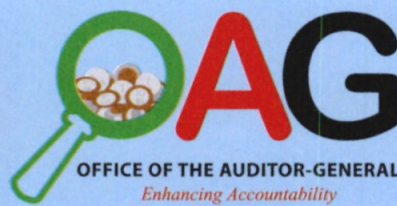


REPUBLIC OF KENYA



OFFICE OF THE AUDITOR-GENERAL
Enhancing Accountability



PARLIAMENT
OF KENYA
LIBRARY

REPORT

OF

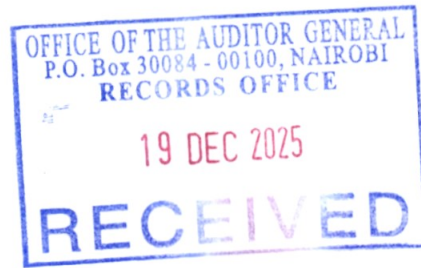
THE NATIONAL ASSEMBLY PAPERS LAID	
DATE: 04 MAR 2026	DAY: WED
TABLED BY:	DEPUTY LEADER OF THE MAJORITY PARTY
CLERK-AT THE-TABLE:	V. WAMBUI

THE AUDITOR-GENERAL

ON

PHYSICAL PLANNERS REGISTRATION
BOARD

FOR THE YEAR ENDED
30 JUNE, 2025



PHYSICAL PLANNERS REGISTRATION BOARD

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED

30TH JUNE, 2025

**Prepared in accordance with the Accrual Basis of Accounting Method under the International Public
Sector Accounting Standards (IPSAS)**

(Leave this page blank)



Physical Planners Registration Board
Annual Report and Financial Statements
for the year ended June 30, 2025.

	Page
Table of Contents	
1. Acronyms and Definition of Key Terms	iii
2. Key Entity Information and Management.....	iii
3. Board Members.....	vii
4. Key Management Team.....	ix
5. Chairpersons Statement.....	ix
6. Report of the Chief Executive Officer	xi
7. Corporate Governance Statement	xii
8. Management discussion and analysis.....	xiv
9. Report of the PPRB Members.....	xiv
10. Statement of Board responsibilities	xiv
11. Report of the Independent Auditor for the Financial statements of Physical Planners Registration Board.....	xvi
12. Statement of Financial Performance for the year ended 30 June 2025.....	1
13. Statement of Financial Position as at 30 June 2025.....	2
14. Statement of Changes in Net Assets for the year ended 30 June 2025.....	3
15. Statement of Cash Flows for the year ended 30 June 2025.....	4
16. Statement of Comparison of Budget and Actual amounts for the year ended 30 June 2025	5
17. Notes to the Financial Statements	6

1. Acronyms and Definition of Key Terms

A: Acronyms

PPRB	Physical Planners Registration Board
CEO	Chief Executive Officer
DG	Director General
CBK	Central Bank of Kenya
ICPAK	Institute of Certified Public Accountants of Kenya
IPSAS	International Public Sector Accounting Standards
MD	Managing Director
NT	National Treasury
OCOB	Office of the Controller of Budget
OAG	Office of the Auditor General
OSHA	Occupational Safety and Health Act of 2007
PFM	Public Finance Management
PPE	Property Plant & Equipment
PSASB	Public Sector Accounting Standards Board
SAGAs	Semi-Autonomous Government Agencies
SC	State Corporations
WB	World Bank
VC	Vice Chancellor

B: Definition of Key Terms

Fiduciary Management- Members of Management directly entrusted with the responsibility of financial resources of the organization.

Comparative Year- Means the prior period.

2. Key Entity Information and Management

(a) Background information

The Physical Planners Registration Board is a regulatory body established under Section 3 of the Physical Planners Registration Act, No. 3 of 1996. The Board is domiciled in Kenya at 1st Ngong Avenue, Ardhi House – Room 503 under the State Department for Lands and Physical Planning.

(b) Principal Activities

The Board has a mandate to; -

(a) Register all eligible persons to practise as physical planners in accordance with the provisions of Physical Planners Registration Act, No. 3 of 1996

(b) Set and conduct examinations for purposes of registration of members

(c) Verify the qualifications and eligibility of the applications seeking registration with the Board

(d) Enquire into the professional misconduct of a member and institute disciplinary proceedings against such member in accordance with the provisions of Physical Planners Registration Act, No. 3 of 1996

The Board's Vision; - An icon of professionalism, transparency and integrity in Physical and Land Use Planning practice for a sustainable built and natural environment

The Board's Mission; - Safeguarding and Regulating Physical and Land Use Planning Practice in Kenya.

Core Values; - Integrity, Professionalism, Accountability, Transparency, Fairness

c). Key Management

The Board consists of nine members appointed by the Cabinet Secretary responsible for physical planning. Appointments are made in line with Schedule 3(1) of the Act as follows;
-

a) A Chairperson who shall be a public officer and member of the AAK (TP)

b) Two persons who shall be public officers and members of the AAK (TP)

c) One person who is a member of the AAK (TP) and serves a local authority

d) Four persons who are members of the AAK (TP) appointed from among persons engaged in private practice as registered physical planners, recommended by the AAK (TP)

(e) One member of the teaching staff of the Department of Physical Planning at the University of Nairobi is a member of the AAK (TP).

**Physical Planners Registration Board
Annual Report and Financial Statements
for the year ended June 30, 2025.**

S/No.	Designation	Name
1.	Chairperson	Plan. Dr. Peris Mangira
2.	Vice – Chairperson	Plan. Esther Githinji
3.	Board Member	Plan. Prof. Jeremiah Ayonga
4.	Board Member	Plan. Juliet Rita
5.	Board Member	Plan. Ann Mugo
6.	Board Member	Plan. John Ntabo
7.	Board Member	Plan. Cyrus Mbisi
8.	Board Member	Plan. Dr. Wilfred O. Omollo
9.	Board Member	Plan. Elizabeth Mburu
10.	Registrar/CEO	Plan. Emily Nyongesa

d). Fiduciary Management

S/No.	Designation	Name
1.	Registrar/CEO	Plan. Emily Nyongesa
2.	Accountant	CPA Phillip Chome
3.	Secretary	Susan Katilu

e) Fiduciary oversight arrangement

Strategy Committee

The objective of the Strategy Committee is to provide essential support to the Board in fulfilling its oversight responsibilities. This encompasses guiding the development and subsequent implementation of the strategic plan while concurrently mitigating the inherent risks associated with its execution. The Committee plays a pivotal role in crafting the strategic plan, ensuring its effective implementation, and conducting thorough reviews to assess its progress and make necessary adjustments. Furthermore, the Committee assumes the responsibility of developing the Board's annual work plans and budgets. These crucial documents are then formally presented to the full Board for comprehensive consideration and subsequent approval.

Education Committee

The Committee oversees matters related to education, including the preparation of examination logbooks, the advertisement of examinations, the vetting of eligible candidates, the appointment of examiners, and the presentation of examination results to the entire Board for adoption, the vetting of applications for registration and practising certificates, and the organisation of CPD programs. It also liaises with universities offering urban and regional planning education.

f). Entity Headquarters

P. O. BOX 45025-00100
1st Ngong Avenue
Ardhi House, 5th Floor, Room 503
NAIROBI.

g). Entity Contact

Tel: +254(0)20-2718050
Mobile: +254-726907181
Email: physicalplannersboard@gmail.com

h). Entity Bankers

Kenya Commercial Bank
Milimani Branch
NSSF Building - Block A, Ground Floor

i). Independent Auditor

The Office of the Auditor General
Anniversary Towers
P.O.Box 30084-00100 Nairobi

j) Principal Legal Advisor



The Attorney General
State Law Office and Department of Justice
Harambee Avenue
P.O. Box 40112
City Square
Nairobi, Kenya

**Physical Planners Registration Board
Annual Report and Financial Statements
for the year ended June 30, 2025.**

3. Board Members

S/No.	Board Members	Details
		<p>Plan. Dr. Peris Mangi'ra - PhD in Urban and Regional Planning Date of birth 1965 Board Chairperson from 2023. Executive.</p>
		<p>Plan. Esther Githinji – BA - Planning. Date of Birth 1980. Physical Planning Committee Member. Independent.</p>
		<p>Plan. Prof. Jeremiah Ayonga - PhD in Urban and Regional Planning. Date of birth 1963. Member Education Committee.</p>
		<p>Plan. Juliet Rita - MA – Planning. Date of birth 1980. Member Education committee. Independent.</p>

**Physical Planners Registration Board
Annual Report and Financial Statements
for the year ended June 30, 2025.**

	<p>Plan. Ann Mugo - M.A. Geography, M.A. Planning. Date of birth 1968. Member Education committee.</p>
	<p>Plan. MA. Geography, MA. Planning. Date of birth 1968. Member Education Committee.</p>
	<p>Plan. Cyrus Mbisi - MA – Planning. Date of birth 1980. Chairperson-strategy committee. Independent.</p>
	<p>Plan. Dr. Wilfred O. Omollo - PhD in Urban and Regional Planning. Date of birth 1980. Member-strategy Committee. Executive.</p>

**Physical Planners Registration Board
Annual Report and Financial Statements
for the year ended June 30, 2025.**

		<p>Plan. Elizabeth Mburu – BA – Planning. Date of birth 1983 Member-strategy Committee.</p>
		<p>Plan. Emily Nyongesa – MA – Planning, BA – Anthropology. Date of birth 1973. Registrar/CEO of the Board.</p>

4. Key Management Team

	Management	Details
1.Emily Nyongesa	Registrar/CEO	Planner, Emily Nyongesa MA-Planning, BA Anthropology
2.Philip Chome	Accountant I/C	CPA(k) no. 17803
3.Susan Katilu	Secretary	Secretarial Duties

5. Chairpersons Statement

The Physical Planners Registration Board in the reporting period 2024/2025 notified the members of the public that 289 registered Physical Planners appear in the Register 2025 via Kenya Gazette Notice No. 4776 and dated 11th April, 2025. The Board continued to register planners after they completed and passed their professional examinations. The Board held three (3) Full Board Meetings and two (2) Special Board Meeting. The Board's Strategic Plan 2025- 2030 was finalized by the Strategy Committee, approved by the Board and disseminated to the members for review. Comments received from the members were incorporated by the Board's Strategy Committee. The Strategic Plan is ready

Physical Planners Registration Board
Annual Report and Financial Statements
for the year ended June 30, 2025.

for publishing. The Strategy Committee prepared the Board Charter, Communication Policy, Records Management Guidelines and the Terms of Reference (TORs) for the development of the Board's Website.

The Education Committee revised the logbook for application for the 2025 Examinations and the Examination Guidelines that will guide the Professional Examinations. The Continuous Professional Development Guidelines were adopted and rolled-out by the Board. Draft Guidelines for Recognition of Universities and Professional Associations were prepared by the Education Committee Members.

The Board held its 2025 Professional Examinations that commenced with a public notice issued on March 24, 2025, which was widely disseminated through the social media channels of relevant professional bodies.

On April 4, 2025, a candidate briefing session was held, attracting a record attendance of 164 candidates. Following this session, 86 new applications for sitting Professional Examinations were received, and were subsequently vetted by the Education Committee. 58 candidates met all stipulated requirements as per the Physical Planners Registration Board and were shortlisted as qualified to sit for the 2025 Professional Examinations and 29 candidates were deemed ineligible for various reasons.

In addition, 20 candidates that had failed in different examination papers during the 2024 Professional Examinations applied to resit the failed Papers in the 2025 Professional Examinations that commenced on 2nd May, 2025.

The total number of planners registered by the Board is at the current reporting period at 378 Planners and the Board has issued Practicing Certificates to 183 Registered and Practicing Planners.

The Board has continued to face different challenges as it carries out its mandate. This include; -

- The outdated Physical Planners Registration Act, Cap 536 which requires review to align it with the Constitution, the Physical and Land Use Planning Act 2019 and the other emerging issues and realities
- Limited financial resources to enable the Board carry out its mandate effectively. The annual subscriptions and examination fees raise approximately Kshs. 1.7 million which is not adequate. The Board Charges One Thousand Shilling (1,000/=) for annual subscription and Five Thousand Shilling (5,000/=) for renewal of Practicing Certificate which is not enough to finance its activities
- Although Section 24 provides for grant from the Ministry, the Board has not received any allocation to finance its activities
- Inadequate Office Space and equipment: The Board relies on a small office space and equipment donated by the Physical Planning Department

6. Report of the Chief Executive Officer

- Review of the Physical Planners Registration Act, CAP 536. The draft bill will undergo stakeholder's participation during this financial year before it is submitted to Parliament
- Fast-track the Gazettment of the pending members of the Board
- Allocate adequate resources to the Board to enable it achieve its mandate
- Provide adequate staff, Office Space and Equipment
- On-boarding of Board's activities to the E-citizen platform. This is ongoing and it is at an advanced stage. This should be fast - tracked.

The Physical Planners Registration Board in the year 2024/2025 the Registrar notified the members of the public that 289 registered Physical Planners appear in the Register 2025 via Kenya Gazette Notice No. 4776 and dated 11th April, 2025 out of which...are eligible to practice within the year. The Board registered 33 new planners after they completed and passed their professional examinations held in 2nd May – 5th June, 2024. The Board held its meetings as indicated below;

1. Special Board Meeting held on 8th August, 2024
2. Full Board Meeting held on 11th December, 2024
3. Full Board Meeting held on 20th March, 2025
4. Special Board Meeting held on 29th April, 2025
5. Full Board Meeting held on 15th July, 2025

The 2025 examination cycle commenced with a public notice issued on March 24, 2025, which was widely disseminated through the social media channels of relevant professional bodies.

On April 4, 2025, a candidate briefing session was held, attracting a record attendance of 164 candidates. Following this session, 86 new submissions were received, and the committee subsequently vetted them.

After a rigorous evaluation process, 58 (68%) candidates met all stipulated requirements and were shortlisted as qualified to sit for the professional examinations. However, 29 candidates were deemed ineligible for various reasons, which will be detailed in the following sections of this report.

Qualified Candidates to sit for the 2025 Exams

Candidates who qualified for sitting for the PPRB 2025 Professional Exams must have met these minimum requirements:

1. Having a Degree or Master's Degree in Urban and/or Regional Planning or both from a University recognized by the Board
2. Having worked for a minimum of 2 years under the supervision of a Registered Physical Planner who has at least 2 years of post-registration experience
3. Having purchased and filled at least 9 sections out of the 15 sections of the Logbook. Further to this, the candidate needs to pass at least 7 sections of the Logbook
4. Candidate has presented 3 planning projects, from at least 2 different sections of the Logbook. The project needs to have been completed in no more than 5 years prior to the start of the examination cycle.

**Physical Planners Registration Board
Annual Report and Financial Statements
for the year ended June 30, 2025.**

In addition, 20 candidates that had failed in different examination papers during the 2024 Professional Examinations applied to resit the Papers in the 2025 Professional Examinations that commenced on 2nd May, 2025.

Strategic Plan 2025- 2030 was finalized, approved by the Board and disseminated to the members for review and comments by the Board's Strategy Committee. Guidelines for Recognition of Universities and Professional Associations

9. CPD Guidelines Roll-out

Challenges being faced and the way forward

Registered Physical Planners with valid Practicing Certificates for 2025 and are allowed to carry out business as Practicing Physical Planners.

Section 21 (2) of the Physical Planners Registration Act Cap 536 makes it an offence for any unregistered individual, partnership or body corporate to practice as a Physical Planner. Any person, who does so, shall be guilty of an offence and liable to a fine not exceeding twenty thousand shillings or to imprisonment for a term not exceeding twelve months or both.

7. Corporate Governance Statement

i) Appointment and Removal of Board Members

This is as stipulated in the Schedule of the Physical Planners Registration Act, 1996

The Board consists 9 members appointed by the Cabinet Secretary incharge of Lands and Physical Planning. The office of the members appointed becomes vacant when the member; -

- i. Ceases for any reason to be a member of the Architectural Association of Kenya (Town Planning Chapter); or
- ii. Resigns from office by written notice addressed to the Cabinet Secretary
- iii. Ends the three years from the date of appointment

Any vacancy is filled by the Cabinet Secretary by appointment

The Directors submit their report together with the audited financial statements for the year ended June 30, 2025, which show the state of the Physical Planners registration Board affairs.

ii) Roles and Functions of the Board

The Board has a mandate to; -

(a) register all eligible persons to practice as physical planners in accordance with the provisions of Physical Planners Registration Act, No. 3 of 1996

(b) set and conduct examinations for purposes of registration of members

(c) verify the qualifications and eligibility of the applications seeking registration with the Board

(d) enquire into the professional misconduct of a member and institute disciplinary proceedings against such member in accordance with the provisions of Physical Planners Registration Act, No. 3 of 1996

iii) Board and Member Performance

The Boards performance for the reporting period was undertaken by SCAAC in another evaluation was scheduled to take place on 20th of August, 2025 and is yet to be rescheduled between the Board and SCAAC.

iv) Board Meetings Held

The Board held the following meetings during the reporting period. All members were present during these meetings.

1. Special Board Meeting held on 8th August, 2024 to release the 2024 Professional Examinations
2. Full Board Meeting held on 11th December, 2024
3. Full Board Meeting held on 20th March, 2025
4. Special Board Meeting held on 29th April, 2025 to release the report on the Exercise on Vetting of Logbooks for 2025 Professional Examinations by the Education Committee
5. Full Board Meeting held on 15th July, 2025.

v) Succession Plan

The Board currently is fully constituted lest for the position of the Chairperson who has proceeded on her retirement after attainment of the retirement age for public service (60 Year). Two Board members will be exiting the board on 30th of August, 2025. Two more exist in 1st October, 2025. The rest are serving their 2nd term and 1st tem and thus still in office. New appointments have been kick started.

vi) Board Remuneration

This is as per the SCAAC Guidelines as set in documents issued by Kenya's State Corporations Advisory Committee (SCAC) to govern state corporations, particularly focusing on terms and conditions of service for management, boards, and employees, and ensuring modern business practices. These guidelines provide frameworks for recruitment, performance-based compensation, and accountability, aiming to improve efficiency and transparency within Kenyan state corporations.

Appointment and Removal of Board Members

This is as stipulated in the Physical Planners Registration Act, Board charter, Communication Policy

8. Management discussion and analysis

The Board received its funding from its members during the reporting period as follows;

1. Annual subscriptions - Kshs. 1.3 million
2. Examination fees – 3,552,500
3. Registration of Physical Planners - 200,000

Limited financial resources has continued to hindered the Board from carrying out its mandate effectively

9. Report of the Board members

i) Principal activities

The principal activities of the Entity are

- (a) Registering all eligible persons to practise as physical planners in accordance with the provisions of Physical Planners Registration Act, No. 3 of 1996
- (b) Setting and conduct examinations for purposes of registration of members
- (c) Verifying the qualifications and eligibility of the applications seeking registration with the Board
- (d) Enquiring into the professional misconduct of a member and institute disciplinary proceedings against such member in accordance with the provisions of Physical Planners Registration Act, No. 3 of 1996

10. Statement of Board responsibilities

Section 81 of the Public Finance Management Act, 2012 requires the Board to prepare financial statements in respect of Physical Planners Registration board, which give a true and fair view of the state of affairs of the *Board* at the end of the financial year/period and the operating results of the *Board* for that year/period. The Directors are also required to ensure that the *Board* keeps proper accounting records, which disclose with reasonable accuracy the financial position of the *Board*. The Board Members are also responsible for safeguarding the assets of the Board.

The Directors are responsible for the preparation and presentation of the *Board's* financial statements, which give a true and fair view of the state of affairs of the *Board* for and as at the end of the financial year (period) ended on June 30, 2025.

This responsibility includes: (i) Maintaining adequate financial management arrangements and ensuring that these continue to be effective throughout the reporting period; (ii) Maintaining proper accounting records, which disclose with reasonable accuracy at any time the financial position of the Entity; (iii) Designing, implementing and maintaining internal controls relevant to

**Physical Planners Registration Board
Annual Report and Financial Statements
for the year ended June 30, 2025.**

the preparation and fair presentation of the financial statements, and ensuring that they are free from material misstatements, whether due to error or fraud; (iv) Safeguarding the assets of the *Entity*; (v) Selecting and applying appropriate accounting policies; and (vi) Making accounting estimates that are reasonable in the circumstances.

The Directors accept responsibility for the *Board's* financial statements, which have been prepared using appropriate accounting policies supported by reasonable and prudent judgements and estimates, in conformity with International Public Sector Accounting Standards (IPSAS), and in the manner required by the PFM Act, 2012. The Directors are of the opinion that the *Physical Planners Registration boards* financial statements give a true and fair view of the state of *PPRB's* transactions during the financial year ended June 30, 2025, and of the *Board's* financial position as at that date. The Directors further confirms the completeness of the accounting records maintained for the *Board*, which have been relied upon in the preparation of the *PPRB's* financial statements as well as the adequacy of the systems of internal financial control.

Nothing has come to the attention of the Directors to indicate that PPRB will not remain a going concern for at least the next twelve months from the date of this statement.

Approval of the financial statements

The Physical Planners Registration Board's financial statements were approved by the Board on **26th November, 2025** and signed on its behalf by:

.....
Name **Renu MANSHIRA**
Chairperson of the Board/Council

.....
Name
Accounting Officer

REPUBLIC OF KENYA

Telephone: +254-(20) 3214000
E-mail: info@oagkenya.go.ke
Website: www.oagkenya.go.ke



HEADQUARTERS
Anniversary Towers
Monrovia Street
P.O. Box 30084-00100
NAIROBI

REPORT OF THE AUDITOR-GENERAL ON PHYSICAL PLANNERS REGISTRATION BOARD FOR THE YEAR ENDED 30 JUNE, 2025

PREAMBLE

I draw your attention to the contents of my report which is in three parts:

- A. Report on Financial Statements that considers whether the financial statements are fairly presented in accordance with the applicable financial reporting framework, accounting standards and the relevant laws and regulations that have a direct effect on the financial statements;
- B. Report on Lawfulness and Effectiveness in the Use of Public Resources which considers compliance with applicable laws, regulations, policies, gazette notices, circulars, guidelines and manuals and whether public resources are applied in a prudent, efficient, economic, transparent and accountable manner to ensure the Government achieves value for money and that such funds are applied for the intended purpose; and,
- C. Report on Effectiveness of Internal Controls, Risk Management and Governance which considers how the entity has instituted checks and balances to guide internal operations. This responds to the effectiveness of the governance structure, risk management environment and internal controls, developed and implemented by those charged with governance for orderly, efficient and effective operations of the entity.

An Unmodified Opinion is issued when the Auditor-General concludes that the financial statements are fairly presented in accordance with the applicable financial reporting framework. The Report on Financial Statements should be read together with the Report on Lawfulness and Effectiveness in the Use of Public Resources, and the Report on Effectiveness of Internal Controls, Risk Management, and Governance.

The three parts of the report are aimed at addressing the statutory roles and responsibilities of the Auditor-General as provided by Article 229 of the Constitution, the Public Finance Management Act, 2012, and the Public Audit Act, 2015. The three parts of the report when read together constitute the report of the Auditor-General.

REPORT ON THE FINANCIAL STATEMENTS

Opinion

I have audited the accompanying financial statements of Physical Planners Registration Board set out on pages 1 to 12, which comprise of the statement of financial position as at 30 June, 2025, and the statement of financial performance, statement of changes in net assets, statement of cash flows and statement of comparison of budget and actual

amounts, for the year then ended and a summary of significant accounting policies and other explanatory information in accordance with the provisions of Article 229 of the Constitution of Kenya and Section 35 of the Public Audit Act, 2015. 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.

In my opinion, the financial statements present fairly, in all material respects, the financial position of Physical Planners Registration Board at 30 June, 2025 and of its financial performance and its cash flows for the year then ended, in accordance with International Public Sector Accounting Standards Accrual Basis and comply with the Public Finance Management Act, 2012.

Basis for Opinion

The audit was conducted in accordance with International Standards of Supreme Audit Institutions (ISSAIs). I am independent of the Physical Planners Registration Board Management in accordance with ISSAI 130 on the Code of Ethics. I have fulfilled other ethical responsibilities in accordance with the ISSAI and in accordance with other ethical requirements applicable to performing audits of financial statements in Kenya. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Emphasis of Matter

Budgetary Control and Performance

The statement of comparison of budget and actual amounts reflects final receipts budget and actual on comparable basis amounts of Kshs.5,500,000 and Kshs.5,802,459, respectively, resulting to overfunding of Kshs.302,459 or 6% of the budget. Similarly, the Board spent an amount of Kshs.4,768,193 against actual receipts of Kshs.5,802,459 resulting to under-utilization of Kshs.1,034,265 or 18% of the total actual receipts. The under-utilization of the budget affected the planned activities and impacted negatively on service delivery to the public.

My opinion is not modified in respect of this matter.

Key Audit Matters

Key audit matters are those matters that, in my professional judgement, are of most significance in the audit of the financial statements. There were no key audit matters to report in the year under review.

Other Information

The Management is responsible for the Other Information set out on page iii to xv which comprise of Key Board Information and Management, The Board of Directors, Key Management Team, Chairman's Statement, Report of the Chief Executive Officer/Registrar, Statement of Performance Against Predetermined Objectives, Corporate Governance Statement, Management Discussion and Analysis, Environmental and Sustainability Reporting, Report of the Directors, Statement of Directors

Responsibilities. The Other Information does not include the financial statements and my audit report thereon.

In connection with my audit on the Board's 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.

My opinion on the financial statements does not cover the Other Information and accordingly, I do not express an audit opinion or any form of assurance thereon.

REPORT ON LAWFULNESS AND EFFECTIVENESS IN THE USE OF PUBLIC RESOURCES

Conclusion

As required by Article 229(6) of the Constitution, based on the audit procedures performed, except for the effect of the matters described in the Basis for Conclusion on Lawfulness and Effectiveness in the Use of Public Resources section of my report, I confirm that nothing else has come to my attention to cause me to believe that public resources have not been applied lawfully and in an effective way.

Basis for Conclusion

1. Non-Compliance with Public Sector Accounting Standards Board Reporting Requirements

The table of contents did not include all the components as prescribed by the Public Sector Accounting Standards Board. This includes Chairman's Statement, Report of the Chief Executive Officer/Registrar, Statement of Performance Against Predetermined Objectives, Corporate Governance Statement, Management Discussion and Analysis, Environmental and Sustainability Reporting, Report of the Directors and Statement of Directors Responsibilities.

In the circumstances, Management was in breach of the reporting guidelines.

2. Non-Compliance with Statutory Guidelines on Board Members Operations

The statement of financial performance reflects Board Expense amount of Kshs.4,111,610. However, review of records revealed that there were no formal training programs which were conducted for the Board during the year, contrary to Mwongozo requirement that Board members should undergo at least two days of structured training annually.

Further, there was no evidence of a competence needs assessment conducted for training, and no approved Annual Board Development Plan outlining the specific skills gaps, training objectives, or expected outcomes as required by Section 15 of Mwongozo

on Board Induction and Continuous Skill Development which requires that State Corporation Boards undertake a competence needs assessment and prepare an Annual Development Plan to address identified skills gaps.

In the circumstances, Management was in breach of the law.

The audit was conducted in accordance with ISSAI 3000 and ISSAI 4000. The standards require that I comply with ethical requirements and plan and perform the audit to obtain assurance about whether the activities, financial transactions and information reflected in the financial statements comply in all material respects, with the authorities that govern them. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my conclusion.

REPORT ON EFFECTIVENESS OF INTERNAL CONTROLS, RISK MANAGEMENT AND GOVERNANCE

Conclusion

As required by Section 7(1)(a) of the Public Audit Act, 2015, based on the audit procedures performed, except for the effect of the matters described in the Basis for Conclusion on Effectiveness of Internal Controls, Risk Management and Governance section of my report, I confirm that nothing else has come to my attention to cause me to believe that internal controls, risk management and governance were not effective.

Basis for Conclusion

1. Weakness in Internal Controls, Risk Management and Governance

Review of the Board's records revealed that the Board did not develop and implement various policy documents namely; Risk Management, Information and Communication Technology and Human Resource policies.

In the circumstances, the effectiveness and efficiency of the Board's operations could not be confirmed.

2. Lack Audit Committee

During the year under review, the Board did not have an Audit Committee and there was no Internal Audit Department due to lack of staff.

In the circumstances, the effectiveness and efficiency of the Board's internal controls, risks and governance weaknesses could not be confirmed.

The audit was conducted in accordance with ISSAI 2315 and ISSAI 2330. The standards require that I plan and perform the audit to obtain assurance about whether effective processes and systems of internal controls, risk Management and overall governance were operating effectively in all material respects. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my conclusion.

Responsibilities of the Management and The Board of Directors

Management is responsible for the preparation and fair presentation of these financial statements in accordance with International Public Sector Accounting Standards Accrual Basis and for maintaining effective internal controls as Management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error and for its assessment of the effectiveness of internal controls, risk management and governance.

In preparing the financial statements, Management is responsible for assessing the 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 is aware of the intention to cease operations.

Management is also responsible for the submission of the financial statements to the Auditor-General in accordance with the provisions of Section 47 of the Public Audit Act, 2015.

In addition to the responsibility for the preparation and presentation of the financial statements described above, Management is also responsible for ensuring that the activities, financial transactions and information reflected in the financial statements comply with the authorities which govern them and that public resources are applied in an effective way.

The Board of Directors is responsible for overseeing the Board's financial reporting process, reviewing the effectiveness of how Management monitors compliance with relevant legislative and regulatory requirements, ensuring that effective processes and systems are in place to address key roles and responsibilities in relation to governance and risk management, and ensuring the adequacy and effectiveness of the control environment.

Auditor-General's Responsibilities for the Audit

My responsibility is to conduct an audit of the financial statements in accordance with Article 229(4) of the Constitution, Section 35 of the Public Audit Act, 2015 and the International Standards of Supreme Audit Institutions (ISSAIs). The standards require that, in conducting the audit, I obtain reasonable assurance about whether the financial statements as a whole are free from material misstatements, whether due to fraud or error and to issue an auditor's report that includes my opinion in accordance with Section 48 of the Public Audit Act, 2015. 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.

In conducting the audit, Article 229(6) of the Constitution also requires that I express a conclusion on whether or not in all material respects, the activities, financial transactions and information reflected in the financial statements are in compliance with the authorities

that govern them and that public resources are applied in an effective way. In addition, I consider the entity's control environment in order to give an assurance on the effectiveness of internal controls, risk management and governance processes and systems in accordance with the provisions of Section 7(1)(a) of the Public Audit Act, 2015.

Further, I am required to submit the audit report in accordance with Article 229(7) of the Constitution.

Detailed description of my responsibilities for the audit is located at the Office of the Auditor-General's website at: <https://www.oagkenya.go.ke/auditor-generals-responsibilities-for-audit/>. This description forms part of my auditor's report.


FCPA Nancy Gathungu, CBS
AUDITOR-GENERAL

Nairobi


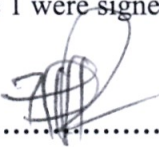
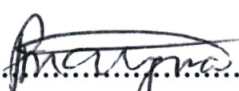
19 December, 2025

Physical Planners Registration Board
Annual Report and Financial Statements
for the year ended June 30, 2025.

12. Statement of Financial Performance for the year ended 30 June 2025

	Notes	2024/2025
		Kshs
Revenue from non-exchange transactions		
Transfers from other governments entities	6	1,000,000.00
Revenue from exchange transactions		
Rendering of services	7	4,802,459.00
Total revenue		5,802,459.00
Expenses		
Use of goods and services	8	656,583.00
Board Expenses	9	4,111,610.60
Total expenses		4,768,193.60
Surplus/ (deficit) before tax		1,034,265.40
Taxation		
Surplus/(deficit) for the period/year		1,034,265.40
Net Surplus for the year		1,034,265.40

The notes set out on pages 6 to 12 form an integral part of these Financial Statements. The Financial Statements set out on page 1 were signed on behalf of the PPRB Board by:

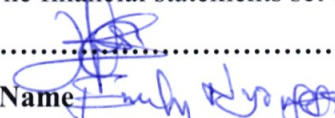
		
Name: <i>Fredrick Nyongesa</i>	Name: <i>Philip Othome</i>	Name: <i>PERIS MANDHIRA</i>
Accounting Officer	Head of Finance	Chairman of the Board
	ICPAK M/No: <i>17503</i>	
Date: <i>17/12/2025</i>	Date: <i>17/12/2025</i>	Date: <i>17/12/2025</i>

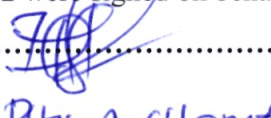
13. Statement of Financial Position as at 30 June 2025

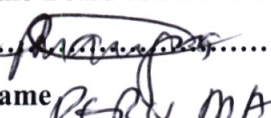
**Physical Planners Registration Board
Annual Report and Financial Statements
for the year ended June 30, 2025.**

	Notes	2024/2025
		Kshs
Assets		
Current Assets		
Cash and Cash equivalents	10	2,941,514.60
Total Current Assets		2,941,514.60
Non-Current Assets		
Total Non- Current Assets		0
Total Assets (A)		2,941,514.60
Liabilities		
Current Liabilities		
Total Current Liabilities		0
Non-Current Liabilities		
Total Non- Current Liabilities		0
Total Liabilities (B)		0
Net Assets (A-B)		2,941,514.60
Represented by:		
Reserves		
Accumulated Surplus		2,941,514.60
Capital Fund		
Net Assets		2,941,514.60

The financial statements set out on page 2 were signed on behalf of the Board of Directors by:

.....

Name **Amulya K. Nyong'o**
Accounting Officer
Date **17/12/25**

.....

Name **Philip Ghome**
Head of Finance
ICPAK Member Number: **17803**
Date **17/12/2025**

.....

Name **Peter Mankhira**
Chairman of the Board
Date **17/12/25**

Physical Planners Registration Board
Annual Report and Financial Statements
for the year ended June 30, 2025.

14. Statement of Changes in Net Assets for the year ended 30 June 2025

Description	Retained earnings	Total
	Kshs	Kshs
As at July 1, 2023	1,766,408.20	1,766,408.20
Surplus/ deficit for the year	140,841.00	140,841.00
As at June 30, 2024	1,907,249.20	1,907,249.20
As at July 1, 2025	1,907,249.20	1,907,249.20
Surplus/ (deficit) for the year	1,034,265.00	1,034,265.00
As at June 30, 2025	2,941,514.60	2,941,514.60

Physical Planners Registration Board
Annual Report and Financial Statements
for the year ended June 30, 2025.

15. Statement of Cash Flows for the year ended 30 June 2025

	2024/2025	
	Notes	Kshs
Cash flows from operating activities		
Receipts		
Transfers from other governments entities	6	1,000,000.00
Rendering of services	7	4,802,459.00
Total receipts		5,802,459.00
Payments		
Use of goods and services	8	656,583.00
Employee costs		
Board Expenses	9	4,111,610.60
Total payments		4,768,193.60
Net cash flows from/(used in) operating activities		1,034,265.40
Cash flows from investing activities		
Net cash flows from/(used in) investing activities		0
Cash flows from financing activities		
Net cash flows from financing Activities		0
Net increase/(decrease) in cash & Cash equivalents		1,034,265.40
Cash and cash equivalents at 30 June,	10	2,941,514.60

Physical Planners Registration Board
Annual Report and Financial Statements
for the year ended June 30, 2025.

**16. Statement of Comparison of Budget and Actual amounts for the year ended 30
June 2025**

	Original budget	Adjustments	Final budget	Actual on comparable basis	Performance difference	% of utilization
	Kshs	Kshs	Kshs	Kshs	Kshs	
	a	b	c=(a+b)	d	e=(c-d)	f=d/c*100
Budget carryovers from the previous year*	0	0	0	0	0	0
Receipts						
Transfers from Other Governments entities	1,000,000.00	0	1,000,000	1,000,000.00	0	100%
Rendering of Services	4,500,000.00	0	4,500,000	4,802,459.00	(302,459.00)	106%
Total Receipts	5,500,000.00	0	5,500,000	5,802,459.00	(302,459.00)	106%
Payments						
Use of Goods and Services	900,000.00	0	900,000.00	656,583.00	243,417	72%
Board expenses	4,800,000.00	0	4,800,000.00	4,111,610.60	688,389.4	85%
Total Payments	5,500,000.00	0	5,500,000.00	4,768,193.60	731,806.40	86%
Capital Expenditure Payments	0	0	0	0	0	0
Surplus	0	0	0	1,034,265.40	0	0

17. Notes to the Financial Statements

1. General Information

The Physical Planners Registration Board is established by and derives its authority and accountability from The Physical Planners Registration Board Act. The Entity is wholly owned by the Government of Kenya and is domiciled in Kenya. The Entity's principal activity is to register all eligible persons to practise as physical planners in accordance with the provisions of Physical Planners Registration Act, No. 3 of 1996

2. Statement of Compliance and Basis of Preparation

The financial statements have been prepared on a historical cost basis except for the measurement at re-valued amounts of certain items of property, plant and equipment, marketable securities and financial instruments at fair value, impaired assets at their estimated recoverable amounts and actuarially determined liabilities at their present value. The preparation of financial statements in conformity with International Public Sector Accounting Standards (IPSAS) allows the use of estimates and assumptions. It also requires management to exercise judgement in the process of applying *PPRB's* accounting policies. The areas involving a higher degree of judgement or complexity, or where assumptions and estimates are significant to the financial statements, are disclosed in Note 5 of these financial statements. The financial statements have been prepared and presented in Kenya Shillings, which is the functional and reporting currency of PPRB. *The* financial statements have been prepared in accordance with the PFM Act, and International Public Sector Accounting Standards (IPSAS). The accounting policies adopted have been consistently applied to all the years presented.

**Physical Planners Registration Board
Annual Report and Financial Statements
for the year ended June 30, 2025.**

Notes to the financial statements (continued)

3. Adoption of New and Revised Standards

- i. New and amended standards and interpretations in issue effective in the year ended 30 June 2025.*

There were no new and amended standards issued in the financial year.

- ii. New and amended standards and interpretations in issue but not yet effective in the year ended 30 June 2025*

	Effective date and impact:
IPSAS 43: Leases	<i>Applicable 1st January 2025</i> The standard sets out the principles for the recognition, measurement, presentation, and disclosure of leases. The objective is to ensure that lessees and lessors provide relevant information in a manner that faithfully represents those transactions. This information gives a basis for users of financial statements to assess the effect that leases have on the financial position, financial performance and cashflows of an Entity. The new standard requires entities to recognise, measure and present information on right of use assets and lease liabilities.
IPSAS 44: Non- Current Assets Held for Sale and Discontinued Operations	<i>Applicable 1st January 2025</i> The Standard requires, Assets that meet the criteria to be classified as held for sale to be measured at the lower of carrying amount and fair value less costs to sell and the depreciation of such assets to cease and: Assets that meet the criteria to be classified as held for sale to be presented separately in the statement of financial position and the results of discontinued operations to be presented separately in the statement of financial performance.
IPSAS 45: Property Plant and Equipment	<i>Applicable 1st January 2025</i> The standard supersedes IPSAS 17 on Property, Plant and Equipment. IPSAS 45 has additional guidance/ new guidance for heritage assets, infrastructure assets and measurement. Heritage assets were previously excluded from the scope of IPSAS 17 in IPSAS 45, heritage assets that satisfy the definition of PPE shall be recognised as assets if they meet the criteria in the standard. IPSAS 45 has an additional application guidance for infrastructure assets, implementation guidance and illustrative examples. The standard has clarified existing principles e.g. valuation of land over or under the infrastructure assets, under- maintenance of assets and distinguishing significant parts of infrastructure assets.

**Physical Planners Registration Board
Annual Report and Financial Statements
for the year ended June 30, 2025.**

<p>IPSAS 46: Measurement</p>	<p><i>Applicable 1st January 2025</i> The objective of this standard was to improve measurement guidance across IPSAS by:</p> <ul style="list-style-type: none"> i. Providing further detailed guidance on the implementation of commonly used measurement bases and the circumstances under which they should be used. ii. Clarifying transaction costs guidance to enhance consistency across IPSAS. iii. Amending where appropriate guidance across IPSAS related to measurement at recognition, subsequent measurement and measurement related disclosures. <p>The standard also introduces a public sector specific measurement bases called the current operational value.</p>
<p>IPSAS 47: Revenue</p>	<p><i>Applicable 1st January 2026</i> This standard supersedes IPSAS 9- Revenue from exchange transactions, IPSAS 11 Construction contracts and IPSAS 23 Revenue from non- exchange transactions. This standard brings all the guidance of accounting for revenue under one standard. The objective of the standard is to establish the principles that an entity shall apply to report useful information to users of financial statements about the nature, amount, timing and uncertainty of revenue and cash flow arising from revenue transactions.</p>
<p>IPSAS 48: Transfer Expenses</p>	<p><i>Applicable 1st January 2026</i> The objective of the standard is to establish the principles that a transfer provider shall apply to report useful information to users of financial statements about the nature, amount, timing and uncertainty of expenses and cash flow arising from transfer expense transactions. This is a new standard for public sector entities geared to provide guidance to entities that provide transfers on accounting for such transfers.</p>
<p>IPSAS 49: Retirement Benefit Plans</p>	<p><i>Applicable 1st January 2026</i> The objective is to prescribe the accounting and reporting requirements for the public sector retirement benefit plans which provide retirement to public sector employees and other eligible participants. The standard sets the financial statements that should be presented by a retirement benefit plan.</p>
<p>IPSAS 50: Exploration For & Evaluation of Mineral Resources</p>	<p><i>Applicable 1st January 2027</i> The objective of this Standard is to specify the financial reporting for the exploration for and evaluation of mineral resources. The Standard requires:</p> <ul style="list-style-type: none"> i. Limited improvements to existing accounting practices for exploration and evaluation expenditures.

	<ul style="list-style-type: none"> ii. Entities that recognize exploration and evaluation assets to assess such assets for impairment in accordance with this Standard and measure any impairment in accordance with IPSAS 26. iii. Disclosures that identify and explain the amounts in the entity's financial statements arising from the exploration for and evaluation of mineral resources and help users of those financial statements understand the amount, timing and certainty of future cash flows from any exploration and evaluation assets recognized.
--	--

iii. Early adoption of standards

The Entity did not early – adopt any new or amended standards in the financial year or *the entity adopted the following standards early*

4. Summary of Significant Accounting Policies

a) Revenue recognition

i) Revenue from non-exchange transactions

Taxes, Levies and fines

PPRB recognizes revenues from taxes, levies, and fines when the event occurs and the asset recognition criteria are met. To the extent that there is a related condition attached that would give rise to a liability to repay the amount, deferred income is recognized instead of revenue. Other non-exchange revenues are recognized when it is probable that the future economic benefits or service potential associated with the asset will flow to the Entity and the fair value of the asset can be measured reliably.

Transfers from other government entities

Revenues from non-exchange transactions with other government entities are measured at fair value and recognized on obtaining control of the asset if the transfer is free from conditions and it is probable that the economic benefits or service potential related to the asset will flow to PPRB and can be measured reliably. To the extent that there is a related condition attached that would give rise to a liability to repay the amount, the amount is recorded in the statement of financial position and realised in the statement of financial performance over the useful life of the assets that has been acquired using such funds.

Notes to the financial statements (continued)

ii) Revenue from exchange transactions

Rendering of services

PPRB recognizes revenue from rendering of services by reference to the stage of completion when the outcome of the transaction can be estimated reliably. The stage of completion is measured by reference to labour hours incurred to date as a percentage of total estimated labour hours. Where the contract outcome cannot be measured reliably, revenue is recognized only to the extent that the expenses incurred are recoverable.

b) Budget information

The original budget for the Current FY 2024/2025 was approved by the Board on xxx. No subsequent revisions or additional appropriations were made to the approved budget

PPRB's budget is prepared on a different basis to the actual income and expenditure disclosed in the financial statements. The financial statements are prepared on accrual basis using a classification based on the nature of expenses in the statement of financial performance, whereas the budget is prepared on a cash basis. The amounts in the financial statements were recast from the accrual basis to the cash basis and reclassified by presentation to be on the same basis as the approved budget. A comparison of budget and actual amounts, prepared on a comparable basis to the approved budget, is then presented in the statement of comparison of budget and actual amounts

c) Subsequent events

There have been no events subsequent to the financial year end with a significant impact on the financial statements for the year ended June 30, 2025.

5. Significant Judgments and Sources of Estimation Uncertainty

The preparation of PPRB's financial statements in conformity with IPSAS requires management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the disclosure of contingent liabilities, at the end of the reporting period. However, uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the asset or liability affected in future periods. State all judgements, estimates and assumptions made:

**Physical Planners Registration Board
Annual Report and Financial Statements
for the year ended June 30, 2025.**

Notes to the financial statements (continued)

Estimates and assumptions.

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The PPRB based its assumptions and estimates on parameters available when the consolidated financial statements were prepared. However, existing circumstances and assumptions about future developments may change due to market changes or circumstances arising beyond the control of the Entity. Such changes are reflected in the assumptions when they occur. IPSAS 1.140

6. Transfers from Other Government entities

Transfers from Ministries, Departments and Agencies (MDAs)

Name of The Entity Sending The Grant	Amount recognized to Statement of Financial performance. *	Amount deferred under deferred income.	Amount recognised in capital fund.	Total transfers (Current FY)
	KShs	KShs	KShs	KShs
State Department for Lands and Physical Planning	1,000,000.00			1,000,000.00
Total	1,000,000.00			1,000,000.00

7. Rendering Of Services

Description	FY 2024/2025
	KShs
Others (Annual Subscriptions)	4,802,459.00
Total Revenue from The Rendering Of Services	4,802,459.00

**Physical Planners Registration Board
Annual Report and Financial Statements
for the year ended June 30, 2025.**

Notes to the financial statements (continued)

8. Use of Goods and Services

Description	FY 2024/2025
	Kshs
Advertising	172,347.00
Conferences and Delegations	446,500.00
Consumables	8,240.00
Telecommunication	19,999.00
Travel, Subsistence & Other Allowances*	
Bank charges	9,497.00
Total	656,583.00

9. Board Expenses

Description	FY 2024/2025
	Kshs
Travel and Accommodation	4,111,610.60
Total	4,111,610.60

10. Cash and Cash Equivalents

Description	FY 2024/2025
	Kshs
Current Account	2,941,514.60
Total Cash and Cash Equivalents	2,941,514.60

Detailed Analysis of the Cash and Cash Equivalents

Financial Institution	Account number	FY 2024/2025
		Kshs
a) Current Account		
Kenya Commercial Bank	1108719538	2,941,514.60
Total		2,941,514.60