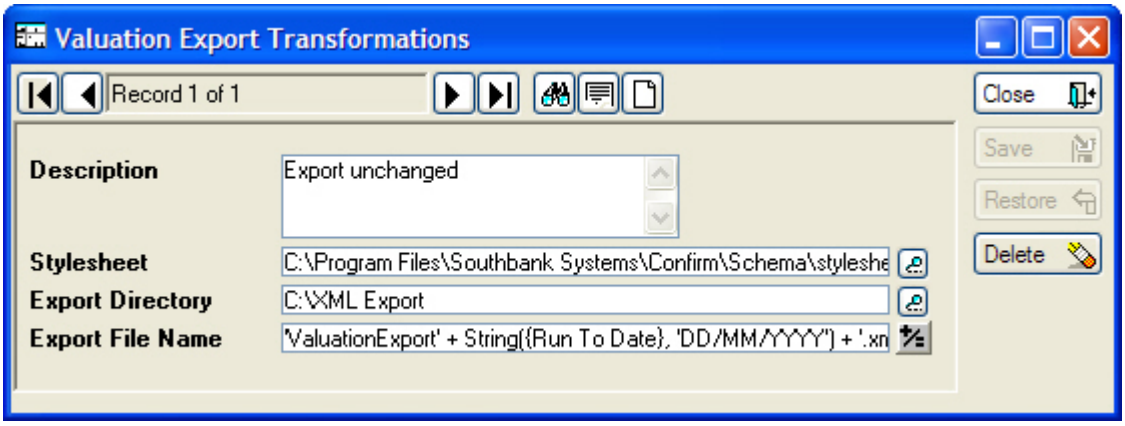


Code:	Up to four alphanumeric characters.
Name:	Up to thirty characters
Type:	Each Valuation Reason must fall into one of the following major categories (or 'Types'): • Asset Change - A change to the value due to an alteration to the asset. • Acquisition - The purchase of an asset. • Donation - An asset that has been gifted or donated. • Revaluation - When the asset is revalued. • Disposal - The disposal of the asset.
Surplus/Deficit in Revaluation Reserve:	This flag indicates whether changes in the value of assets with this Reason code will be placed in Surplus/Deficit or into the Revaluation Reserve. Setting this flag will direct assets into the Revaluation Reserve. Usually, Asset Change, Revaluation and Disposal categories should use the same setting of this flag. Acquisition and Donation categories may differ depending on accounting procedures.

Valuation Export Transformations

(1520 - Asset Valuation Financial Interface module)

The Valuation Export Transformations Lookup allows for the configuration of one or more XSL Stylesheets that will be applied to the output produced when running the **Valuation Export Utility**. The Export Utility will generate a separate output file for each Stylesheet specified in this Lookup. It is possible to configure a separate output location for files generated from each Stylesheet.



Description:	This is a free-text field that can be used to describe the Transformation.
Stylesheet:	This field should contain the path and filename of a valid Stylesheet. The pick button allows the user to browse for a file. The Stylesheet specified here must be accessible to Confirm when the Valuation Export Utility is run.
Export Directory:	Enter a path where output files will be placed when this Stylesheet is applied. The drive must exist and be accessible to Confirm when the Export Utility is run. Sub-folders will be automatically created.
Export File Name:	Enter a string expression that will be used to generate the filename of the output file that will be created. The +/= button will open the Confirm Expression screen. The expression can be a fixed filename or can concatenate string segments together. The "Run To Date" specified on the Export Utility window can be used in the expression to ensure the name is unique. **Examples:** • 'ValuationExport' + String({Run To Date}, 'DD_MM_YYYY') + '.xml' • 'ValuationExport' + String(today(), 'DD_MM_YYYY') + '.xml' • 'ValuationExport' + Now() + '.xml' • 'ValuationExport.xml' In the previous examples, note the use of the 'String' command, used to format a date appropriately. The 'Now' command provides a string containing the current time.