

# SOLUTIONS MANUAL

## CHAPTER

# 7

## Leases

### Review Questions

- 1 Lease and hire purchase are terms that are used interchangeably. They are mostly similar in some senses but differences could arise in relation to the terms of the agreement set for the arrangement. Some differences may include (but not necessarily) the following:
  - Lease agreements are made for longer durations and for bigger assets like land and property. Hire purchase agreements are made mostly for shorter durations and cheaper assets like hiring a car, machinery, etc.
  - In a lease agreement, the lessor is the leasing company or manufacturer or dealer lessor but in hire purchase, the bank is usually the one holding the ownership of the asset.
  - In a lease, ownership may lie with the lessor or lessee depending on the type of lease, whereas in hire purchase, the hirer becomes the owner of the asset immediately after the last installment is paid.
- 2 The differences between a lease and an investment property from the perspective of a lessor:
  - Lease is accounted using MFRS 117 while investment property is accounted using MFRS 140.
  - Lease applies to many types of fixed assets while investment property applies to land and building.
- 3 Three factors involved in the opting for a lease rather than an outright purchase of asset, especially in the context of AirAsia Group Berhad:
  - Less costly financing
  - Protection against obsolescence in technology
  - Flexibility in using the asset
- 4 For both Satsuka Bhd. and Awakening Bhd., the lease is a finance lease because:
  - (a) The present value of the minimum lease payments amounts to almost substantially all the fair value of the equipment ( $PVMLP \ 82,065 / FV \ 100,000 = 82\%$ )
  - (b)  $PVMLP$   
 $= RM30,000 + [RM30,000 \times PVIFA_{(10\%, 2)}]$   
 $= RM30,000 + RM30,000 \times 1.7355$   
 $= RM30,000 + RM52,065$   
 $= RM82,065$

# Leases Solutions Manual

**Kathleen Armour**



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