



**REPORT OF THE
DIRECTOR OF AUDIT**

**On the Financial Statements
of the Town and Country Planning Board
for the financial year ended 30 June 2025**

NATIONAL AUDIT OFFICE



Republic of Mauritius

NATIONAL AUDIT OFFICE

REPORT OF THE DIRECTOR OF AUDIT

TO THE TOWN AND COUNTRY PLANNING BOARD

Report on the Audit of the Financial Statements

Opinion

I have audited the financial statements of the Town and Country Planning Board, which comprise the statement of financial position as at 30 June 2025 and the statement of financial performance, statement of changes in net asset/equity, cash flow statement and statement of comparison of budget and actual amounts for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In my opinion, the accompanying financial statements give a true and fair view of the financial position of the Town and Country Planning Board as at 30 June 2025, and of its financial performance and cash flows for the year then ended in accordance with International Public Sector Accounting Standards (IPSASs).

Basis for Opinion

I conducted my audit in accordance with International Standards of Supreme Audit Institutions (ISSAIs). My responsibilities under those standards are further described in the 'Auditor's Responsibilities for the Audit of the Financial Statements' section of my report. I am independent of the Town and Country Planning Board in accordance with the INTOSAI Code of Ethics, together with the ethical requirements that are relevant to my audit of the financial statements in Mauritius, and I have fulfilled my other ethical responsibilities in accordance with these requirements. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Emphasis of Matter

I draw attention to the statement of financial performance which shows a deficit of Rs 2.7 million for the year ended 30 June 2025. The net assets stood at a negative balance of Rs 57 million as at 30 June 2025.

My opinion is not modified in respect of this matter.

Key Audit Matters

Key Audit Matters are those matters that, in my professional judgment, were of most significance in my audit of the financial statements of the current period. These matters were addressed in the context of my audit of the financial statements as a whole, and in forming my opinion thereon, and I do not provide a separate opinion on these matters.

I have determined that there are no key audit matters to communicate in my report.

Other Information

Management is responsible for the other information. The other information comprises the information included in the annual report of the Town and Country Planning Board, but does not include the financial statements and my auditor's report thereon.

My opinion on the financial statements does not cover the other information and I do not express any form of assurance conclusion thereon.

In connection with my audit of the financial statements, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work I have performed, I conclude that there is a material misstatement of this other information, I am required to report that fact. I have nothing to report in this regard.

Report on Other Legal and Regulatory Requirements

Opinion

Statutory Bodies (Accounts and Audit) Act

I have obtained all information and explanations which to the best of my knowledge and belief were necessary for the purpose of my audit.

In accordance with the requirements of the Statutory Bodies (Accounts and Audit) Act, I report as follows:

- (a) this Act, in so far as it relates to the accounts, has been complied with. No direction relating to the accounts has been issued by the responsible Minister to the Town and Country Planning Board;
- (b) in my opinion, and, as far as could be ascertained from my examination of the financial statements submitted to me, expenditure incurred were not of an extravagant or wasteful nature, judged by normal commercial practice and prudence; and
- (c) in my opinion, the Town and Country Planning Board has been applying its resources and carrying out its operations economically, efficiently and effectively.

Public Procurement Act

In accordance with the requirement of the Public Procurement Act, the auditor of every public body shall state in his annual report whether the provisions of Part V of the Act have been complied with.

In my opinion, the provisions of Part V of the Act have been complied with as far as it could be ascertained from my examination of the relevant records.

Basis for Opinion

I performed procedures, including the assessment of the risks of non-compliance with laws and regulations, to obtain audit evidence to discharge my responsibilities as described in the 'Auditor's Responsibilities on Other Legal and Regulatory Requirements' section of my report as referred to below. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with IPSASs, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Town and Country Planning Board's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management intends to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Town and Country Planning Board's financial reporting process.

Management's Responsibilities for Compliance

In addition to the responsibility for the preparation and presentation of the financial statements described above, management is also responsible to ensure that the Town and Country Planning Board's operations are conducted in accordance with the provisions of laws and regulations, including compliance with the provisions of laws and regulations that determine the reported amounts and disclosures in the entity's financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

My objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISSAIs, will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISSAIs, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances; but not for the purpose of expressing an opinion on the effectiveness of the Town and Country Planning Board's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Town and Country Planning Board's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the Town and Country Planning Board to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

I communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

I also provide those charged with governance with a statement that I have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on my independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, I determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. I describe these matters in my auditor's report unless law or regulation precludes public disclosure about the matter or, when, in extremely rare circumstances, I determine that a matter should not be communicated in my report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Auditor's Responsibilities on Other Legal and Regulatory Requirements

In addition to the responsibility to express an opinion on the financial statements described above, I am also responsible to report to the Board whether:

- (a) I have obtained all the information and explanations which to the best of my knowledge and belief were necessary for the purpose of the audit;
- (b) the Statutory Bodies (Accounts and Audit) Act and any directions of the Minister, in so far as they relate to the accounts, have been complied with;

- (c) in my opinion, and, as far as could be ascertained from my examination of the financial statements submitted to me, any expenditure incurred was of an extravagant or wasteful nature, judged by normal commercial practice and prudence;
- (d) in my opinion, the Town and Country Planning Board has been applying its resources and carrying out its operations economically, efficiently and effectively; and
- (e) the provisions of Part V of the Public Procurement Act regarding the bidding process have been complied with.



DR D. PALIGADU
Director of Audit

National Audit Office
14th Floor,
Air Mauritius Centre
PORT LOUIS

3 April 2026

TOWN AND COUNTRY PLANNING BOARD

Annual Report for the Financial Year ended 30 June 2025

**REGISTERED OFFICE
LEVEL 1, EBENE TOWER, EBENE
REPUBLIC OF MAURITIUS**

TABLE OF CONTENTS

1	TRANSMITTAL NOTE	1
2	CONSTITUTION	2
3	CORPORATE INFORMATION	3
4	VISION, MISSION AND MAIN OBJECTIVES	8
5	STATEMENT FROM CHAIRPERSON	9
6	GOAL AND 3 – YEAR STRATEGIC PLAN	12
7	ACTIVITIES AND PERFORMANCE	14
8	CORPORATE GOVERNANCE	16
9	FINANCIAL STATEMENTS	24

1 TRANSMITTAL NOTE

The **Town and Country Planning Board (TCPB)** is pleased to submit its **Annual Report (Report)** for the financial year ended **30 June 2025**, as per the requirements of **Section 6A** of the **Statutory Bodies (Accounts & Audit) Act 1972**, as subsequently amended.

The Report consists of a statement on the **activities** of the Town and Country Planning Board, a **Corporate Governance Report** in accordance with the National Code of Corporate Governance 2016 and the **Financial Statement** for the period 01 July 2024 to 30 June 2025, prepared in compliance with the **International Public Sector Accounting Standard (IPSAS)**.

2 CONSTITUTION

The **Town and Country Planning Board (TCPB)**, established under the **Town and Country Planning Act 1954**, is a **statutory body** operating under the aegis of the **Ministry of Housing and Lands**.

As at **1st July 2024**, the statute laws governing the subject of town and country planning are the **Town and Country Planning Act, 1954**, as subsequently amended, and the **Planning and Development Act, 2004** (proclaimed sections).

The main function of the TCPB, under the Town and Country Planning Act, is the preparation of **Outline Schemes** for the Local Authorities (Municipal City Council, Municipal Town Councils and District Councils).

COMPOSITION OF THE BOARD

Section 3 of the Town and Country Planning Act provides for the establishment and composition of the Board. **Mr Mohammad Shamad AYOOB SAAB**, the **Senior Chief Executive** of the Ministry of Housing and Lands is the **Chairperson**. The members being **ex-officio members** from various Ministries and Organisations as listed below:

- (i) One member to represent the Prime Minister's Office.
- (ii) One member to represent the Ministry responsible for the subject matter of lands.
- (iii) One member to represent the Ministry of Finance
- (iv) One member to represent the Ministry of Health
- (v) One member to represent the Ministry of Public Infrastructure
- (vi) One member to represent the Ministry of Local Government
- (vii) One member to represent the Ministry of Agriculture
- (viii) One member to represent the Ministry of Environment
- (ix) One member to represent the Association of Urban Authorities
- (x) One member to represent the Association of District Councils
- (xi) One member to represent the general public

The composition of the Board of the TCPB for the period **01 July 2024** to **30 June 2025** is given in **Table 1** below.

TABLE 1: COMPOSITION OF BOARD MEMBERS
(1ST JULY 2024 - 30 JUNE 2025)

NAME	TITLE	MINISTRY	APPOINTMENT
Chairperson Mr M S Ayoob Saab	Senior Chief Executive	Ministry of Housing and Lands	23.12.2020

MEMBERS/SECRETARY

Mrs S Domun	Deputy Permanent Secretary	Prime Minister's Office	21.04.2023
Mrs G Rosunee	Chief Town and Country Planning Officer	Ministry of Housing and Lands	23.04.2021
Mr P K Benee	Lead Analyst	Ministry of Finance	22.01.2015
Mr S Subratty	Deputy Director Engineering Unit	Environment Health Engineering Unit, Ministry of Health and Wellness	28.07.2020
Mrs P Cheekoory	Assistant Permanent Secretary	Ministry of National Infrastructure	02.07.2024
Miss R N Jhowry	Assistant Permanent Secretary	Ministry of Local Government	10.03.22 - 24.07.2024
Mrs S Gopal - Andee	Assistant Permanent Secretary		25.07.24 - 04.03.2025
Mrs L P Rughoobur - Bhunjun	Assistant Permanent Secretary		26.05.2025
Mr R Ramsaha	Assistant Permanent Secretary	Ministry of Agro Industry, Food Security, Blue Economy and Fisheries	24.06.2024

Mr R Beedassy	Deputy Director of Environment	Ministry of Environment, Solid Waste Management and Climate Change	15.12.2021
Mr D Ramluckhun	Mayor, Municipal Council of Quatre Bornes		27.02.2024 - 06.08.2024
Mrs M Ayacanoo	Deputy Mayor, Municipal Council of Quatre Bornes	Association of Urban Authorities	07.08.24 - 05.06.2025
Mr B R Kennoo	Mayor, Municipal Council of Quatre Bornes		06.06.2025
Mr P Ellayah	Chairperson District Council of Rivière du Rempart		29.03.24 - 25.03.2025
Mr D Kissoon	Chairperson, District Council of Flacq	Association of District Councils	29.04.2025
Mr M Narayan	Social Worker	Representative of General Public	01.10.18 - 15.11.2024
Mrs O Koormadu			13.03.2025
Mr G Hauradhun	Ag Administrative Manager	Secretary	24.02.2021

SERVICES

The services of the TCPB relate to the **revision** and **modification** of Outline Planning Schemes as and when required. The Outline Schemes are available for consultation and hard copies are on sale at **Rs 5,000** per Scheme at the office of the TCPB.

LINK SERVICES

The Outline Scheme is the main planning instrument that guides and controls the use and development of land for the area it covers. The TCPB respond to queries from members of the general public, public/private organisations, and local authorities on issues pertaining to the Outline Schemes. The TCPB is also summoned to attend **Courts** and the **Environment and Land Use Appeal Tribunal**.

FINANCE

The TCPB operates on Grant obtained from Government through the Ministry of Housing and Lands. Funds are released on a **monthly basis** by the Ministry of Housing and Lands to enable the TCPB to meet its costs, expenses and charges incidental to the exercise of its duties under the Town and Country Planning Act.

The grant approved for the TCPB in the budget for the **FY 2024 - 2025** was **Rs 6,900,000**.

The total amount of grant disbursed by the Ministry of Housing and Lands to the TCPB for the financial year was **Rs 6,899,073**. Revenue collected from sale of Outline Schemes and interests on motorcar loan amounted to **Rs 115,800**. The total revenue therefore, amounted to **Rs 7,014,873**.

Total operating expenses incurred for the **FY 2024 - 2025** were **Rs 9,763,094**. The **main item** of expenditure was staff salary including benefits amounting to **Rs 9,053,353** and included some **Rs 980,000** incurred in respect of one officer whose service has been made available to the Environment and Land Use Appeal Tribunal. It is also noted that a savings of **1 million** was made and transferred to the Town and Country Planning Board Pension Fund (TCPBPF).

There has been an increase in the total revenue for the financial year 2024 - 2025 compared to FY 2023 - 2024. Total revenue for the previous year was **Rs 6,948,739** and expenses incurred was **Rs 10,379,569**.

The details are provided in the Financial Statements.

AUDITOR

The **Director of Audit, National Audit Office**, is the appointed auditor of the TCPB.

For the purpose of accountability, transparency and good governance all financial and non-financial information is disclosed in the Annual Report in compliance with the relevant legislations.

LEGAL ADVISER

The TCPB seek legal advice from the Solicitor-General as and when required and is solicited to assist the Board in Court cases where the TCPB is a party.

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4 VISION, MISSION AND MAIN OBJECTIVES

The Vision, Mission and main Objectives of the TCPB are as follows:

VISION : To improve the overall quality of life of the citizens through sustainable development principles.

MISSION : To ensure that the Outline Schemes continue to promote a sound basis for development and be able to respond to new challenges in a timely manner.

MAIN OBJECTIVES :

- i. To prepare Outline Scheme for each Local Authority so as to efficiently control the use of land and to allow for progressive development in their respective administrative jurisdiction.
- ii. To keep under constant review the Outline Schemes so as to respond to new challenges and changing government policies with respect to economic development, environmental sustainability and social equity.

5 STATEMENT OF CHAIRPERSON

It is once again a privilege to present the Annual Report of the Town and Country Planning Board and to highlight the Board's commitment towards fostering the well-being of our communities through the development of pleasant and vibrating places in a sustainable environment where citizens will want to live, work and play.

The TCPB continues to play a vital role to ensure an efficient and robust planning system which allows continuous economic growth while preserving the overall unbuilt environment through an effective development control system.

Over the financial year 2024 - 2025, the Board in response to the need to increase the area of land being cultivated in line with food security measures approved the review of Policy A1 on Protection of Agricultural Land in the District Council Outline Planning Schemes. The Board also responded to numerous queries from a wide range of stakeholders and from the Ombudsman office on Building and Land Use Permits wrongly issued by Local Authorities and where necessary action was taken.

The Board also considered that large areas of land within settlement boundaries, VRS morcellement and built up zones located within the 1 km buffer of stone crushing plants have deprived small land owners from the right to develop their land. Following a study on Siting Criteria for Stone Crushing Plants commissioned by the Ministry of Environment, Solid Waste Management and Climate Change and following the recommendations of the Consultants and along with key stakeholders a new planning mechanism is being derived to allow the small owners to regain their development right.

The Budget 2025 - 2026 highlighted that one of the challenges in Land Use Planning is to consolidate and modernise the Planning Legislations. In line with the Budget Speech the Ministry of Housing and Lands will recruit an international Consultant to consolidate and modernise the Land Use Planning legislation.

With the forthcoming challenges facing the planning framework coupled with the impact of climate change, it is essential to continue fostering collaboration with all stakeholders with a steadfast commitment to sustainability and social equity on all planning efforts.

I am thankful to all members of the Board, the staff and other stakeholders who have directly or indirectly contributed for the Town and Country Planning Board to deliver on its mandate.



Mr MOHUMMAD SHAMAD AYOOB SAAB
(Chairperson)

STAFFING

TABLE 2: LIST OF STAFF (JUNE 2025)

	GRADE	NUMBER OF ESTABLISHED POST	NUMBER OF OFFICERS IN POST	REMARKS
1	Administrative Manager	1	0	Vacant
2	Planning Officer/Senior Planning Officer	1	0	Vacant
3	Chief Planning Inspector	1	1	Assigned the duties of Administrative Manager since 24.02.21.
4	Senior Planning Inspector	3	1	Assigned the duties of Planning Officer/Senior Planning Officer since 15 June 2023
5	Planning Inspector	8	0	
6	Confidential Secretary	1	1	
7	Higher Executive Officer	1	1	
8	Executive Officer	1	0	Evanescent
9	Clerical Officer	2	0	
10	Management Support Officer	1	1	
11	Word Processing Officer	2	0	
12	Driver	1	0	
13	Office Attendant	2	1	
	Total	25	6	

STAFFING POSITION

The Board is being managed by the **Chief Planning Inspector** who has been assigned the duties of **Administrative Manager** since **24.02.21**.

The services of one Senior Planning Inspector has been made available to the **Environmental and Land Use Appeal Tribunal** since **January 2013**.

The **Higher Executive Officer** and the **Management Support Officer** also perform at the **Morcellement Unit** of the **Ministry of Housing and Lands** 3 days a week.

6 GOAL AND THREE-YEAR STRATEGIC PLAN

The goal of the TCPB is to provide each Local Authority with an **updated** Outline Scheme to ensure that new challenges facing land use development are considered and development continues in a planned and sustainable manner.

STRATEGIC PLAN 2025 - 2028

The main objective under the **strategic plan 2025 - 2028**, is the **review** of the operational Outline Schemes.

The four rural and five urban Schemes were approved in **2006** and **2015** respectively. The time frame covering the development period of the Schemes were extended in **December 2020, January 2023, December 2023** and **December 2024** to be operational up to **December 2027**.

The Outline Schemes were prepared based on the **National Development Strategy (NDS)** adopted by Government in **2005**. The NDS is being reviewed and is expected to be completed and adopted by Government in **2025**. The revised NDS would then form the basis for the formulation of new Outline Schemes.

The preparation of **12 Outline Schemes** (5 Urban and 7 Rural) in line with the **Local Government Act 2011** would be carried out by consultants after invitation for bids and award of Contract. It is expected that submission of the **first Draft** of the new Outline Schemes would be in **2027 - 2028**.

Table 3: Strategic Plan 2025 – 2028

	Year 2025 – 2026	Year 2026 - 2027	Year 2027 - 2028
5 Municipal Council Outline Schemes (Approved 2015). Extended to December 2027.	1. The revised NDS expected to be completed and adopted by Government in 2025.	1. Advertise Request for Proposal.	1. 1 st Draft of Outline Schemes.
4 District Councils Outline Schemes (Approved 2006 & modified 2011). Extended to December 2027.	2. Preparation of Terms of Reference and Request for Proposal for open bidding for the preparation of 12 Outline Schemes (5 Urban & 7 Rural).	2. Evaluation of bids/ Award of contract.	2. Public consultation.
		3. Start consultancy (Surveys, collection of Data, Analysis, Inception Report, etc.)	3. Approval of Outline Schemes.

N. B *The projected plan to be undertaken by the Ministry of Housing and Lands and the Town and Country Planning Board.*

7 ACTIVITIES AND PERFORMANCE

OUTLINE SCHEMES

The Town and Country Planning Act confers an obligation on the TCPB to prepare an Outline Scheme for a declared planning area, generally the area under the administrative jurisdiction of a local authority. The Outline Scheme translates the strategic development principles and policy framework of the National Development Strategy (NDS) to the local planning areas. The NDS was adopted in **June 2005** under the Planning and Development Act 2004, to cover development period up to year **2020**, and has been extended to December **2027**. The NDS is being reviewed and expected to be adopted by Government in **2025**.

THE DISTRICT COUNCIL OUTLINE SCHEMES

The **four** operational Outline Schemes for the district council areas came into operation in **2006** and were modified in **2011**. The time frame covering the development period of the Schemes was extended in **March 2016, December 2020, January 2023, December 2023** and **December 2024** to be operational until **December 2027**.

In line with the provisions of the **Local Government Act 2011** which has divided **three** District Council areas into **six**, there is a legal and planning obligation to prepare **seven** rural Outline Schemes instead of **four**.

URBAN OUTLINE SCHEMES

The **five** urban areas, namely the City Council Area of **Port Louis**, the Municipal Council Areas of **Beau Bassin – Rose Hill, Quatre Bornes, Vacoas – Phoenix** and **Curepipe** are covered by **approved** Outline Schemes operational since **2015** and to cover development up to period **2020**. The operating dates of the Schemes were extended to **December 2027** pending their review.

Once the new NDS would be adopted by Government, a full review of the twelve Outline Planning Schemes would be undertaken.

APPEALS

Section 25 of the Town and Country Planning Act provides for a person aggrieved by a decision of a Committee to the effect that a building or work contravenes an Outline or Detail Scheme, may appeal to the TCPB for the decision of the Committee to be set aside or modified. There was no appeal made under Sec (25) of TCP Act during the period under review.

APPEAL CASE BEFORE COURT

A judgement is still being awaited from the **Judge in Chambers** in respect of an appeal made under **Section 7(6)** of the then TCP Act. Hearing in the matter was completed in **2014**.

8 CORPORATE GOVERNANCE

The Statutory Bodies (Accounts and Audit) Act provides that the Annual Report shall consist of, *interalia*, a **corporate governance report** in accordance with the **National Code of Corporate Governance**.

The TCPB is committed to ensuring that the policies and practices in the critical area of financial reporting and corporate governance comply with the relevant legal and regulatory provisions and with the Code of Corporate Governance for Mauritius.

This part of the Report discloses the extent of compliance of the TCPB with the Code of Corporate Governance.

PRINCIPLE 1: GOVERNANCE STRUCTURE

The governance structure of the TCPB is the Board, the Board Committee`s, (as and when set up) and the management of the TCPB.

RESPONSIBILITIES OF THE BOARD

The role and responsibilities of the Board are laid down in the **Board Charter**. The Board Charter was approved by the Board in **July 2017** and is posted on the website of the Ministry of Housing and Lands. The **key responsibilities** of the Board are as follows:

- (a) to develop, renew and monitor the strategic objectives of the TCPB and provide strategic direction to management personnel;
- (b) to approve the annual estimates;
- (c) to ensure appropriate organisational structures are in place to achieve the mission and vision of the TCPB;
- (d) to select and appoint the staff in accordance with their respective Scheme of Service;
- (e) to review and approve the TCPB's financial statements and other reports;

- (f) to establish Committees, as and when required, to assist the Board in exercising its functions and authorities;
- (g) to monitor and manage potential conflicts of interest of Board members; and
- (h) to monitor compliance with legal, regulatory requirements and ethical standards.

COMMITTEES OF THE BOARD

The Town and Country Planning Act, 1954 provides for the creation of Board Committees to assist the Board in carrying out its functions. This is also set out in the Board Charter. Considering the scope of the TCPB's operations, there was no Committee appointed by the Board for the period under review.

MANAGEMENT

Office management and day to day operations of the TCPB are undertaken by the Administrative Manager, subject to specified delegation of authority as may be approved by the Board.

The Administrative Manager, acts as **Secretary** to the Board. The responsibilities of the Secretary are set out in the Board Charter. The Secretary sees to it that the Board follows correct procedures and complies with the obligations under the law. He assists the Chairperson in organising the Board's activities including; providing information, preparing agenda, reporting of meetings, evaluation and training programs, whenever required.

PRINCIPLE 2: THE STRUCTURE OF THE BOARD AND ITS COMMITTEES

THE SIZE AND COMPOSITION OF THE BOARD

Section 3 of the Town and Country Planning Act 1954, provides for the composition of the Board. The Board considers that collectively, the members have the appropriate skills, experience and expertise to allow the TCPB to meet its objectives. The composition and profile of the Board for the period **July 2024 - June 2025** is at **Table 1**.

AUDIT AND RISK COMMITTEE AND CORPORATE GOVERNANCE COMMITTEE

The National Code of Corporate Governance 2016, for Mauritius recommends that, at a minimum, the Board should consider the establishment of an **Audit and Risk Committee** and a **Corporate Governance Committee**.

The function of an Audit and Risk Committee is to assist the Board to discharge its oversight responsibilities of the integrity of the financial statements, risk management and internal control arrangements as well as compliance with legal and regulatory requirements. Given the considerable decrease in the activity of the Board no specific committee was set up for internal control and risk management.

The Board has developed its corporate governance rules and are set out in its '*Code of Business Conduct and Ethics*'. The Board is committed to ethical practices in the conduct of its business as an '*engaged culture*', incorporating integrity, honesty and fairness in its dealings.

The **Code of Business, Conduct and Ethics** is posted on the website of the Ministry of Housing and Land Use Planning. The Board members and employees pledges commitment to the Code.

PRINCIPLE 3: APPOINTMENT PROCEDURE

The procedures for the appointment of the Chairperson and members of the Board are set out in **Section 3** of the Town and Country Planning Act and are also included in the Board Charter. The Chairperson is appointed by the **Minister of Housing and Lands** and shall not be below the rank of Deputy Permanent Secretary. The actual Chairperson is the **Senior Chief Executive** of the Ministry of Housing and Lands. Other Ex-Officio members are **nominated** by their respective **Ministries** and the **Association of Urban Authorities**. The Minister of Housing and Lands also appoint **one** member to represent the interests of the **general public** and **one** member to represent the **Association of District Councils** upon recommendation of the Association. The Board members as a group possess the knowledge, ability and expertise required to perform the Board's duties. In the absence of the Chairperson during a Board meeting, the Board elects one of its members to act as Chairperson for that sitting.

PRINCIPLE 4: CHAIRPERSON DUTIES, REMUNERATION AND BOARD MEETINGS

DUTIES OF THE CHAIRPERSON

The duties of the **Chairperson** are set out in the Board Charter. **Mr Mohummad Shamad Ayooob Saab** is the **Chairperson** of the Board, and is principally responsible for the activities of the Board. In discharging this function, he ensures the integrity and effectiveness of the Board. He provides overall leadership to the Board, without limiting the principle of collective responsibility for Board's decision through constructive contribution by other members.

REMUNERATION

Following the **2021 PRB Report** which had recommended the categorisation of **Statutory Boards and Committees**, the TCPB was classified under **category B**. The **monthly** fees payable to the Chairperson is **Rs 32,000/-** and the fees payable to Board Members is **Rs 2,000/- per sitting** and where applicable a commuted travelling allowance of **Rs 375** or **Rs 75** by **car** or **bus** respectively. **Table 5** shows the fees and travelling allowance paid to the **Chairperson** and the **Board Members** for the **FY 2024 - 2025**.

BOARD MEETINGS

Board meetings are held as often as necessary. During the period under review **three** Board meetings were held. The **Acting Administrative Manager** was responsible for sending the agenda, together with the relevant supporting documents for all meetings and were available for clarification or amplifications when necessary. The minutes of the Board meetings were recorded and are kept by the **Ag Administrative Manager**.

**TABLE 5: BOARD MEETINGS, FEES AND TRAVELLING (JULY 2024 - JUNE 2025)
& DURATION OF OFFICE**

CHAIRPERSON/ BOARD MEMBERS	NUMBER OF MEETINGS ATTENDED	BOARD FEES AND TRAVELLING ALLOWANCE RS	DATE OF LAST APPOINTMENT	DURATION OF OFFICE (YEARS)
CHAIRPERSON Mr M S Ayooob Saab	3	384,000	23.12.2020	4.6
MEMBERS				
Mrs G Rosunee	3	6000	23.04.2021	4.2
Mr S Subratty	3	7125	28.07.2020	5
Mrs S Domun	2	4750	21.04.2023	2.2
Mr R Beedassy	3	7125	15.12.2021	3.5
Mr P K Binee	2	4750	22.01.2015	10.5
Mrs P Cheekoory	3	6375	02.07.2024	1
Mr N Narayen	1	2375	01.10.2018	5.7
Mrs S Gopal - Andee	2	4000	25.07.2024	1
Mr R Ramsaha	1	2375	24.06.2024	1
Mrs P Ayacanoo	2	4750	07.08.2024	0.9
Mrs G Koormadu	1	2375	13.03.2025	0.3
Mr D Kissoon	1	2375	29.04.2025	0.25

PRINCIPLE 5: INTERNAL CONTROL

INTERNAL CONTROL;

Internal control is implemented at different levels by the Board, the **Chairperson**, the Ag Administrative Manager, the Staff and the Ministry of Housing and Lands (Finance Section).

The TCPB complies with the requirements of the **Financial Management Manual** of the Ministry of Finance. The Financial Statements have been prepared in compliance with **International Public Sector Accounting Standards (IPSAS)**. The Board reviews and approves the financial statements, interim reports and other regulated financial reports.

RISK GOVERNANCE;

(i) RISK OF FUNDING AND LIQUIDITY

The TCPB is not exposed to financial risks. Funds are released on a monthly schedule by the Ministry of Housing and Lands from the amount voted as grant to the TCPB in the Ministry's budget.

(ii) INTEREST RATE RISK

The TCPB is not exposed to any interest rate risk.

(iii) RISK OF CORRUPTION

In the context of the implementation of the public sector anti-corruption framework, the Ministry of Housing and Land Use Planning has set up an **Anti-Corruption Committee** to develop a corruption risk management process which would help identify corruption risk and the likelihood of its occurrence and bring measures to eradicate or mitigate risk in the various departments/sections. The Ag Administrative Manager is a member of the Committee and is responsible for the corruption risk management at the TCPB.

(iv) HEALTH AND SAFETY

The Office of the TCPB is on the first floor of a building occupied by the Ministry of Housing and Lands. Most of the logistics and facilities are provided by the Ministry.

The Ministry of Housing and Lands monitors and evaluates health and safety measures in its offices as well as in the TCPB's office on a regular basis.

(v) **PROCUREMENT**

Procurement of goods and equipment are made in compliance with the procurement legislation and principles.

PRINCIPLE 6: REPORTING WITH INTEGRITY

The TCPB endeavours to discharge its statutory obligations for timely preparation and submission of its **Annual Report** comprising, *interalia*, its **Financial Statements** both to the **National Audit Office** and to the **National Assembly**.

The Financial Statements as at **30 June 2025** in this Report comprise the statement of the Financial Position, the statement of the Financial Performance, the Cash Flow statement, the statement of the changes in Net Assets/Equity and the Notes to the Financial Statements which include a summary of significant accounting policies and other explanatory notes.

PRINCIPLE 7: AUDIT

The Board considers the findings and recommendations of the Director of Audit through its **Management Letter** and implements to the extent possible the recommendations.

PRINCIPLE 8: RELATIONS WITH STAKEHOLDERS

The Planning Division of the Ministry of Housing and Lands is a key stakeholder working in close collaboration with the TCPB in the preparation/modifications of **Outline Schemes**.

STATEMENT OF COMPLIANCE

We, the Chairperson and Board Member, confirm that, to the best of our knowledge, the Town and Country Planning Board has complied with all its obligations and requirements under the Code of Corporate Governance.



.....
Mr M S AYOOB SAAB
Chairperson



.....
Mrs G. ROSUNEE
Board Member

DATE: 10 March 2026

FINANCIAL STATEMENTS

OF THE

TOWN AND COUNTRY PLANNING BOARD

FOR THE

YEAR ENDED 30 JUNE 2025

TOWN AND COUNTRY PLANNING BOARD
STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2025

<u>Assets</u>	<i>Notes</i>	Year ended 30 June 2025 Rs	Year ended 30 June 2024 Rs
<u>Current assets</u>			
Cash and Cash Equivalents		1,757,848	2,182,659
Short Term loan receivables	3.0	150,000	192,908
Inventories		-	-
Total Current Assets		1,907,848	2,375,567
<u>Non-current assets</u>			
Long Term loan receivables	3.0	437,501	587,500
Property, Plant And Equipment	4.0	140,110	81,560
Total Non Current Assets		577,611	669,060
TOTAL ASSETS		2,485,457	3,044,627
<u>Liabilities</u>			
<u>Current liabilities</u>			
Trade And Other Payables	5.0	1,193,400	1,562,323
Employment Benefits Obligations (short term)	6.0	755,156	719,760
Total Current Liabilities		1,948,556	2,282,083
<u>Non-current liabilities</u>			
Employees Benefits obligations	6.1	2,718,697	2,857,320
Retirement Benefit Obligations	7.0	54,681,354	59,227,992
Total Non Current Liabilities		57,400,052	62,085,312
TOTAL LIABILITIES		59,348,608	64,367,395
NET ASSETS		(56,863,150)	(61,322,768)
<u>EQUITY</u>			
General Fund		(56,906,049)	(61,365,668)
Revaluation reserve		42,900	42,900
Total Equity		(56,863,150)	(61,322,768)

The Financial Statement was approved by the Board on 10 March 2026.

.....
G. Rosanee (Board Member)

.....
M S Ayoub Saab (Chairperson)

The accounting policies and the notes to the accounts from page 30 to 45 form an integral part of the Financial Statements.

TOWN AND COUNTRY PLANNING BOARD
Statement of Financial Performance For Year Ended 30 June 2025

	<i>Notes</i>	Year ended 30 June 25	Year ended 30 June 24
<u>Revenue from Non Exchange Transaction</u>		Rs	Rs
Government Grant		6,899,073	6,788,831
Overtime Allowance Received		-	-
<u>Revenue from Exchange Transaction</u>			
Other Revenue	8.0	115,800	159,908
TOTAL REVENUE		7,014,873	6,948,739
EXPENSES			
Staff Costs	9.0	9,053,353	9,742,871
Office and Administrative expenses	10.0	650,232	593,274
Depreciation	4.0	59,509	43,364
TOTAL EXPENSES		9,763,094	10,379,509
(Deficit) for the year		(2,748,221)	(3,430,770)

TOWN AND COUNTRY PLANNING BOARD
STATEMENT IN CHANGES OF NET ASSET/ EQUITY FOR THE YEAR ENDED 30th JUNE 2025

	General Fund	Revaluation Reserve	Year ended 30 June 2025
	Rs	Rs	Rs
Balance as at 1 July 2023	(55,554,020)	42,900	(55,511,120)
Non Financial Asset Valuation	110,184		110,184
(Deficit) for the period	(3,430,770)		(3,430,770)
Remeasurement loss on Retirement Benefits	(6,491,062)		(6,491,062)
Past service Liability Contribution	4,000,000		4,000,000
Balance as at 30 June 2024	(61,365,668)	42,900	(61,322,768)
Balance as at 1 July 2024	(61,365,668)	42,900	(61,322,768)
Deficit for the period	(2,748,221)		(2,748,221)
Remeasurement loss on Retirement Benefits	1,899,615		1,899,615
Past service Liability Contribution	5,308,225		5,308,225
Balance as at 30 June 2025	(56,906,049)	42,900	(56,863,149)

Note: An amount of Rs 5,308,225 from the Ministry of Finance was recorded as Past Service Liability Contribution in the period under review.

TOWN AND COUNTRY PLANNING BOARD
CASH FLOW STATEMENT FOR THE YEAR ENDED 30 JUNE 2025

	<i>Notes</i>	Year ended 30 June 25 Rs	Year ended 30 June 24 Rs
CASH FLOW FROM OPERATING ACTIVITIES			
Operating (Deficit) for the year		(2,748,221)	(3,430,770)
Adjustment			
Depreciation	4.0	59,509	43,364
Retirement Benefits Obligation		2,454,748	4,296,389
Operating Deficit before Working capital changes		<u>(233,964)</u>	<u>908,983</u>
WORKING CAPITAL CHANGES			
(Increase) / decrease in Accounts receivable		150,000	(544,592)
Increase/(decrease) in Accounts Payable		(368,923)	43,726
(Increase)/decrease in short term receivables		42,908	77,342
Increase/(decrease) in Employee Benefits Obligation		103,227	324,701
NET CASH FLOW FROM OPERATING ACTIVITIES		<u>(72,789)</u>	<u>(98,823)</u>
CASH FLOW FROM INVESTING ACTIVITIES			
Acquisition of property, plant and equipment		(118,059)	-
NET DECREASE IN CASH AND CASH EQUIVALENTS		(424,811)	810,160
CASH & CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR		2,182,659	1,372,499
CASH & CASH EQUIVALENTS FOR THE YEAR ENDED		<u><u>1,757,848</u></u>	<u><u>2,182,659</u></u>

Note: The statement has been prepared using the Indirect Method.

While the Financial Statements are prepared on accrual basis, **note 11.0** provide the reconciliation Statement of Actual Amounts with Financial Statements amount.

TOWN AND COUNTRY PLANNING BOARD
STATEMENT OF COMPARISON OF BUDGET AND ACTUAL AMOUNT FOR THE YEAR ENDED 30 JUNE 2025

	Original Estimates	Actual amount	Variance	Remarks
	Rs	Rs	Rs	
Revenue				
Revenue Grant	6,899,073			
1 Personal Emoluments	3,400,000	3,309,840	90,160	
2 Allowances	200,000	209,452	(9,452)	Reallocation of fund
3 Pension Contribution (19%)	650,000	628,870	21,130	
4 National Savings Fund	65,000	45,864	19,136	
5 Contribution Sociale Generalisee	300,000	239,074	60,926	
6 Travelling	350,000	300,140	49,860	
7 Stationery	50,000	5,175	44,825	
8 Incidentals (Imprest, etc.)	100,000	63,246	36,774	
9 Fees to Chairman & Members	635,000	438,375	196,625	
10 Audit Fee	80,000		80,000	
11 Legal Fees	100,000	-	100,000	
12 Office Furniture & Equipment	100,000	118,059	(18,059)	
13 Statutory Bodies Family Protection Fund (2%)	72,000	66,024	5,976	
14 Uniform Allowance	25,000	6,650	18,350	
15 Outline Scheme	100,000	-	100,000	
16 Passages	400,000	115,903	284,097	
17 End of Year Bonus	325,000	282,315	42,685	
18 Payment of Sick Leave	260,000	179,632	80,368	
19 Staff Training & Welfare	100,000	-	100,000	
20 Vacation leave	200,000	-	200,000	
21 Sicom		1,308,225	(1,308,225)	
22 Interim Allowance		128,475	(128,475)	Reallocation of fund
23 Parking		43,700	(43,700)	Reallocation of fund
24 14th Month Bonus	-	149,275	(149,275)	Reallocation of fund
Total	7,512,000	7,638,294	(126,294)	

Unused funds (Rs 1,000,000/-) to TCPBPF

Grant Approved : Rs 6,900,000/

NOTES TO THE FINANCIAL STATEMENTS AT 30 JUNE 2025

1.0 GENERAL INFORMATION

The Town and Country Planning Board is administered and managed by the Ag Administrative Manager. The registered office is found at the Ministry of Housing and Land Use Planning, 1st Floor, Ebene Tower, Ebene.

1.1 REPORTING ENTITY

Section 3 of the **Town and Country Planning Act 1954** provides for the establishment of the Town and Country Planning Board. The Town and Country Planning Board is a body corporate under the aegis of the Ministry of Housing and Lands with the main duty to prepare Outline Scheme for each Local Authority with a view to ensuring that development occur in a planned and orderly manner.

The Financial Statements of the Town and Country Planning Board have been prepared in a spirit of adherence to the good governance principles of accountability and transparency.

The Planning and Development Act provides for the dissolution of Town and Country Planning Board and the taking over of the functions of the Town and Country Planning Board by a National Planning and Development Commission.

The National Planning and Development Commission has not yet been given statutory force and once Section (6) of the PDA 2004 is proclaimed and so long as the Commission would not have been constituted, the Town and Country Planning Board would continue to be in existence and would exercise, as and when required, the powers and functions of the Commission.

2.0 STATEMENT OF ACCOUNTING POLICIES

2.1 BASIS OF PREPARATION

The Financial Statements have been prepared in accordance with **International Public Sector Accounting Standards (IPSAS)** issued by **IFAC**. Management has assumed the *“Going Concern Principle”* in the preparation of the Accounts.

2.1 (a) IPSAS NOT YET EFFECTIVE

The following IPSAS had already been issued but not yet effective:

	<u>Effective Date</u>
IPSAS 43 - Leases	01 January 2025
IPSAS 44 - Non-current Assets held for sale and discontinued operations	01 January 2025
IPSAS 45- Property, Plant, and Equipment	01 January 2025
IPSAS 46- Measurement	01 January 2025
IPSAS 47- Revenue	01 January 2026
IPSAS 48-Transfer Expenses	01 January 2026
IPSAS 49 - Retirement Benefit Plans	01 January 2026
IPSAS 50 - Exploration for and Evaluation of Mineral Resources	01 January 2027

These IPSASs are not applicable for the preparation of the financial statements for the financial year 2024-2025.

2.1 (b) Presentation currency

The Financial Statements are presented in Mauritian rupees, which is TCPB's measurement currency.

2.2 REVENUE RECOGNITION

Revenue recognitions are based on exchange and non-exchange transactions and recognized on an accrual basis.

2.2.1 Exchange Transactions

IPSAS 9 – Revenue from Exchange Transactions

Revenue under exchange transaction are those arising from rendering of services, the sales of goods or interest receivable assets. Revenue is recognised to the extent that it is probable that the economic benefit or service potential associated with transactions will flow to the TCPB and that the revenue can be reliably measured. It includes among others sale of Outline Schemes, interest from loan receivables.

2.2.2 Non-Exchange Transactions

IPSAS 23 – Revenue from Non Exchange Transactions

Assets and revenue arising from transfer transactions are recognised in accordance with the requirements of IPSAS 23 - Revenue from Non-Exchange Transactions (Taxes and Transfers). It includes mainly government grants.

2.3 RISK MANAGEMENT POLICIES

(i) RISK OF FUNDING AND LIQUIDITY

The TCPB is not much exposed to financial risks. Funds are released on a monthly scheduled basis by the Ministry of Housing and Lands from the amount voted as grant to the TCPB in the Ministry's budget.

(ii) INTEREST RATE RISK

The TCPB is not exposed to any interest rate risk.

(iii) RISK OF CORRUPTION

In the context of the implementation of the public sector anti-corruption framework, the Ministry of Housing and Lands has set up an Anti-Corruption Committee with a view to developing a corruption risk management process which would help identify corruption risk and the likelihood of its occurrence and bring measures to eradicate or mitigate the risk in the different departments/organisations. The Ag Administrative Manager is a member of the Committee and is responsible for the corruption risk management at the TCPB.

2.4 FINANCIAL INSTRUMENTS

Financial assets and liabilities are initially recognized at their invoice amounts, which approximate their fair value at recognition.

These instruments are subsequently measured at amortised cost. As the financial instruments held by TCPB are predominantly short-term in nature and do not involve significant interest or discounting, the invoice price is considered a reasonable approximation of amortised cost.

2.4.1 Categories of Financial Assets

Category	Measurement Basis	30 June 2025 (Rs)
Receivables from exchange transactions	Amortised cost	587,501
Payables	Amortised cost	1,193,400

2.4.2 Credit Risk Disclosures

(i) **Expected Credit Loss (ECL) Model and Credit Risk**

Although financial assets are measured at invoice price, (the entity) assesses expected credit losses (ECL) under IPSAS 41 based on historical default experience using a provision matrix.

Due to historically low default rates the loss allowance recognized is minimal.

(ii) **Fixed deposits and bank balances** are placed with reputable licensed financial institutions. Accordingly, the ECL are assessed to be immaterial.

2.4.3 Liquidity Risk

No significant liquidity or market risks exist. Payables are settled at invoice amounts within standard credit periods, and the entity maintains sufficient liquidity through cash and fixed deposits.

The entity maintains adequate short-term liquidity through its cash and fixed deposit balances and has no borrowing. Financial liabilities (consist mainly of trade payables) are settled at invoice amounts within standard credit periods.

2.4.4 Market Risk

TCPB is not exposed to significant market risk, including interest rate or currency risk:

- All financial instruments are denominated in the Mauritian Rupee.
- Fixed deposits are held to maturity.

2.5 TRADE RECEIVABLES

Trade receivables are stated at their carrying amount. Bad debts are written off during the period in which they are approved by the Board.

2.6 TRADE PAYABLES

Trade payables are stated at their nominal value.

2.7 CASH AND CASH EQUIVALENTS

Cash and cash equivalents comprise cash on hand and demand deposits, and other short term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value.

2.8 PROPERTY, PLANT AND EQUIPMENT

Property, Plant and Equipment are recorded at cost less depreciation. Depreciation is calculated so as to write off the Property, Plant and Equipment over their estimated useful economic lives as follows:

Office furniture	10 years
Equipment	5 years
Computer	5 years

Depreciation is charged on a pro-rata basis in the year of purchase.

Gain or Losses arising on disposal of an item of Property, Plant and Equipment is determined as the difference between the sale proceeds and carrying amount of the asset.

It is recognised in the Statement of Financial Performance.

2.9 EMPLOYEE BENEFITS

(i) Defined Benefits Pension Plan

The Board operates a Defined Benefits Pension Plan, the assets of which are held with and managed by State Insurance Company of Mauritius. The costs of providing benefits are actuarially determined using the projected unit credit method.

Contribution paid into the pension plan during the year is recognised in the Financial Statements. Contribution is set at the rate of 25% of gross salary, at the rate of 19% by the employer and 6% by the employee.

(ii) **Other Benefits**

(a) **Long term benefits**

Employees are allowed to accumulate sick leaves not taken at the end of each calendar year up to a maximum of 110 days in a sick leave bank. The balance of bank sick leave is valued at the end of the financial year is recognised as long term payables.

(b) **Short term benefits**

Beyond this ceiling of 110 days, officers are refunded part of the annual leave entitlement of sick leaves not taken and is expensed to the Statement of Financial Performance in the year it is accrued.

(iii) **Vacation leave**

Provisions have been made for the estimated liability of vacation leave.

2.10 **INVENTORIES**

Inventories, consisting mainly of Outline Schemes are valued at the lower cost and net realizable value.

The cost of inventories comprises of all costs in bringing the inventories to their location and condition, that is, purchase costs plus other costs.

The preparation of an Outline Scheme comprises *interalia* professional and technical expertise, logistics and stationery. Accordingly, it would be difficult to estimate the cost of production of an Outline Scheme. Therefore, the inventories of Outline Schemes are valued at selling price.

The Ministry of Housing and Lands prepares the Outline Schemes on behalf of the Board. For the period under review there was no Outline Scheme in stock.

2.11 RELATED PARTIES TRANSACTIONS

Key Management Personnel

Key management personnel are those persons having authority and responsibility for planning, directing and controlling the activities of the reporting entity, both executive and non-executive directors. This includes Chairperson, Board Members and the Acting Administrative Manager of the Town and Country Planning Board. Remuneration paid to the key personnel during the year 2024/2025 amounted to Rs 1,466,795 as detailed below:

Chairperson;	384,000
Board Members;	54,375
Ag Administrative Manager (salary + travelling)	1,028,420

2.12 PROVISION AND CONTINGENCIES

Pending Litigations

There is, as at date, one case pending before the Court. The case was entered in 2011 before the Supreme Court against the decision of the Town and Country Planning Board in an appeal heard by the Board. Hearing was completed in 2014, and judgment is still being awaited.

3.0 LOAN RECEIVABLES

These are car Loan balances previously granted to staff.

	Year Ended 30 June 2025	Year Ended 30 June 2024
Amount Recoverable within one year	150,000	192,908
Amount Recoverable After one year	437,501	587,500
	<u>587,501</u>	<u>780,408</u>

Loan receivables are shown at carrying amount at end of year. No provision for expected credit losses is made and are fully recoverable by virtue of guarantees and collaterals taken from borrower.

4.0 PROPERTY, PLANT AND EQUIPMENT

	OFFICE FURNITURE (Rs)	EQUIPMENT (Rs)	COMPUTER (Rs)	TOTAL (Rs)
Cost /Valuation				
As at 30th June 2024	124,675	222,483	405,256	752,414
Addition /Remeasurement			118,059	118,059
 As at 30th June 2025	124,675	222,483	523,315	870,473
 Accumulated Depreciation				
As at 30th June 2024	114,468	177,666	378,720	670,854
charge for the year	2,371	22,225	34,912	59,509
 As at 30th June 2025	116,839	199,891	413,632	730,363
 Net Book Value as at 30th June 2025	7,836	22,592	109,683	140,110
 Net Book Value as at 30th June 2024	10,207	44,817	26,537	81,560

5.0 TRADE AND OTHER PAYABLES

	Year ended 30 June 25 Rs	Year ended 30 June 24 Rs
Overtime	-	27,956
Travelling	-	1,100
Audit fee	120,000	60,000
End of Year Bonus	-	135,042
Fees to Chairman & Members	3,400	
Transfer of fund to SICOM	1,000,000	1,308,225
Provision for Accountant Fee	70,000	30,000
	1,193,400	1,562,323

6.0 EMPLOYEE BENEFITS OBLIGATIONS

Less than one Year	Year ended 30 June 25 Rs	Year ended 30 June 24 Rs
Provision for passages benefits	555,156	519,760
sick leave payment	200,000	200,000
	755,156	719,760

6.1 EMPLOYEE BENEFITS OBLIGATIONS

More than One Year

Provision for Sick Leave	1,216,359	1,363,402
Provision for passages benefits	-	-
Provision for Vacation Leave	1,502,338	1,493,918
	2,718,697	2,857,320

**FIGURES FOR IPSAS 39 ADOPTION FOR:
Town and Country Planning Board
For year ending 30 June 2025**

	Year ending 30 June 2025 Rs	Year ending 30 June 2024 Rs
Amounts recognised in balance sheet at end of year:		
Defined benefit obligation	64,861,031	67,491,987
Fair value of plan assets	(10,179,677)	(8,263,995)
Liability recognised in balance sheet at end of year	54,681,354	59,227,992
Amounts recognised in income statement:		
Service cost:		
Current service cost	418,543	689,680
(Employee contributions)	(198,590)	(191,097)
Fund Expenses	36,486	103,113
Net Interest expense/(income)	3,033,633	2,991,608
P&L Charge	3,290,072	3,593,304
Remeasurement:		
Liability (gain)/loss	(1,861,430)	6,723,219
Assets (gain)/loss	(38,185)	(232,157)
Net Assets/Equity (NAE)	(1,899,615)	6,491,062
Total	1,390,457	10,084,366
Movements in liability recognised in balance sheet:		
At start of year	59,227,992	53,748,767
Amount recognised in P&L (Past service liability contribution)	3,290,072	3,593,304
(Contributions paid by employer)	(5,308,225)	(4,000,000)
Amount recognised in NAE (Contributions paid by employer)	(628,870)	(605,141)
At end of year	(1,899,615)	6,491,062
	54,681,354	59,227,992

The plan is a defined benefit arrangement for the employees and it is a funded plan. The assets of the funded plan are held independently and administered by The State Insurance Company of Mauritius Ltd.



**FIGURES FOR IPSAS 39 ADOPTION FOR:
Town and Country Planning Board
For year ending 30 June 2025**

	Year ending 30 June 2025	Year ending 30 June 2024
<i>Reconciliation of the present value of defined benefit obligation</i>	Rs	Rs
Present value of obligation at start of period	67,491,987	60,915,702
Current service cost	418,543	689,680
Interest cost	3,517,516	3,421,386
(Benefits paid)	(4,705,585)	(4,258,000)
Liability (gain)/loss	(1,861,430)	6,723,219
Present value of obligation at end of period	<u>64,861,031</u>	<u>67,491,987</u>
<i>Reconciliation of fair value of plan assets</i>		
Fair value of plan assets at start of period	8,263,995	7,166,935
Expected return on plan assets	483,883	429,778
Employer contributions	628,870	605,141
Employee Contributions	198,590	191,097
Past Service liability contribution	5,308,225	4,000,000
(Benefits paid and other outgo)	(4,742,071)	(4,361,113)
Asset gain/(loss)	38,185	232,157
Fair value of plan assets at end of period	<u>10,179,677</u>	<u>8,263,995</u>
<i>Distribution of plan assets at end of period</i>		
<i>Percentage of assets at end of year</i>	June 2025	June 2024
Fixed Interest securities and deposits	47.7%	49.9%
Loans	3.1%	3.1%
Local equities	16.8%	15.2%
Overseas bonds and equities	31.9%	31.3%
Property	0.5%	0.5%
Total	<u>100%</u>	<u>100%</u>
<i>Additional disclosure on assets issued or used by the reporting entity</i>		
<i>Percentage of assets at end of year</i>	June 2025	June 2024
Assets held in the entity's own financial instruments	(%)	(%)
Property occupied by the entity	0	0
Other assets used by the entity	0	0
<i>Components of the amount recognised in NAE</i>		
Year	June 2025	June 2024
Currency	Rs	Rs
Asset experience gain/(loss) during the period	38,185	232,157
Liability experience gain/(loss) during the period	(1,378,710)	(3,913,361)
Liability gain/(loss) due to change in financial assumptions	3,240,140	(2,809,858)
	<u>1,899,615</u>	<u>(6,491,062)</u>
<i>Year</i>	2025-2026	
Expected employer contributions (Estimate to be reviewed by Town and Country Planning Board)	663,947	
Weighted average duration of the defined benefit obligation (Calculated as a % change in PV of liabilities for a 1% change in discount rate)	10 years	



**FIGURES FOR IPSAS 39 ADOPTION FOR:
Town and Country Planning Board
For year ending 30 June 2025**

The plan is exposed to actuarial risks such as : investment risk, interest rate risk, longevity risk and salary/pension increase risk. The risk relating to death in service benefits is reinsured.

1. Investment Risk which is the risk that the return earned on the assets may be lower or higher than assumed.
2. Salary Risk/Pension Risk which is the risk that the actual salary/pension increases granted may be different than what we have assumed. For instance a higher salary/pension increase relative to the Investment returns shall increase the Defined Benefit Obligation and hence the liability.
3. Longevity Risk is caused by the improvement in mortality rates among pensioners. The longer the latter live, the higher is the liability.

The cost of providing the benefits is determined using the Projected Unit Method. The principal assumptions used for the purpose of the actuarial valuation were as follows:


	Year ending 30 June 2025	Year ending 30 June 2024
Discount rate	5.90%	5.40%
Future salary increases	4.50%	4.50%
Future pension increases	3.50%	3.50%
Mortality before retirement	Nil	
Mortality in retirement	PA (90) Tables rated down by 2 years	
Retirement age	65 years	

The discount rate is determined by reference to market yields on bonds.

Significant actuarial assumptions for determination of the defined benefit obligation are discount rate, expected salary increase and mortality. The sensitivity analyses below have been determined based reasonably on possible changes of the assumptions occurring at the end of the reporting period.

- If the discount rate would be 100 basis points (one percent) higher (lower), the defined benefit obligation would decrease by Rs 5.7 million (increase by Rs 6.8 million) if all other assumptions were held unchanged.
- If the expected salary growth would increase (decrease) by 1%, the defined benefit obligation would increase by Rs 1.6 million (decrease by Rs 1.5 million) if all other assumptions were held unchanged.
- If the expected pension growth would increase (decrease) by 1%, the defined benefit obligation would increase by Rs 4.9 million (decrease by Rs 4.3 million) if all other assumptions were held unchanged.
- If the life expectancy would increase (decrease) by one year, the defined benefit obligation would increase by Rs 2.3 million (decrease by Rs 2.3 million) if all other assumptions were held unchanged.

In reality one might expect interrelationships between the assumptions, especially between discount rate and expected salary increases, given that both depend to a certain extent on expected inflation rates. The analysis above abstracts from these interdependences between the assumptions.


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Appendix

Data Summary

1. Active Members

	As at 30 June 2025				2024
	No of Members	Average Age (Years)	Average Salary (Rs)	Average Service (Months)	No of Members
Male	3	57	50,553	331	3
Female	3	57	42,335	362	3
Total/Overall	6	57	46,444	345	6

2. Pensioners

	As at 30 June 2025			2024
	No of Members	Average Age (Years)	Average Monthly Pension (Rs)	No of Members
Male	11	75	26,325	11
Female	2	71	24,733	2
Total/Overall	13	75	26,080	13

8.0 <u>OTHER REVENUE</u>	Year ended 30 June 25 Rs	Year ended 30 June 24 Rs
Bill of cost	-	6480
Sales of Outline Scheme	100,000	125,000
Interest on Loan Motorcar	15,800	28,428
	115,800	159,908

9.0 <u>STAFF COSTS</u>	Year ended 30 June 25 Rs	Year ended 30 June 24 Rs
Personal Emoluments	3,309,840	3,184,950
Allowances	279,652	132,472
End of year Bonus	296,548	274,753
Training	-	9,000
National Savings Fund	45,864	43,776
Contribution Social General	239,074	226,882
Travelling	299,040	300,140
Uniform Allowance	6,650	10,405
Passages	151,299	149,107
Statutory Bodies FPF	66,024	63,708
Sick Leave	32,588	266,743
Staff Welfare	-	10,000
Vacation Leave	8,420	132,368
Transfer to SICOM	3,290,072	3,593,304
Overtime	28,281	37,040
Transfer of fund to SICOM NSF 2024	1,000,000	1,308,225
	9,053,353	9,742,871

9.1 The service of one staff of the Town and Country Planning Board have been made available to the Environment and Land Use Appeal Tribunal on a temporary basis since 2013.

The salary of the staff, including other benefits are being paid by the Town and Country Planning Board.

For the year ended June 2025, the staff costs incurred for the officer amounted to **Rs 980,000** out of **Rs 8.05 million** of the total staff costs.

10.0 OFFICE AND ADMINISTRATIVE EXPENSES

	Year ended 30 June 25	Year ended 30 June 24
	Rs	Rs
Fees to Chairman & Members	438,375	424,875
Incidentals	7,099	13,575
Stationery	5,175	7,993
Bank charges	3,532	4,492
Professional fees	130,250	122,500
Imprest	22,101	19,839
Rental of Parking	43,700	-
	650,232	593,274

Note:11

TOWN AND COUNTRY PLANNING BOARD
Statement showing Reconciliation of Actual Cash Flows
with Financial Statement for the year ended 30 June 2025

	30 June 2025
	MUR
Statement of Reconciliation of Actual Expenses with Cash Flows	
Actual amount on comparable basis as presented in the Budget & Actual Comparative Statement	7,638,274
Provisions & Accruals	
Sick Leave	-147,043
Passage Benefits	35,396
Vacation Leave	16,841
Provision for retirement benefits	982,817
Accrual	1,000,000
Non-Cash Items	
Depreciation & Amortisation	59,509
Actual amount in the Statement of Financial Performance	<u>9,775,794</u>