

REPORT OF THE
DIRECTOR OF AUDIT

on the Financial Statements
of the Town And Country Planning Board for the year
ended 30 June 2024

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 2024 and the statement of financial performance, statement of changes in net assets/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 2024, 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 3,430,770 for the year ended 30 June 2024. The statement of financial position discloses a cumulative general fund deficit of Rs 61 million and net assets standing at a negative balance of Rs 61 million as compared to Rs 55 million as at 30 June 2023.

My opinion is not modified in respect of this matter.

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.

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.

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.

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' 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.

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

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

27 August 2025

TOWN AND COUNTRY PLANNING BOARD

Annual Report for the Financial Year ended 30 June 2024

**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 2024, 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 2023 to 30 June 2024, prepared in compliance with the International Public Sector Accounting Standard (IPSAS).

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 Land Use Planning.

As at 1st July 2023, 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 Mohummad Shamad AYOOB SAAB, the Senior Chief Executive of the Ministry of Housing and Land Use Planning 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 2023 to 30 June 2024 is given in Table 1 below.

TABLE 1: COMPOSITION OF BOARD MEMBERS
(1ST JULY 2023 – 30 JUNE 2024)

NAME	TITLE	MINISTRY	APPOINTMENT
Chairperson Mr M S Ayoob Saab	Senior Chief Executive	Ministry of Housing and Land Use Planning	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 Land Use Planning	23.04.2021
Mr P K Binee	Lead Analyst	Ministry of Finance, Economic Planning and Development	22.01.2015
Mr S Subratty	Deputy Director Engineering Unit	Environment Health Engineering Unit, Ministry of Health and Wellness	28.07.2020
Mrs T B Codadeen	Deputy Permanent Secretary	Ministry of National Infrastructure and Community Development	16.03.2021
Mrs P Cheekoory	Temporary Assistant Permanent Secretary (as alternate member)		12.05.2023
Miss R N Jhowry	Assistant Permanent Secretary	Ministry of Local Government and Disaster Risk Management	10.03.2022
Mrs G Ramnauth	Deputy Permanent Secretary	Ministry of Agro Industry and Food Security	26.09.23 – 23.06.2024
Mr R Ramsaha	Assistant Permanent Secretary		24.06.2024

Mr R Beedassy (Replacing)	Deputy Director of Environment	Ministry of Environment, Solid Waste Management and Climate Change	15.12.2021
Mr P K Ramburn	Mayor, Municipal Council of Vacoas - Phoenix	Association of Urban Authorities	17.08.2022
Mr D Ramluckhun	Mayor, Municipal Council of Quatre Bornes		27.02.2024
Mr K K Jeewooth	Chairperson Flacq District Council	Association of District Councils	09.06.2023
Mr P Ellayah	Chairperson District Council of Rivière du Rempart		29.03.2024
Mr M Narayan	Social Worker	Representative of General Public	01.10.2018
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 replies 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 Land Use Planning. Funds are released on a monthly basis by the Ministry of Housing and Land Use Planning 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 2023 - 2024 was Rs 7,100,000.

The total amount of grant disbursed by the Ministry of Housing and Land Use Planning to the TCPB for the financial year was, however, Rs 6,788,831. Revenue collected from sale of Outline Schemes and other income (interests on motorcar loans) amounted to Rs 159,908. The total revenue therefore, amounted to Rs 6,948,739.

Total operating expenses incurred for the FY 2023 - 2024 were Rs 10,379,509. The main item of expenditure was staff salary and benefits amounting to Rs 9,742,871 and included some Rs 1.06 million incurred in respect of one officer whose service has been made available to the Environment and Land Use Appeal Tribunal.

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 and transparency all financial and non-financial information is disclosed in the Annual Report in compliance with the relevant legislations.

LEGAL ADVISER

The Solicitor-General is the legal adviser of the TCPB.

Representatives of the Attorney General's Office assist the TCPB in Court cases where the TCPB is a party.

BANKER State Bank of Mauritius Ltd
State Bank Tower
1 Queen Elizabeth II Avenue
Port Louis

ADDRESS: TOWN AND COUNTRY PLANNING BOARD
Level 1 Ebène Tower Plot 52, Ebène Cybercity,
Ebène

CONTACT DETAILS:

Tel: 4013728

Email: sectcpb@gmail.com

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

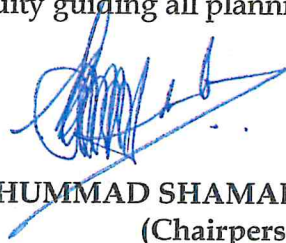
- VISION** : To improve the overall quality of life of the citizens through sustainable development principles.
- MISSION** : To ensure that the Outline Schemes continue to promote a sound basis for development and be able to respond to new challenges in a timely manner.
- MAIN OBJECTIVES** : The main objectives of the TCPB are:
- 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.

It is a privilege to present the annual report of the Town and Country Planning Board, a testament to the vital role played in shaping the future of our communities across the island. This Board remains committed to fostering planned and orderly development of land in both urban and rural areas while ensuring that growth aligns with the needs and aspirations of the community.

Among its key functions the Board recommends to the President of the Republic areas requiring planning control and working closely with local authorities to identify regions that benefit from structured development. The preparation of Outline Schemes and the examination of detailed schemes, in a collaborative approach with local authorities, aligns planning strategies with the needs of the community. In addition, critical advice is provided to the Minister regarding the execution and enforcement of these plans. When developments contravene schemes under preparation, the Board exercise its authority to direct local authorities to cancel permits and seek legal action to restore the land to its intended use.

The Board also addresses appeals from individuals affected by local authority decisions, ensuring a transparent and fair process is upheld. In the pursuit of promoting development throughout Mauritius, several initiatives were launched in the Financial Year 2023-2024, namely, amendment to the Development Management Map, removal of ex-railway alignments and the extension of the timeframe of Outline Planning Schemes.

I seize the opportunity to commend the hard work and collaboration of staff and stakeholders which have directly and indirectly helped the Town and Country Planning Board in its tasks. Looking ahead, it is essential to continue fostering collaboration and adaptability in response to evolving policies, with a steadfast commitment to sustainability and social equity guiding all planning efforts.



Mr MOHUMMAD SHAMAD AYOOB SAAB
(Chairperson)

STAFFING

TABLE 2: LIST OF STAFF (JUNE 2024)

	GRADE	NUMBER OF ESTABLISHED POST	NUMBER OF OFFICERS IN POST	REMARKS
1	Administrative Manager	1	0	
2	Planning Officer/Senior Planning Officer	1	0	
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 technical staff 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 Land Use Planning 3 days a week.

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 2024 – 2027

The main objective under the **strategic plan 2024 – 2027**, is the review of the existing 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 and December 2023 to be operational up to **December 2024**. As no new/revised Schemes would be coming into operation the existing Schemes would be extended beyond 2024.

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 **2026 – 2027**.

Table 3: Strategic Plan 2024 – 2027

	Year 2024 - 2025	Year 2025 - 2026	Year 2026 - 2027
5 Municipal Council Outline Schemes (Approved 2015). Extended to December 2024.	1. Extension of time frame of existing Outline Schemes to cover development period post December 2024. 2. The revised NDS expected to be completed and adopted by Government in 2025.	1. Preparation of Terms of Reference and Request for Proposal for open bidding for the preparation of 12 Outline Schemes. 2. Advertise Request for Proposal. 3. Evaluation of bids/ Award of contract.	1. Start consultancy (Surveys, collection of Data, Analysis, Inception Report, etc.) 2. 1st Draft of Outline Schemes. 3. Public consultation. 4. Approval of Outline Schemes.
7 District Councils Outline Schemes (Approved 2006 & modified 2011). Extended to December 2024.			

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

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 was extended to December 2024. The NDS is still 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 and December 2023 and to be operational until December 2024. The Schemes would be further extended pending their full review on the basis of the new NDS being prepared.

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 2024 pending their review.

As no revised/new Schemes will be made operational in the near future, the existing Schemes (rural and urban) will be extended to cover development post December 2024.

CLAIM FOR COMPENSATION

In 2013, an applicant entered a case before the Supreme Court for a claim of compensation of Rs 50 million against Government and the TCPB as "*Maitre et Commettant*" for injurious affection as a result of the modification brought in March 2013 to the Pamplémousses - Rivière du Rempart Outline Scheme with respect to

the Proposed Northern Tourism Zone Coastal Distributor Road. Judgement was delivered in the matter in favour of Government.

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.

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 Land Use Planning. 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 2023 – June 2024 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 and limited 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 Land Use Planning 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 Land Use Planning. Other Ex-Officio members are nominated by their respective Ministries and the Association of Urban Authorities. The Minister of Housing and Land Use Planning 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 expert experiences 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 Mohammad Shamad Ayoob 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 2023 - 2024.

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 2023 - JUNE 2024)
& 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	3.6
MEMBERS				
Mrs G Rosunee	3	6000	23.04.2021	3.2
Mr S Subratty	3	7125	28.07.2020	4
Mrs S Domun	2	4750	21.04.2023	1.2
Mrs T B Codadeen	2	2375	16.03.2021	3.3
Mr R Beedassy (Replacing)	2	4750	15.12.2021	2.5
Mr P K Binee	1	2375	22.01.2015	9.5
Mrs G Ramnauth	1	2000	26.09.2023	0.75
Mrs P Cheekoory (Replacing)	1	2000		
Mr P Ellaya	1	2375	29.03.2024	0.25
Mr D Ramluckhun	1	2375	27.02.2024	0.3
Mr N Narayen	1	2375	01.10.2018	5.7
Ms R N Jhowry	Nil	Nil	10.03.2022	2.3

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 Land Use Planning (Finance Section).

The TCPB complies with the requirements of the Financial Management Manual of the Ministry of Finance, Economic Planning and Development. 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 Land Use Planning 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 in the building occupied by the Ministry of Housing and Land Use Planning. Most of the logistics and facilities are met by the Ministry.

The Ministry of Housing and Land Use Planning monitors and evaluates health and safety measures in its offices and 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 has consistently discharged 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 2024 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

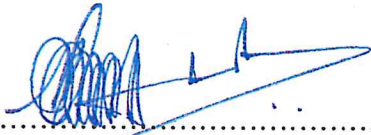
The Board considers the findings and recommendations of the Director of Audit through its Management Letter and implements to the extent possible the recommendations.

PRINCIPLE 8: RELATIONS WITH STAKEHOLDERS

The Planning Division of the Ministry of Housing and Land Use Planning is a key stakeholder and works 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



Mr P K BENEE
Board Member

DATE: 14th August 2025

FINANCIAL STATEMENTS

OF THE

TOWN AND COUNTRY PLANNING BOARD

FOR THE

YEAR ENDED 30 JUNE 2024

TOWN AND COUNTRY PLANNING BOARD

STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2024

	Notes	Year ended 30 June 2024 Rs	Year ended 30 June 2023 Rs
Assets			
<u>Current assets</u>			
Cash and Cash Equivalents		2,182,659	1,372,499
Short Term loan receivables	3.0	192,908	270,250
Total Current Assets		2,375,567	1,642,749
<u>Non-current assets</u>			
Long Term loan receivables	3.0	587,500	42,908
Property, Plant and Equipment	4.0	81,560	14,741
Total Non-Current Assets		669,060	57,649
TOTAL ASSETS		3,044,627	1,700,398
<u>Liabilities</u>			
<u>Current liabilities</u>			
Trade And Other Payables	5.0	1,562,323	210,372
Employment Benefits Obligations (short term)	6.0	719,760	200,000
Total Current Liabilities		2,282,083	410,372
<u>Non-current liabilities</u>			
Employees Benefits obligations	6.0	2,857,320	3,052,380
Retirement Benefit Obligations	7.0	59,227,992	53,748,766
Total Non-Current Liabilities		62,085,312	56,801,146
TOTAL LIABILITIES		64,367,395	57,211,518
NET ASSETS		(61,322,768)	(55,511,120)
NET ASSETS/EQUITY			
General Fund		(61,365,668)	(55,554,020)
Revaluation reserve		42,900	42,900
Total Net Assets/Equity		(61,322,768)	(55,511,120)

The Amended Financial Statement was approved by the Board on 13 August 2025.

.....
Mr P K Bennee (Board Member)

.....
M S Ayoob Saab (Chairperson)

The accounting policies and the notes to the accounts from page 31 to 47 form an integral part of the Financial Statements.

TOWN AND COUNTRY PLANNING BOARD
STATEMENT OF FINANCIAL PERFORMANCE
FOR THE YEAR ENDED 30 JUNE 2024

	<i>Notes</i>	Year ended 30 June 24 Rs	Year ended 30 June 23 Rs
<u>Revenue from Non-Exchange Transaction</u>			
Government Grant		6,788,831	7,135,339
Overtime Allowance Received		-	61,484
<u>Revenue from Exchange Transaction</u>			
Other Revenue	8.0	159,908	162,488
TOTAL REVENUE		6,948,739	7,359,311
EXPENSES			
Staff Costs	9.0	9,742,871	7,970,089
Office and Administrative expenses	10.0	593,274	878,787
Depreciation	4.0	43,364	7,040
TOTAL EXPENSES		10,379,509	8,855,916
(Deficit) for the year		(3,430,770)	(1,496,605)

TOWN AND COUNTRY PLANNING BOARD
STATEMENT IN CHANGES IN NET ASSET/EQUITY FOR THE YEAR ENDED 30 JUNE 2024

	General Fund Rs	Revaluation Reserve Rs	Year ended 30 June 2024 Rs
Balance as at 1 July 2022	(55,739,970)	42,900	(55,697,070)
(Deficit) for the period	(1,496,605)	-	(1,496,605)
Past Service Liability Contribution	1,269,770	-	1,269,770
Remeasurement loss on Retirement Benefits	412,785	-	412,785
Balance as at 30 June 2023	(55,554,020)	42,900	(55,511,120)
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)

Note: An amount of Rs 4,000,000 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 2024

	<i>Notes</i>	Year ended 30 June 24 Rs	Year ended 30 June 23 Rs
CASH FLOW FROM OPERATING ACTIVITIES			
Operating (Deficit) for the year		(3,430,770)	(1,496,605)
Adjustment			
Depreciation	4.0	43,364	7,040
Retirement Benefits Obligation		4,296,389	2,474,502
Operating Deficit before Working Capital changes		908,983	984,937
WORKING CAPITAL CHANGES			
(Increase)/ decrease in Accounts receivable		(544,592)	220,942
Increase/(decrease) in Accounts Payable		43,726	10,000
(Increase)/decrease in short term receivables		77,342	(13,155)
Increase/(decrease) in Employee Benefits Obligation		324,701	(788,089)
NET CASH FLOW FROM OPERATING ACTIVITIES		(98,823)	414,634
NET DECREASE IN CASH AND CASH EQUIVALENTS		810,160	414,634
CASH & CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR		1,372,499	957,865
CASH & CASH EQUIVALENTS FOR THE YEAR ENDED	2.7	2,182,659	1,372,499

Note: The statement has been prepared using the Indirect Method.
The Cash and Cash Equivalents comprised only cash at the bank.

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

**STATEMENT OF COMPARISON OF BUDGET AND ACTUAL AMOUNT
FOR THE YEAR ENDED 30 JUNE 2024**

		Original Estimates	Actual amount	Variance	Remarks
		Rs	Rs	Rs	
	Revenue				
	Revenue Grant	6,788,831	6,788,831		
	Other Revenue		159,908		
	Total Revenue	6,788,831	6,948,739		
	Expenses				
1	Personal Emoluments	3,350,000	3,184,950	165,050	
2	Allowance	150,000	166,555	(16,555)	Reallocation of fund from PE (Rs 50,000)
4	National Savings Fund	60,000	43,776	16,224	
5	Contribution Sociale Generalisee	275,000	226,882	48,118	
6	Travelling	350,000	299,040	50,960	
7	Stationery	50,000	7,992	42,008	
8	Incidentals (Imprest, Bank Charges etc.)	75,000	65,325	14,167	
9	Fees to Chairman & Members	635,000	424,875	210,125	
10	Audit Fee	80,000	60,000	20,000	
11	Legal Fees	100,000	-	100,000	
12	Office Furniture & Equipment	100,000	-	100,000	
13	Statutory Bodies Family Protection Fund (2%)	70,000	63,708	6,292	
14	Uniform Allowance	25,000	10,405	14,575	
15	Outline Scheme	100,000	-	100,000	
16	Passages	400,000	43,398	356,602	
17	End of Year Bonus	300,000	270,083	29,917	

**STATEMENT OF COMPARISON OF BUDGET AND ACTUAL AMOUNT
FOR THE YEAR ENDED 30 JUNE 2024**

18	Payment of Sick Leave	250,000	180,118	69,882	
19	Staff Training	50,000	9,000	41,000	
20	Vacation leave	10	-	10	
21	Staff Welfare	-	10,000	(10,000)	
22	Pension Contribution	640,000	605,140	(10,000)	
	Total	7,060,010	5,671,247	1,348,375	

NOTES TO THE FINANCIAL STATEMENTS AT 30 JUNE 2024

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 Land Use Planning 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 financial statements comply in all material aspects with applicable IPSAS. The following Standards have already been issued but not effective:

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

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 Land Use Planning 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 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 of 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 2024 (Rs)
Receivables from exchange transactions	Amortised cost	780,408
Payables	Amortised cost	1,562,323

2.4.2 Credit Risk Disclosures

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.

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.

The TCPB has adopted a Capitalisation Policy for the Financial Year 2023-2024. The Board approved that Asset with a value greater than Rs 900 will be capitalized.

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 have been valued at selling price.

The Ministry of Housing and Land Use Planning prepares the Outline Schemes on behalf of the Board. The exercise for the preparation of the 5 urban Outline Schemes was commissioned to consultants and who, according to the terms of contract, submitted 100 copies of each of the 5 Urban Schemes to the Ministry. 85 copies of the said Schemes, which were in excess, after circulation to stakeholders, were remitted to the Board for sale. Out of the 85 copies, 56 copies were sold and 17 copies issued for free and remaining 12 copies could no longer be sold.

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 2023/2024 amounted to Rs 1,993,197 as detailed below:

Chairperson;	384,000
Board Members;	40,875
Ag Administrative Manager (salary + travelling)	1,049,039

2.12 PROVISION AND CONTINGENCIES

Pending Litigations

There is, as at date, one case pending before the Court. The case was entered in 2011 by the appellants before the Supreme Court for the judicial review of 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 2024 Rs	Year ended 30 June 2023 Rs
Amount recoverable within one year	192,908	270,500
Amount recoverable after one Year	587,500	42,908
	780,408	313,408

Loan receivables are shown at carrying amount at year end. 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

Cost /Valuation	OFFICE FURNITURE (Rs)	EQUIPMENT (Rs)	COMPUTER (Rs)	TOTAL (Rs)
As at 30th June 2023	124,675	222,483	405,256	752,414
As at 30th June 2024	124,675	222,483	405,256	752,414
Accumulated Depreciation				
As at 30th June 2023	115,435	221,683	400,556	737,673
Adjustment in depreciation	(3,338)	(67,042)	(39,804)	(110,184)
charge for the year	2,371	23,025	17,968	43,364
As at 30th June 2024	114,468	177,666	378,720	670,853
Net Book Value as at 30th June 2024	10,207	44,817	26,537	81,560
Net Book Value as at 30th June 2023	9,240	801	4,700	14,741

Note:

The Board has approved to increase the life of assets:

Office Furniture: 2 yrs to 5 yrs

Equipment: 3 yrs

Office Equipment: 2 yrs to 5 yrs

5.0 TRADE AND OTHER PAYABLES

	Year ended 30 June 24 Rs	Year ended 30 June 23 Rs
Overtime	27,956	-
Travelling	1,100	-
Audit fee	60,000	60,000
End of Year Bonus	135,042	130,372
Transfer of fund to SICOM	1,308,225	-
Provision for Accountant Fee	30,000	20,000
	1,562,323	210,372

6.0 EMPLOYEE BENEFITS OBLIGATIONS

	Year ended 30 June 24 Rs	Year ended 30 June 23 Rs
Less than one Year		
Provision for passages benefits	519,760	100,000
Sick leave payment	200,000	100,000
	719,760	200,000
More than One Year		
Provision for Sick Leave	1,363,402	1,376,777
Provision for Passages benefits	-	314,052
Provision for Vacation Leave	1,493,918	1,361,550
	2,857,320	3,052,379

Town and Country Planning Board

Figures for IPSAS 39 adoption for year ending 30 June 2024

Amounts recognised in balance sheet at end of year:

Defined benefit obligation
Fair value of plan assets

Liability recognised in balance sheet at end of year**Amounts recognised in income statement:**

Service cost:

Current service cost
(Employee contributions)
Fund Expenses

Net Interest expense/(income)
PETL Charge

Remeasurement:

Liability (gain)/loss

Assets (gain)/loss

Net Assets/Equity (NAE)

Total

Movements in liability recognised in balance sheet:

At start of year

Amount recognized in P&L

(Past service liability contribution)

(Contributions paid by employer)

Year ending 30 June 2024 Rs	Year ending 30 June 2023 Rs
67,491,987	60,915,702
(8,263,995)	(7,166,935)
59,227,992	53,748,767
689,680	598,173
(191,097)	(200,868)
103,113	39,576
2,991,608	2,575,083
3,593,304	3,011,964
6,723,219	(660,981)
(232,157)	248,196
6,491,062	(412,785)
10,084,366	2,599,179
53,748,767	53,055,439
3,593,304	3,011,964
(4,000,000)	(1,269,770)
(605,141)	(636,081)
6,491,062	(412,785)
59,227,992	53,748,767

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.

Town and Country Planning Board

Figures for IPSAS 39 adoption for year ending 30 June 2024

	Year ending 30 June 2024	Year ending 30 June 2023
Reconciliation of the present value of defined benefit obligation	Rs	Rs
Present value of obligation at start of period	60,915,702	62,574,865
Current service cost	689,680	598,173
Interest cost	3,421,386	2,984,090
(Benefits paid)	(4,258,000)	(4,580,445)
Liability (gain)/loss	6,723,219	(660,981)
Present value of obligation at end of period	67,491,987	60,915,702
Reconciliation of fair value of plan assets		
Fair value of plan assets at start of period	7,166,935	9,519,426
Expected return on plan assets	429,778	409,007
Employer contributions	605,141	636,081
Employee Contributions	191,097	200,868
Past Service liability contribution	4,000,000	1,269,770
(Benefits paid and other outgo)	(4,361,113)	(4,620,021)
Asset gain/(loss)	232,157	(248,196)
Fair value of plan assets at end of period	8,263,995	7,166,935
Distribution of plan assets at end of period		
<i>Percentage of assets at end of year</i>	2024	2023
Fixed Interest securities and deposits	49.9%	53.9%
Loans	3.1%	2.8%
Local equities	15.2%	14.0%
Overseas bonds and equities	31.3%	28.8%
Property	0.5%	0.5%
Total	100%	100%
Additional disclosure on assets issued or used by the reporting entity		
<i>Percentage of assets at end of year</i>	2024	2023
	CYO	(%)
Assets held in the entity's own financial instruments	0	0
Property occupied by the entity	0	0
Other assets used by the entity	0	0
Components of the amount recognised in NAE		
Year	2024	2023
Currency	Rs	Rs
Asset experience gain/(loss) during the period	232,157	(248,196)
Liability experience gain/(loss) during the period	(3,913,361)	660,981
Liability gain/(loss) due to change in financial assumptions	(2,809,858)	N/A
	(6,491,062)	412,785
Year	2024-2025	
Expected employer contributions	650,390	
(Estimate to be reviewed by Town and Country Planning Board)		
Weighted average duration of the defined benefit obligation	10 years	
(Calculated as a % change in PV of liabilities for a 1% change in discount rate)		

Town and Country Planning Board

Figures for IPSAS 39 adoption for year ending 30 June 2024

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

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 2024	Year ending 30 June 2023
Discount rate	5.40%	5.82%
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 6.4 million (increase by Rs 7.6 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 1.9 million (decrease by Rs 1.7 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 2.5 million (decrease by Rs 2.5 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 2.5 million (decrease by Rs 2.5 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.

Appendix

Data Summary

1. Active Members

	As at 30 June 2024				2023
	No of Members	Average Age (Years)	Average Salary (Rs)	Average Service (Months)	No of Members
Male	3	56	50,175	325	3
Female	3	56	40,817	350	3
Total/Overall	6	56	45,496	336	6

2. Pensioners

	As at 30 June 2024			2023
	No of	Average Age (Years) p e n s i o n	Average Monthly Pension (Rs)	No of Members
Male	11	74	25,767	12
Female	2	70	24,123	2
Total/Overall	13	74	25,514	14

8.0 OTHER REVENUE

	Year ended 30 June 2024	Year ended 30 June 2023
	<u>Rs</u>	<u>Rs</u>
Bill of Cost	6,480	-
Sale of outline Scheme	125,000	70,000
Stale Cheque	-	60,000
Interest On Motorcar	28,428	32,488
	<u>159,908</u>	<u>162,488</u>

9.0 STAFF COSTS

	Year ended 30 June 24 Rs	Year ended 30 June 23 Rs
Personal Emoluments	3,184,950	4,605,253
Allowances	132,472	152,877
End of year Bonus	274,753	284,607
Training	9,000	-
National Savings Fund	43,776	44,164
Contribution Social Generalisee	226,882	232,687
Travelling	300,140	344,290
Uniform Allowance	10,405	15,370
Passages	149,107	11687
Statutory Bodies FPF	63,708	66.967
Sick Leave	266,743	(471,273)
Staff Welfare	10,000	-
Vacation Leave	132,368	(328,504)
Transfer to SICOM	3,593,304	3,011,964
Overtime	37,040	-
Transfer of fund to SICOM	1,308,225	-
	9,742,871	7,970,089

9.1 The Service of one staff of the Town and Country Planning Board has been made available to the Environment and Land Use Appeal Tribunal since 2013.

The salary of the said staff and associated benefits are being paid by the Town and Country Planning Board and amounted to Rs 1.06 million out of Rs 9.8 million of the total staff costs for the year ended June 2024.

10.0 OFFICE AND ADMINISTRATIVE EXPENSES

	Year ended 30 June 24 Rs	Year ended 30 June 23 Rs
Fees to Chairman & Members	424,875	725,815
Incidentals	13,575	46,995
Stationery	7,993	21,385
Bank charges	4,492	4,592
Professional fees	122,500	60,000
Imprest	19,839	-
Loss on disposal	-	20,000
	593,274	878,787

Notes 11

Statement showing Reconciliation of Actual Cash Flows with Financial Statement For the year ended 30 June 2024

	30 June 2024
Statement of Reconciliation of Actual Expenses with Cash Flows	
	MUR
Actual amount on comparable basis as presented in the Budget & Actual Comparative Statement	5,671,247
Provisions & Accruals	
Sick Leave	86,625
Passage Benefits	105,708
Vacation Leave	132,368
Provision for retirement benefits	4,296,389
Accrual	43,808
Non-Cash Items	
Depreciation & Amortisation	43,364
Actual amount in the Statement of Financial Performance	10,379,509