

REPUBLIC OF MAURITIUS
MINISTRY OF HOUSING AND LANDS

ANNUAL REPORT ON PERFORMANCE FINANCIAL YEAR 2018 -2019



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Supervising Officer's Statement

The Ministry of Housing and Lands plays an essential role in the sustainable economic development of the country by ensuring that an efficient land planning system is in place and land is allocated in a fair, transparent and equitable manner

Over the financial year 2018-2019, the Ministry of Housing and Lands has acquired land for various Ministries/Departments for the implementation of major Government and community-based projects aimed towards improving the lives of our citizens.

Furthermore, in line with its mission to facilitate access to affordable housing for the different and evolving needs of present and future generations an amount of Rs 1.6 billion was earmarked for the construction of new social housing units, the rehabilitation of existing social houses and the roof slab grant scheme, in 2018-2019.

A landmark achievement, has been for the Mauritius Hydrographic Service has been awarded the Certificate of Distinction as a finalist in the "Innovation Incubation" category at the Commonwealth Association of Public Administration and Management (CAPAM) competition in October 2018 and the conferment with a Bronze Award at the National Productivity and Quality Convention 2018 under the category "Productivity improvement and innovation".

I would like to personally convey my appreciation to all members of the staff and thank all our stakeholders for their relentless efforts and support in helping the Ministry to achieve its objectives set for the year 2018-2019 and rely on their continuous support in meeting the challenges for the years ahead.

PART I – ABOUT THE MINISTRY

1.1 Vision, Mission and Core Values

Our Vision



A planned development of the territory of Mauritius where it will be pleasant to live and work, where businesses can thrive and prosper and, where the natural beauty and environment of the country will be preserved for the enjoyment of future generations.

Our Mission



To have an efficient land planning system for effective management, use and release of lands for development and conservation.

To modernise and provide a platform for operational excellence in land information, cartographic services and surveying for land allocation in a transparent and equitable manner.

To facilitate access to affordable housing for the different and evolving needs of present and future generations.

Our Core Values



Professionalism, Integrity, Selflessness, Impartiality, Objectivity, Accountability, Honesty, Openness, Justice.

1.2 Role and Functions of the Ministry of Housing and Lands

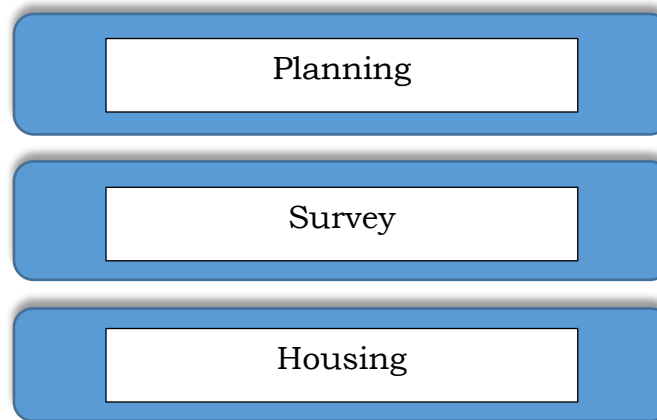
The role of the Ministry of Housing and Lands is to satisfy the housing and land needs of the citizens and economic operators in Mauritius.

In fulfilling its role, the Ministry of Housing and Lands aims to

- provide a solid basis for the long-term physical development of the country to support the National Development Strategy in a manner which will integrate economic competitiveness with environmental sustainability and social equity;
- support and encourage rather than restrict private sector development activities; and
- achieve more effective management and use of State lands.

1.3 Divisions of the Ministry

To facilitate the delivery of its services, the activities of the Ministry are structured under three main Divisions namely-

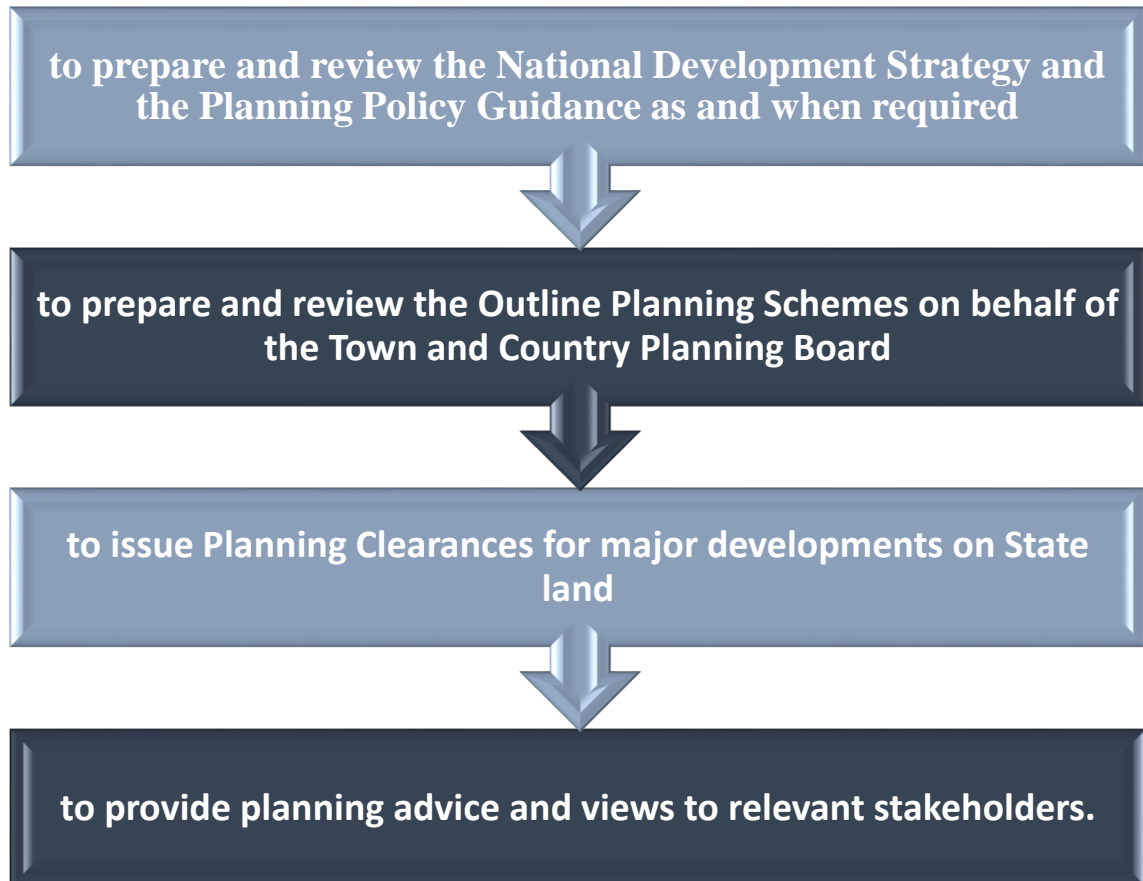


1.3.1 Planning Division

The Planning Division is responsible for land use planning including, policy formulation with respect to land development. It ensures that development in the country takes place in a well-planned and sustainable manner and that judicious use is made of our scarce land resources.

Functions

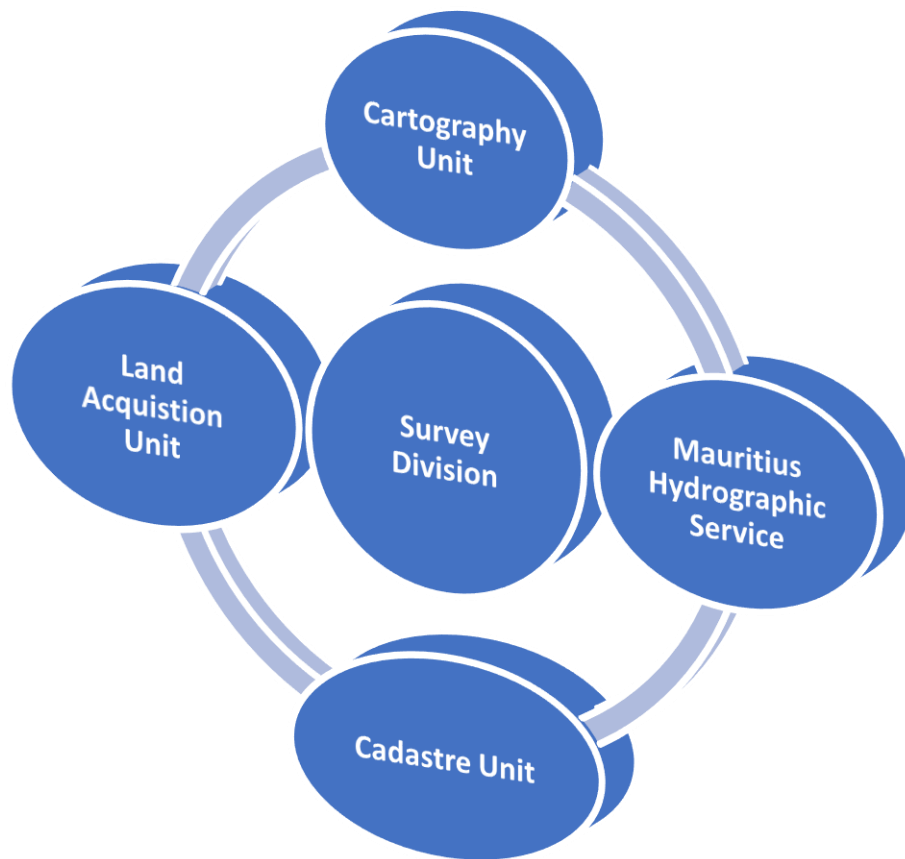
The main functions of the Planning Division are as follows:



1.3.2 Survey Division

The main role of the Survey Division is to provide information on available State lands that may be leased for residential, industrial, commercial, socio-religious, agricultural or other purposes. Wherever State lands are not available, the Division helps to identify and acquire privately owned lands for proposed development projects.

The Survey Division comprises four main units, namely, the Cartography Unit, the Mauritius Hydrographic Service, the Land Acquisition and the Cadastre Unit.



Functions

The main functions of the Survey Division are to:

- administer, control and manage State Lands
- acquire private lands for Government projects against payment of compensation
- issue Parcel Identification Numbers that is, unique identification numbers for all plots of land in Mauritius
- provide detailed geodetic control points for cadastral surveys
- carry out hydrographic surveys and nautical charting
- produce topographic and thematic maps for the Republic of Mauritius and
- provide geographic information and mapping support to other governmental agencies

CARTOGRAPHY UNIT



The Cartography Unit is responsible for the preparation of various types of maps- topographic maps, thematic and other maps

THE MAURITIUS HYDROGRAPHIC SERVICE



The Mauritius Hydrographic Service was established in the year 2013 and has been carrying out surveys for various stakeholders in our waters for projects of national importance.

The Unit surveys areas critical for shipping and surface navigation, carries out underwater search operations for wreck/ obstruction detection and surveys extremely shallow lagoons surrounding the mainland and outer islands for supporting economic/ tourism related activities, it is now working towards attaining medium and deep-sea survey capability.

In addition, significant progress has been made towards hydrographic support for scientific research and disaster management, physical modelling, sale of updated nautical products and developing expertise in matters related to maritime domain.

LAND ACQUISITION UNIT

The Land Acquisition Unit is responsible for the acquisition of privately-owned land required for the implementation of Government projects. Thus, all land acquired is monitored by the Land Acquisition Unit

CADASTRE UNIT

The Cadastre Unit has been set up in the wake of the Land Administration Valuation and Information Management System (LAVIMS) Project.

The Digital Cadastral Database (DCDB), one of the main components of the LAVIMS Project, was completed in June 2011. Thereafter, the Cadastre Unit was set up and it became fully operational in April 2012. The Cadastral Survey Act 2011 provides for the maintenance and updating of the digital cadastral database. This exercise is critical to the land market as the whole land transaction process has been computerized in an integrated system linking the three components of the LAVIMS project which are as follows: -

- A digital cadastral database (DCDB)
- A property valuation of all residential and commercial sites
- A parcel-based Deeds Registration Systems

HOUSING DIVISION

The Housing Division is responsible for the formulation of strategies and policies for the social housing sector and for the implementation of social housing programmes through the National Housing Development Company Ltd (NHDC), its executive arm.

Objectives

Objectives of the Housing Division are to:

- provide social housing for low and lower-middle income families;
- strengthen social and cultural integration through the provision of appropriate social and recreational facilities in social housing development;
- create mixed housing development schemes to help inclusion and equality among the low income groups;
- ensure a good living housing condition through the implementation of rehabilitation works at the NHDC Housing Estates and maintenance by the Syndics; and
- promote home ownership through a grant scheme either for the casting of roof slabs or for the purchase of building materials.

1.4 Bodies falling under our Ministry



TOWN AND COUNTRY PLANNING BOARD

- RESPONSIBLE FOR THE PREPARATION OF OUTLINE PLANNING SCHEMES FOR LOCAL AUTHORITIES
- ADVISES THE GOVERNMENT ON LAND USE PLANNING, LAND DEVELOPMENT AND ASSOCIATED ISSUES



MORCELLEMENT BOARD

- RESPONSIBLE FOR PROCESSING OF APPLICATIONS FOR MORCELLEMENT



NATIONAL HOUSING DEVELOPMENT CO. LTD

- RESPONSIBLE FOR THE IMPLEMENTATION OF SOCIAL HOUSING PROJECTS



FAIR RENT TRIBUNAL

A QUASI-JUDICIARY BODY WHICH HAS EXCLUSIVE JURISDICTION UNDER THE LANDLORD AND TENANT ACT TO INTER ALIA DETERMINE THE MARKET RENT OF BUSINESS PREMISES

1.4.1 Town and Country Planning Board



The Town and Country Planning Board (TCPB) is a statutory body under the aegis of the Ministry of Housing and Lands. It was established in 1965 under the Town and Country Planning Act, 1954, with the objective to provide for a planned and orderly development of land in the island of Mauritius.

Accordingly, the Town and Country Planning Board exercises all its powers under the Town and Country Planning Act, 1954 and as and when required, the powers of the National Planning and Development Commission, under the Planning and Development Act, 2004.

FUNCTIONS

The two main functions of the Town and Country Planning Board, under the Town and Country Planning Act, are the preparation of Outline Schemes for the local authorities and the hearing of appeals from aggrieved parties by decisions of Local authorities respecting provisions of Outline Schemes.

The Town and Country Planning Board is also responsible, *inter alia*, for –

- recommending to the President of the Republic to bring under Planning Control, after consultation with the Local Authority concerned (District Council and Municipal Council), any area which it feels need to be properly and progressively developed;
- applying to the President for the revocation or modification of an Outline Scheme;
- considering any demand from the Local Authorities for revocation or modification of a Detailed Scheme; and
- making recommendations on draft Action Area Plan or Subject Plan to the Minister for so long as the National Planning and Development Commission has not been constituted under the Planning and Development Act, 2004.

Composition of the Board

The composition of the Board of the TCPB is as set out in the Town and Country Planning Act. The Chairperson is appointed by the Minister of Housing and Lands. The other members comprise eight ex-officio members to represent the Prime Minister's Office and the Ministries responsible for the subject of Lands, Finance, Health, Public Infrastructure, Local Government, Agriculture and Environment; one member to represent the Association of Urban Authorities and two other members, appointed by the Minister, one of whom to represent the interests of the District Councils and the other those of the general public.

1.4.2 The Morcellement Unit

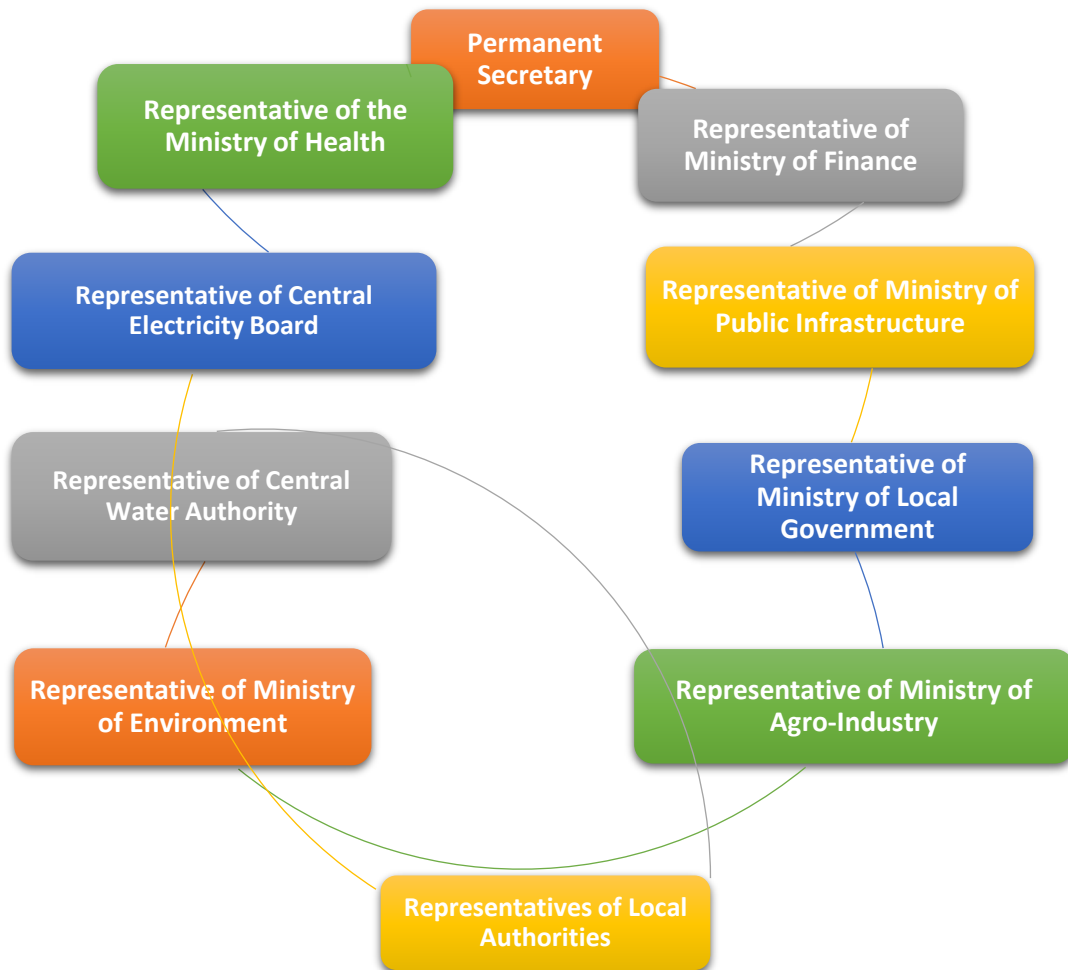
The Morcellement Unit deals with the collection and processing of applications and the issue of Morcellement Permits for subdivision or excision of plots of land into two or more lots for residential, commercial, industrial, agricultural or other purposes.

Morcellement Board



The Morcellement Board was established under the Morcellement Act 1990 as a one-stop shop to consider applications for parcelling of land into two or more lots for either residential, industrial, commercial, religious or agricultural purposes.

Composition of the Morcellement Board



1.4.3 National Housing Development Company Ltd

The National Housing Development Co. Ltd is a state-owned organization established in March 1991, which acts as the Ministry's executive arm for the implementation of social housing projects.



Activities

- construction of social housing units;
- provision of grants to eligible beneficiaries for the casting of roof slabs and building materials; and
- rehabilitation of existing social housing units.

1.4.4 Fair Rent Tribunal

The Fair Rent Tribunal is a statutory body which was instituted under the Landlord and Tenant Act No. 6 of 1999 and as subsequently amended by Act No. 5 of 2005 succeeded by the Amendment Act No. 21 of 2009 and subsequently by the Amendment Act No.22 of 2017.



The Tribunal is a quasi-judiciary body which has exclusive jurisdiction under the Landlord and Tenant Act to, *inter alia*, determine the market rent of business premises which were let on or prior to 01st July 2005 and up 31st December 2020. Hence, any aggrieved landlord or tenant may apply to it for that purpose. The Chairperson of the Tribunal is a Magistrate of the Intermediate Court and has four members.

1.5 KEY LEGISLATIONS

The following legislations provide the key legal framework for the activities of the Ministry of Housing and Lands:

- Cadastral Survey Act
- Land Acquisition Act
- Land (Duties and Taxes) Act
- Landlord and Tenant Act
- Land Surveyors Act
- Morcellement Act
- Pas Geometriques Act
- Planning and Development Act
- Removal of Sand Act
- State Lands Act
- Town and Country Planning Act
- The Pouce Stream (Authorised Construction Act)

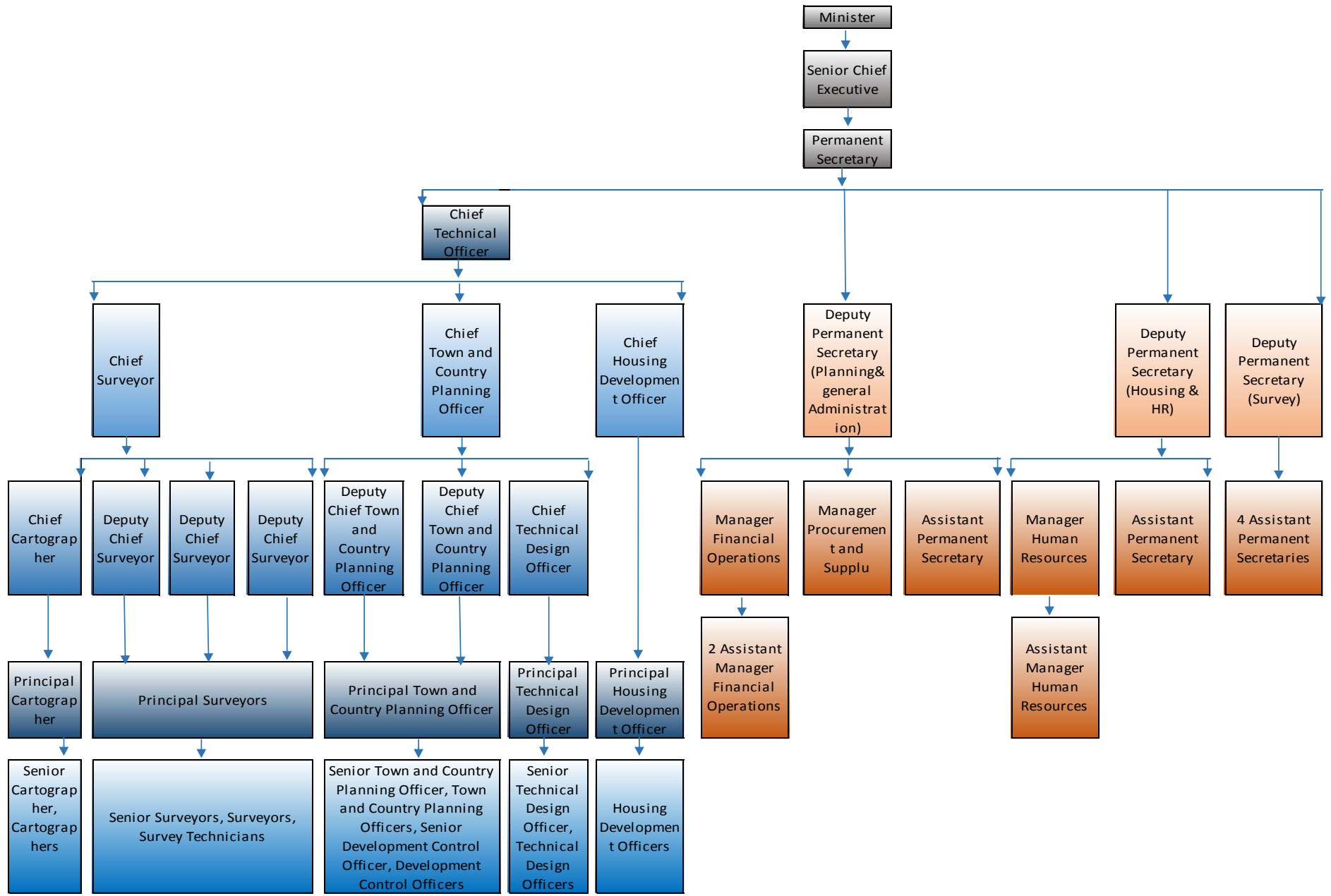
1.6 GENDER STATEMENT

The Gender Policy Statement of the Ministry recalls the key points contained in the National Gender Policy Framework. It assesses the strengths and weaknesses of the prevailing gender culture and mindsets and consequences, makes recommendations for significantly mainstreaming and enhancing gender in policies, programmes and activities of the Ministry.

The Gender Cell's main focus is to identify gender gaps and implement gender mainstreaming strategies in the policy and programmes of the Ministry. The Ministry relies upon the technical know-how and expertise of the Ministry of Gender Equality, Child Development and Family Welfare in its endeavour to improve gender practices. Accordingly, during the financial year 2018-2019, 33 officers from different sections of the Ministry benefitted from training and capacity building programmes on gender concepts and gender mainstreaming.

1.7 About our People

The Senior Chief Executive is responsible for its overall administration and general supervision. He is assisted in his functions and duties by the Permanent Secretary, the Deputy Permanent Secretaries, the Assistant Permanent Secretaries, the Chief Technical Officer, the Chief Town and Country Planning Officer, the Chief Surveyor, the Chief Housing and Development Officer as well as Officers from various cadres. The technical arm of the Ministry consists of the Planning, Survey and the Housing Divisions.



1.7.1 Employee Resourcing

As at 30 June 2019, there were 474 employees in post at the Ministry of Housing and Lands, and the gender distribution is as detailed below:

Categories	Women	Men
Top Management (Salary more than Rs 100, 000)	2	1
Middle Management (More than Rs 40, 000 and less than Rs 100, 000)	36	98
Support and Others (Less than 40, 000)	130	207
Overall	168	306

1.7.2 Local Training and Capacity Building Programmes

A total of 40 employees have benefitted from training courses sponsored by the Ministry of Civil Service and Administrative Reforms and 41 employees have benefitted from the training course on First Aid sponsored by Ministry of Housing and Lands. The training programmes are listed below:

Course	Grade	No of Officers attended courses	Sponsored by :
Certificate of Achievement in service & Performance Excellence- Level 1	Survey Field Worker/Senior Survey Field Worker	1	Ministry of Civil Service and Administrative Reforms
	Office Auxiliary/Senior Office Auxiliary	4	
	General Worker	6	
Certificate of Achievement in service & Performance Excellence- Level 2	Office Management Assistant	2	
	Management Support Officer	5	
	Word Processing Operator	1	
Certificate of Achievement in service & Performance Excellence- Level 3	Executive Officer (Ex-SMEDA)	1	
	Assistant Financial Officer	1	
	Management Support Officer	1	
	Survey Technician	1	
Certificate of Achievement in service & Performance Excellence - Level 4	Principal Town & Country Planning Officer	3	
	Principal Housing Development Officer	1	
	Senior Town & Country Planning Officer	2	
	Assistant Permanent Secretary	1	
	Office Management Assistant	1	
Training Programme on Safety and Health at work for Office Auxiliary/Senior Office Auxiliary	Office Auxiliary/Senior Office Auxiliary	2	
Training Programme and Public Service Excellence for Support Staff	Management Support Officer	1	
	Word Processing Operator	1	
Fire Safety and Risk Management	Management Support Officer	1	
	Housing Development Officer	1	
Training Programme on Legislative Drafting for officers of the Admin Cadre	Chief Town and Country Planning Officer	1	
	Deputy Permanent Secretary	1	
	Assistant Permanent Secretary	1	
Training Course on First Aid	Town and Country Planning Officer	1	Ministry of Housing and Lands
	Survey Field Worker/Senior Survey Field Worker	40	
TOTAL		81	

1.7.3 Employees' Welfare

The Staff Welfare Association of the Ministry of Housing and Lands works in close collaboration with the Human Resources Section for the betterment of employees as well as promoting team building and team bonding activities.

Objectives



organise recreational and cultural activities for the employees of the Ministry and enlist the participation of officers in the implementation of activities approved by the Public Officers Welfare Council
promote the welfare of employees

Officers were encouraged to participate in the following activities organized by the Public Officers' Welfare Council:

- Football Tournament
- Domino Tournament
- Badminton Tournament
- Annual Civil Service Kermesse on Gymkhana grounds
- Quiz Competition



1.7.4 Safety and Health

A Safety and Health Committee has been set up at the Ministry since 2012. This Committee comprises representatives of management and representatives of employees and meets once every two months to review and improve the health and safety procedures and practices at the Ministry.

Safety and Health Initiatives

Safety and Health Initiatives organised by the Ministry include:

- Fire Audit Exercises
- Reconstitution of Fire Warden Team
- Training on Ergonomics
- Organisation of First Aid Course

PART II – ACHIEVEMENTS & CHALLENGES

2.0 Major Achievements for Financial Year 2018-2019

2.1 Planning Division

- A draft Council of Professional Planners Bill has been prepared;
- The Interim Review of the Rural Outline Schemes is on-going. The Land Use Plans have been completed for the seven (7) Rural Outline Schemes;
- The final bids evaluation of the Review of the National Development Strategy 2008 has been completed;
- A Master Plan for Anse La Raie Area has been prepared; and
- A Master Plan for the Barkly Area has been prepared.

2.2 Survey Division

2.2.1 Cartography Unit –

Maps prepared by the Cartography Unit during period 2018/ 2019

1. Topographic Maps showing priority risks areas for disaster management were:
 - (a) Belle Mare (completed from previous financial year)
 - (b) Poste de Flacq (completed from previous financial year)
 - (c) Petite Rivière
 - (d) Cottage
 - (e) Vallée Pitot/Tranquebar
 - (f) Sebastopol
2. The following activities were also carried out during the year in respect of the following:
 - (i) **Thematic Maps produced**
 - (a) Map showing all uncommitted State lands for the whole island.
 - (b) Compilation of each uncommitted State land overlaid on aerial imagery on A4 size paper.

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- (c) Updating of public beaches according to new government notices.
- (d) Preparation of sites and location plans for Housing Projects around the island.
- (e) Compilation of plans and maps on aerial imagery in connection with Metro Express Project.
- (f) Updating of Constituency Maps with reference to google maps.
- (g) Plans showing proposed amendments to electoral boundaries for Electoral Boundaries Commissions.

(ii) Insertions of plans in 294 lease deeds

(iii) Restoration and scanning of 62 old plans from the Plans and Records Office

(iv) Updating of Parcels in the DCDB (LAVIMS)

- (a) Number of Private Land Parcels updated on the system - 5234
- (b) Number of State Land Parcels updated on the system - 1168

3. A total of Rs 365,937 were collected from the sale of Navigational Charts, Maps, Aerial Imagery and Aerial Photographs as follows:

(a)	Navigational Charts	-	Rs 57,982
(b)	Maps (hard copies)	-	Rs 92,500
(c)	Maps (digital)	-	Rs 203,880
(d)	Aerial Imagery (hard copies)	-	Rs 7,600
(e)	Aerial Photographs	-	<u>Rs 3,975</u>
			<u>Rs 365,937</u>

2.2.2 The Mauritius Hydrographic Service (MHS)

The Ministry of Housing and Lands has also the responsibility of hydrographic survey and nautical charting in Mauritius.

The Mauritius Hydrographic Service carries out surveys for various stakeholders for projects of national importance, including areas critical for shipping and surface navigation, underwater search operations for wreck/ obstruction detection and survey extremely shallow lagoons surrounding the mainland and outer islands for supporting economic/ tourism related activities.

- Hydrographic surveys for various stakeholders in Mauritius and Rodrigues have been undertaken. Surveys for the demarcation of zones for safe swimming and safe navigation were carried out for the Beach Authority and the National Coast Guard respectively. A new edition of Port Louis Chart for the Harbour was published in November 2018. The survey

of the lake within the SSR Botanical Garden was undertaken to compute the volume of water (this was the first time survey of water enclosed water body was undertaken).

- Assistance was provided to the Indian Naval Ship Sarvekshak during her two month long deployment in Mauritius and Rodrigues. The ship undertook multidisciplinary surveys in our EEZ for the purpose of nautical charting and also to fulfill requirements of various stake holders. The surveys undertaken by the ship would lead to the publishing of two new charts off Le-Morne Brabant and entire Rodrigues Island. The new chart of Rodrigues Island would replace the Vintage Admiralty Chart of 1876.

1. **Survey by Ship**



Indian Naval Survey Ship Sarvekshak

The Mauritius Hydrographic Service coordinated the survey activities undertaken by INS Sarvekshak under the Memorandum of Understanding between the Government of India and the Government of Mauritius for year 2018-2019 from 11 December 2018 to 10 February 2019 at the following places:-

- (a) Le Morne Brabant - Mainland Mauritius
- (b) Anse La Raie - Mainland Mauritius
- (c) Poudre D'Or - Mainland Mauritius
- (d) Rodrigues Island

2. **Survey by MHS**

MHS undertook the following Hydrographic survey during the period under review:-

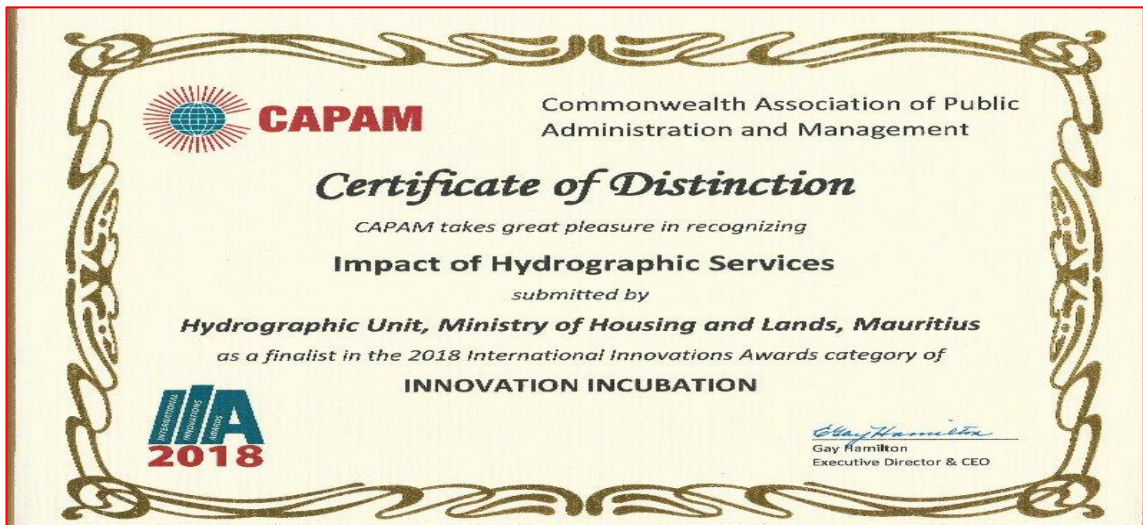
- (a) Survey off lagoon of Trou D'eau Douce to ascertain the bathymetry and composition of seabed from 05 February to 15 April 2018.
- (b) Continued delineation of High-Water Line (HWL) at Point D'Esny to ascertain the shift in the HWL post the passage of cyclone "Berguita".
- (c) Third phase of survey of Rodrigues Island was undertaken from 23 April to 04 May 2018 and from 22 January to 04 February 2019 respectively to collect bathymetric data in order to study the potential for commercial production of Algae, Oyster and Sea Cucumber at Rodrigues.
- (d) Check survey of Port Louis harbour was undertaken as per the request of Mauritius Port Authority from 06 to 30 July 2018.
- (e) Survey off Bois Des Amourettes lagoon was under taken during September 2018.
- (f) Hydrographic survey of Sir Seewoosagur Ramgoolam Botanical Garden (SSRBG) was carried out from 18 to 20 September 2018 with the aim of collecting bathymetric data and also to delineate the boundaries of the lake accurately.
- (g) The survey of swimming zones (Grand Bay, Bain Boeuf, Cap Malheureux, PG union Ribet and Butte à L'herbe) along Northern Coast was undertaken from 22 August to 30 November 2018 in order to ascertain the suitability of swimming zones in the area.
- (h) Survey for Aquaculture site off Bambous and Point Osorne was undertaken between 12 February and 21 February 2019.
- (i) The Hydrographic Survey of Fouquets Island to Ile de la Passe was undertaken from 18 March to 15 April 2019 to ascertain bathymetry, tidal current and composition of seabed in the area.

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3. Hydronotes and NavArea Warning - In order to provide updated nautical information to the international marine community for safe navigation, MHS raised the following hydrographic notes during the period under review:-
- (a) MHS/Mauritius/01/2018 dated 01 October 2018 concerning the Reclamation of Land and Construction of Seawall at Baie aux Huitres in Rodrigues Island.
 - (b) MHS/Mauritius/01/2019 dated 25 March 2019 concerning wreck of fishing vessel at PG Union Ribet near Grand Gaube.
 - (c) MHS/Mauritius/02/2019 dated 25 March 2019 concerning HMS Sirius sunk at off Bois Des Amourettes.
- A new navigation chart titled “*Northern Islets of Mauritius*” was released by the Honorable Minister on 13 December 2018. The chart has been published by the National Hydrographic Office, India.
 - **8** Paper Charts and **10** Electronic Navigational Charts have been published for the Mauritian Waters.

4. **Award**

- (a) MHS was awarded Certificate of Distinction as a finalist in the “Innovation Incubation” category at Commonwealth Association of Public Administration and Management (CAPAM) competition. The award ceremony was held at Guyana in October 2018.
- (b) MHS was conferred with Bronze Award at NPQC 2018 under the category “productivity improvement and innovation” on 01 August 2018.



2.2.3 Facilitating Access to Land

- The State Lands (Amendment of Schedule) Regulations 2019 have been made on 19 February 2019 regarding moratorium on rental for leases with no vehicular access (GN No. 38 of 2019).
- Assistance was provided to the Attorney General’s Office for the promulgation of the Acquisitive Prescription Act 2018 (Act No. 13 of 2018) and Regulations under Section 13 of the said Act were prepared for publication.
- 345 lease agreements have been drawn up.
- 17,500 Parcel Identification Numbers (PIN) were issued and a total revenue of Rs.19,751,500 were collected.
- 35 Notices to squatter were issued under the State Lands Act.
- 21 residential squatters have been regularized.
- 250 building sites were sold to the lessees and 141 plots of State land were sold to the owners of Ex-CHA housing units under the State Lands Act.

2.2.4 Providing Land for Government Projects

The services of the Ministry of Housing and Lands are resorted to by various Ministries and Government Departments for the acquisition of privately-owned land for the implementation of Government projects. Acquisition is carried out within the legal framework of the Land Acquisition Act.

During the financial year ended 30 June 2019, private lands were acquired to enable the implementation of Government Projects as detailed in the table hereunder.

LAND ACQUIRED FOR PERIOD 01 JULY 2018 TO 13 JUNE 2019		
SN	PROJECT	EXTENT (M²)
1	Pailles Guibies Sewerage Project	79.86
2	Additional land for A1 - M1 Link Road	13,653.84
3	Additional Land for the Metro Express Project	7,860.15
4	Grade Separated Junction Phoenix	4,415.67

LAND ACQUIRED FOR PERIOD 01 JULY 2018 TO 13 JUNE 2019		
SN	PROJECT	EXTENT (M²)
5	Cap Malheureux Bypass	3,896.32
6	Grand Bay Sewerage Project	551.75
7	Bidirectional Lanes at Phoenix	563.70
8	Multi - Purpose Hall at Haute Rive	14,773.00
9	A1 - A3 Link Road	199,408.22
10	Pumping Station Forbach	380.00
11	Additional land for Verdun - Trianon Link Road	358.87
12	Parking Space for Pamplermousses District Court	1,225.00
13	Land Acquisition at Poste De Flacq for the reconstruction of Choisy Bridge on B15 Road	9,946.03
14	Land Acquisition at Trianon for the construction of a direct link between motorway M3 and M1 at Hillcrest	39607.77
15	Upgrading od Bend at Nouvelle Decouverte	12197.74
16	Rehabilitation of Joli Bois Bridge along New Grove Road (B82)	5674.8
17	Improvement of Junction of Plaine des Papayes Road and 20 Pied Road	1953.78
18	Upgrading of Pointe aux Sables Road (B31)	18,446.65
19	Drains at Fond Du Sac	65,352.90
20	Land under 2000 Arpents Scheme	584,124.10
21	Chamarel Football Ground	13,540.00
22	Bus layby and Bus stop Riviere Noire (N)	124.30
23	Quarry Site for Riviere des Anguilles Dam (D)	26,438.00
	TOTAL	1,024,572.45

2.3 Housing Division

2.3.1 Construction of Social Housing Units in Financial Year 2018/2019

Completed



The construction of a total of 142 social housing units at a total cost of Rs 207, 492, 313 out of which 101 were delivered during the financial year to eligible families.

Ongoing Housing Projects

- Some 3230 housing units are under construction and are expected to be completed by end of December 2020 at a total cost of Rs 5093.88 M.

2.3.2 Roof Slab Grant Scheme

Very low and low income families who already own a plot of land and are having difficulties to construct a concrete housing unit, are financially assisted through a grant scheme either for the casting of roof slabs to complete their construction or for the purchase of building materials to start their construction.

Roof Slab and Purchase of Building Materials Grant Scheme regarding 1496 beneficiaries for the Financial Year 2018/19 :

- (i) 979 families earning below Rs 10,000 have been granted Rs 100,000 as assistance for the casting of roof slab for which a total amount of Rs 88,619,300 have been disbursed.
- (ii) 398 families earning between Rs 10,000 and Rs 15,000 have been granted Rs 70,000 as assistance for the casting of roof slab and a total amount of Rs 25,048,660 have been disbursed.

- (iii) 118 families earning between Rs 15,000 and Rs 20,000 have been granted Rs 50,000 as assistance for the casting of roof slab and a total amount of Rs 5,378,700 have been disbursed.
- (iv) One family earning below Rs 10,000 has been granted financial assistance of Rs 37,765 for the purchase of building materials.

2.3.4 Rehabilitation of Existing Social Housing Units



The rehabilitation programme relates to waterproofing, water reticulation wastewater disposal, repairs to cracks and minor infrastructural works such as storm water drains and structural remedial works in NHDC Housing Estates

Expenditure for Rehabilitation Projects

Completed Projects

- Waterproofing works and ancillary works have been completed over 5 Housing Estates at Poste de Flacq, Camp Levieux, Dagotièrre, Baie du Tombeau and Cap Malheureux at a total cost of Rs 78 M. During Financial Year 2018/19, Rs 14 M have been disbursed.
- The construction of sewer network at Riche Terre Housing Estate has been completed at a project cost of Rs 10.8 M and Rs 3.7 M have been spent in Financial Year 2018/19.
- The structural and electrical remedial works at Camp Levieux are expected to be completed by end of June 2019. The project cost amounts to Rs 147.2 M and during Financial Year 2018/19, Rs 115.1 M have been disbursed.

3.1.5 Ongoing Projects

- Rehabilitation Works of Existing Wastewater network at Rose Belle, Bambous, St Pierre and Highlands to the tune of Rs 116.2 M are ongoing for which an amount of Rs 11.8 M has been disbursed in Financial Year 2018/19.
- As for rehabilitation of Existing Wastewater network over another 6 Housing Estates at Dagotièrre, Vieux Grand Port, Nouvelle France, Notre Dame, Tyack and Riambel, the Consultant is currently preparing the design.

- An additional Rs 36.4 M has been disbursed during Financial Year 2018/19 for the following rehabilitation works:
 - desludging;
 - maintenance and operation of sewerage treatment plants;
 - cleaning of sites; and
 - other general works prior to allocation.

An amount of Rs 181 M has been disbursed on Rehabilitation Works compared to the Rs 176.3 M which was earmarked for Financial Year 2018/19.

2.3.5 Financial assistance to owners of Ex-CHA houses – Transfer of Title Deeds of Ex – CHA Houses

- Government is encouraging ex-CHA house owners to purchase the plot of land on which stand their houses. In this context, 238 families have during the Financial Year 2018-2019, purchased their plot of land.
- Government provides financial assistance to vulnerable lessees of ex-CHA Housing Estates whereby they are granted the land free of charge, through a waiving of the purchase price of Rs 2000, and registration fees. Government also meets fees for the Notary and for the survey of the plot of land. An amount of Rs 164,400 has been disbursed to some 84 families.

2.4 Town and Country Planning Board

The Ministry of Housing and Lands has initiated procedures for the recruitment of international consultant to review the NDS. Pending the review of the NDS which would set out the new basis for the review of the Outline Schemes, the exercise for an interim revision of the District Council Outline Schemes is in process.

2.5 Morcellement Unit

Facilitating Morcellement Projects

Over the financial period ending 30 June 2019, the Morcellement Board has issued –

438 Letters of Intent:

436 for residential purposes

2 for commercial purpose

311 Morcellement Permits:

232 for residential purposes

3 for industrial purposes

5 for commercial purpose

71 for agricultural purposes

2.6 Fair Rent Tribunal

Return of cases under the 3 acts governing the Fair Rent Tribunal (FRT)

Landlord and Tenant Act	No of Cases Lodged	Determination by Fair Rent	No of Cases Still Under Consideration
<u>Under Landlord and Tenant Act 1999</u> (As from 24 th July 2000 up to 31 st Dec 2004)	124	124	0
<u>Under Landlord and Tenant (Amendment) Act 2005</u> (Act in force as from 01 st July 2005 up to 31 st Dec 2009) Cases lodged before FRT (as from 07.06.2005)	1192	874	318
<u>Under Landlord and Tenant (Amendment) Act 2009</u> (Act in force as from 01 st Jan 2010 up to 31 st Dec 2017.	504+318* (*carried forward from preceding year) =822	799	23*
<u>Under Landlord and Tenant (Amendment) Act 2017</u> (Act in force as from 01 st Jan 2018 up to 31 st Dec 2020. (period 01.01.2018-30.06.2018	23*+45 =68	20	48
<u>Period 01.07.2018- 15.06.2019</u>	48 +55(New cases lodged)	35	68

- (i) The number of cases determined by the FRT for period 01.07.2018-30.06.2019 = 35
- (ii) The number of cases still under consideration by the FRT = 68

4.0 **Status on Implementation of Budget Measures**

The table below shows the status of budgetary measures announced in the Budget Speech 2018/2019

Budget Para	Budget Measure	Status
171	Construction of 3041 housing units	<p>Revised to 3038 housing units - Construction in progress</p> <p>(i) 1273 housing units are expected to be completed in FY 2019/2020;</p> <p>(ii) Construction of 1238 housing units are expected to be completed by end of FY 2020/2021; and</p> <p>(iii) The remaining 527 units are still at tender stage.</p>
191	Rs 176M for rehabilitation of 41 NHDC housing estates to improve the living conditions of some 62000 families	<ul style="list-style-type: none"> - Structural remedial works @ Camp Levieux – Taking over Certificate issued on 01 July 2019 - Waterproofing works, Painting and Associated Works @ Poste de Flacq, Baie du Tombeau, Cap Malheureux, Camp Levieux and Dagotiere – works completed - Wastewater treatment at Nouvelle France, Riambel, Vieux Grand Port, Rose Belle, Notre Dame, Bambous, Dagotiere, St Pierre and Highlands.

4.1 Status on Implementation of Key Actions

The table below shows the status of the Key Actions and the Key Performance Indicators (KPIs) pertaining to the Ministry of Housing and Lands which were included in the Budget 2018/2019.

Status of Key Actions and KPIs

Key Action	Key Performance Indicator	Target 2018/2019	Achievement as at 30 June 2018
Construction of social housing units	Number of social housing units constructed	1,240	102
Rehabilitation of NHDC Housing Estates	Number of NHDC Housing Estates rehabilitated	8	4
Review of the National Development Strategy	Draft report on review of the National Development Strategy submitted	19 June	Letter of Award to successful bidder issued on 7 June 2019 for lump sum price of Rs 72,637,000 excluding VAT
Preparation of Topographic maps to help in disaster risk management	Number of regions at risk for which topographic maps have to be prepared	2	4
Database of all State lands	Setting up of a Digital Stateland Register	80%	Contract awarded in July 2018
New Planning and Development Bill to consolidate planning legislation	Bill introduced in the National Assembly	March 2019	A revised draft Bill is being prepared

4.2 Risk Management, Citizen Oriented Initiatives and Good Governance

Internal Control

The Internal Control Unit of the Ministry of Housing and Lands has been mandated to independently and objectively examine and evaluate the adequacy of the internal control system of the different auditable areas of the Ministry, in line with the approved Annual Internal Audit Plan for Financial Year 2018-2019 and to report weaknesses identified to the Accounting Officer.

Whilst Management of the Ministry has the responsibility to ensure adherence to good corporate governance practices, to assess potential risks within its operations and to implement an appropriate system of internal control to address such risks, the scope of the Internal Control Unit has been to examine and evaluate the internal control systems and to report on:

- (i) the adequacy and effectiveness of the systems of financial, operational and management control;
- (ii) the extent of compliance with policies, standards, laws, regulations and procedures established by Management;
- (iii) the extent to which assets acquired are cost effective, used efficiently, accounted for and safeguarded from losses arising from waste, extravagance, inefficient administration, poor value for money, fraud or any other causes;
- (iv) the suitability, accuracy, reliability and integrity of financial and other management information and the means used to identify, measure, classify and report such information;
- (v) the integrity of processes and systems ensuring that controls offer adequate protection against error, fraud and loss of all kinds; and
- (vi) the follow-up on agreed recommendations to assess the extent to which corrective actions have been taken by Management.

Achievement for the Year

Besides the examination of accounts and records, as approved in the Annual Plan (Planned Audit), the Internal Control Unit undertakes Special Audit (Unplanned Audit), at the request of the Accounting Officer.

For Financial Year 2018-2019, the Unit has achieved 75% of its Approved Annual Plan and has conducted 1 Unplanned Audit.

Corruption Prevention Review

The implementation of the Anti-Corruption Framework is an ongoing exercise. To give furtherance to the implementation of the Public Sector Anti-Corruption Framework, the ICAC conducted several Corruption Prevention Review.

Implementation Plan – Director of Audit Comments

In the Report of the Director of Audit for Financial Year ending 30 June 2019, comments/observations were noted. The actions/ measures undertaken to address the comments are shown in the table below:

Issues (report Ref)	DOA Comments	Proposed Measures	Status of Actions Taken/ Implementation Date
20.1 Management of State Lands – Lands Vested in Ministries/ Departments Remain Undeveloped for Years	According to the Ministry’s records, some 370 Arpents (A) of State Lands were vested in 13 Ministries/ Departments for 60 projects. However, various portions of lands vested in the Ministries/Departments have remained undeveloped for years	By way of circular letter, all Ministries/Departments will be invited to specify their interest in the projects and confirm whether funds will be made available to implement projects for which land has been vested. Otherwise subject to Government’s approval, the land will be retrieved and vested in other Ministries/ Departments for projects as appropriate. Once the land is vested in another Ministry/ Department, the implementation of projects rests with that Ministry/Department and for which it has no control.	In March 2018, a sub-committee chaired by the Permanent Secretary of this Ministry was set up to monitor the situation with regard to State Lands.

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Issues (report Ref)	DOA Comments	Proposed Measures	Status of Actions Taken/ Implementation Date
<p>20.2 Land Acquisition-Undefined Processing Timeframe Resulting in Significant Interest Payments</p>	<p>Following the Audit Reports for financial years 2016-17 and 2017-18, the Ministry informed that a major component of the State Land Register Software Solution (SLRS) would be Land Acquisition. This computerised system would reduce processing time and ensure better monitoring. As of December 2019, it was not operational.</p> <p>The time lag between the acquisition date and appointment of Notary varied between 30 to 90 months, resulting in an increase in interest paid. In some cases, the interests were 20 to 50 per cent of the compensation paid.</p>		<p>The Module for “Acquisition “on State Land Register is operational and has facilitated the processing of files. However, all processes have to follow provision of the land Acquisition Act with delays to be respected.</p> <p>The Ministry has designed a form which has been circulated to all Ministries/ Departments requesting for acquisition of land to be filled and submitted to this Ministry with all required documents prior to initiating acquisition, including need analysis for the project, financial clearance, timeframe to implement the process.</p> <p>The Acquisition Monitoring Committee chaired by the Chief Technical Officer of this Ministry, is meeting on a regular basis with all stakeholders to monitor, coordinate and oversee all requests for acquisition of private land. The stakeholders are given a timeframe to process issues pertaining to them.</p>

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Issues (report Ref)	DOA Comments	Proposed Measures	Status of Actions Taken/ Implementation Date
20.2.1 Non submission of Deeds of Acquittance.	As of September 2019, true and certified copies of deeds of acquittances/deed to witness interim payment were not submitted by the Notaries, for which some Rs 456 million were disbursed from March 2008 to June 2019.	The SLRS which will go live during financial year 2019-20, will have a module for a timeframe for each process of acquisition and this will bring efficiency in the process. The system will flag out any outstanding issues, such as payment of compensation, receipt of deed of acquittance, reply from owners to offer made on acquisition, amongst others.	In case where Notaries did not submit deeds witnessing payment of compensation there are constantly reminded through reminders issued at relevant intervals. The reminders to Notaries are also copied to the AGO to monitor the situation.
20.3 Arrears of Revenue- Misstatement of Arrears Figure and Inefficient Debt Recovery	<p><i>(a) Misstatement of Arrears Figure</i></p> <p>No clear policy was adopted by the Ministry regarding cases where there was no formal lease agreement.</p> <ul style="list-style-type: none"> • The arrears figure included premium for campement site lease where lessees had not signed their lease agreement. • As of 30 June 2019, some lessees had not settled their rental and yet the amounts owed were not accounted as arrears 	SIL has been requested to address the issue.	<p>Since November 2018, a lessee's account is opened in the system only when he/she has signified his/her acceptance to the letter of Intent.</p> <p>Reminders were issued. A total amount of Rs 20.15 M was recouped.</p> <p>Grant of payment facilities - lessees are granted payment facilities.</p> <p>Proper monitoring of returned statements of claim/reminders are made</p>

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Issues (report Ref)	DOA Comments	Proposed Measures	Status of Actions Taken/ Implementation Date
	<i>(b) Inefficient Debt Recovery</i> Debt recovery by the Ministry has not improved. For 2018-19, some Rs 363 million were collected. This amount was not analysed into collections for the current and prior year periods. Thus, the extent of debt recovery of prior year arrears could not be determined.	The approval of the Ministry of Finance, Economic Planning and Development will be sought for the setting up of an Enforcement Unit; It will work out a framework for debt recovery and the existing Revenue System will be amended	
20.4 Parcel Identification Number and Morcellement Permit - Inadequate Control Mechanisms Resulting in Loss of Revenue	The Ministry had recourse to manual vouchers rather than the auto generated vouchers from the Cadastre System. The Ministry explained that, presently, it is charging the rate of Rs 1,500 only when the extent of land equals or exceeds 423 m ² . As the system automatically charges Rs 1,500 when the extent of a plot of land exceeds 422 m ² by any decimal, the auto generated vouchers were not being used. In some cases there were shortfall in revenue collected. The manual vouchers were accessible to all the officers of the Cadastre Unit and were not serially numbered. Control was inadequate. Any Officer of the Cadastre Unit and the Cartography Unit can proceed with the excision/subdivision/ Morcellement of land in the system without approval of a Senior Officer. When application is received for the excision/ Sub-division/Morcellement of land PINs are generated for all parcels of land within the whole plot of land. The created PINs are accessible to any	Necessary enhancement will be brought to the LAVIMS system so that all payment receipts will be auto generated; and the Contractor for LAVIMS will be requested to consider allowing only those who have paid the fees to view the PIN.	

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Issues (report Ref)	DOA Comments	Proposed Measures	Status of Actions Taken/ Implementation Date
	<p>stakeholder, for instance, Officers of the Ministry, Local Authorities, and Valuation Department.</p> <p>The outstanding PINs could be used for land transactions by any stakeholder without the payment of PIN fee.</p>		
20.4.2 Fake Morcellement Permit	<p>No control mechanism was in place to provide for the cross-checking of the validity of Morcellement Permits between the Cadastre Unit and the Morcellement Unit. In 2019, the Morcellement Unit reported 10 cases of fake Morcellement Permit to the Accounting Officer of the Ministry.</p> <p>Following investigations by the Internal Control Unit, 24 additional cases were identified over the period January 2016 to March 2019.</p>	<p>With the Online Morcellement Permit, applicants and users of the platform will be able to check validity of the permit online, thereby reducing the risk of fraudulent document</p>	<p>Verification & Validity of Morcellement Permit is carried out prior to processing application for PIN.</p>
20.5 State Land Register Software Solution- Delay in Project Implementation	<p>As of December 2019, the SLRS had not yet been operationalised due to delays in the implementation process.</p> <p>As the Ministry took a long time to validate the application design, the Supplier requested for an extension of time which was approved by the Ministry. The expected completion date of the project was 3 October 2019.</p> <p>As of December 2019, the Ministry disbursed some Rs 2.3 million or 30 per cent of contract value.</p>	<p>In view of the complexity of the project and adjustments/ enhancement that had to be made to various modules, the completion date had to be extended. Testing is being performed prior to training. It is expected that users will start using the system by mid-February 2020</p>	<p>In December 2019, the Contractor requested to extend the completion date up to 15 January 2020</p>

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Issues (report Ref)	DOA Comments	Proposed Measures	Status of Actions Taken/ Implementation Date
<p>20.6 Cost Sharing Mechanism – Inability to Enforce Reimbursement from a Beneficiary</p>	<p>State Lands were granted at Les Salines, Black River for the implementation of projects.</p> <p>The total cost of the infrastructure and associated works amounting to some Rs 495 million, inclusive of management fee, was to be contributed by the beneficiaries and the Government. As of November 2019, contributions were as follows:</p> <ul style="list-style-type: none"> • Government: Some • Rs 215 million, that is, Rs 16 million in excess of its share amounting to some Rs 199 million. • Beneficiaries: Some Rs 193 million, that is, Rs 103 million less than the required contributions. <p>Included in the above sum of Rs 103 million, were some Rs 57 million in respect of a beneficiary which did not settle its share of contribution. The defaulting beneficiary was granted a plot of State Land of an extent of 30.94A. The annexure to the Lease Agreement in respect of the cost sharing contribution was not signed between the Ministry and the beneficiary. As of January 2020, the beneficiary had not settled its contribution</p>		<p>At present there are no other State Land that has been allocated and not yet developed due to the absence of vehicular access. For the issue of Lease Agreement, action has been taken at the level of the Ministry to ensure that only after the agreement have been signed that same will be inserted in the Revenue System.</p> <p>The Lease Agreement over the plot of Land over part of Pas Geometriques Les Salines has been cancelled “<i>de plein droit</i>” and without payment of any compensation.</p> <p>The amount for the contribution to the cost of infrastructure for lease A, that is 30A94, same would be recouped when the land is leased anew.</p>

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Issues (report Ref)	DOA Comments	Proposed Measures	Status of Actions Taken/ Implementation Date
<p>20.7 Lease Administration - Lower Revenue Collected Due to Non-Renewal of Lease</p>	<p>A Statutory Body held an industrial lease at Pas Geometriques Union Ribet at Calodyne of an extent of some 4.1 Arpent (17,341m²) since 1995. One of the special conditions of the Lease Agreement was that a number of bungalows/buildings would be constructed for rental to contributors of the National Savings Fund (NSF). The lease expired in 2015 and currently the rental of the bungalows is not restricted to contributors of the NSF. However, the terms and conditions of the lease have not been reviewed by the Ministry. Had the lease been renewed on time, new rental would have been charged and generated more revenue to the Government. In 2018-19, the Statutory Body entrusted the management and operations of the bungalows/buildings to a profit making Hotel Management Company. As of November 2019, the Ministry had not reviewed the terms and conditions of the lease.</p>	<p>the Statutory Body has been requested to submit any document/agreement to the effect that the management and operations of the bungalows/ building have been entrusted to a management company.</p>	<p>The Lease has expired in June 2015 and the renewal of the lease will take effect in July 2015. Rent will be claimed as from that date. As such Government will not incur any loss upon the renewal of the Lease to the Statutory Body.</p>

PART III – FINANCIAL PERFORMANCE

4.3 Financial Highlights

4.3.1 Analysis of revenue

Revenue collected by *Ministry of Housing and Lands* is classified into three broad categories: -

- ▶ Property Income (includes Campement Site Leases & Other Land Leases)
- ▶ Sales of Goods and Services (Survey Fees, Morcellement Fees, Sales of Maps, Sales of Sand & Issue of Land Parcel Identification Number)
- ▶ Miscellaneous Revenues (Contribution in respect of Tourism Development Projects on State Lands.)

For comparative basis the Actual Revenue collected in fiscal year 2017/2018, the Estimated Revenue for fiscal year 2018/2019 and the Actual Revenue collected in fiscal year 2018/2019 has been used

Revenue Category	2017-2018 Actual (Rs M)	2018 – 2019 Estimates (Rs M)	2018 – 2019 Actual (Rs M)
<i>Property Income</i>	1,151.756	1,145.000	1,182.377
<i>Sales of Goods and Services</i>	40.540	56.500	57.829
<i>Miscellaneous Revenues</i>	46.981	55.000	23.671
<i>Total Revenue</i>	1,239.277	1,256.500	1,263.877

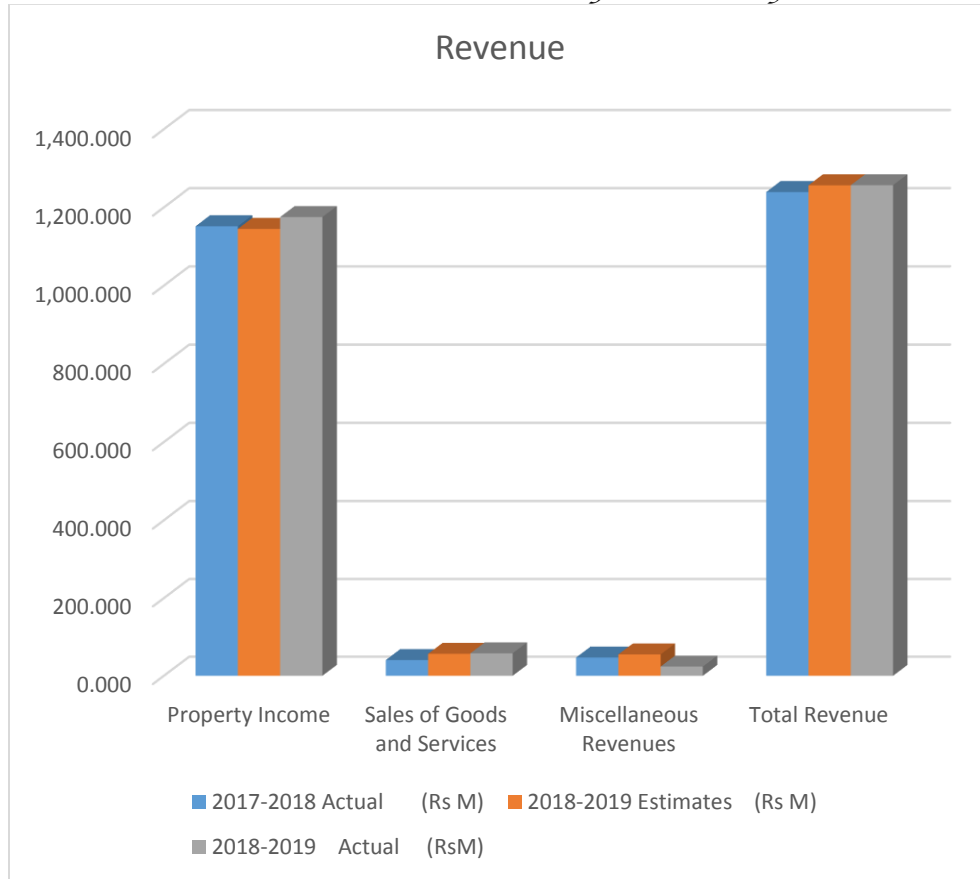
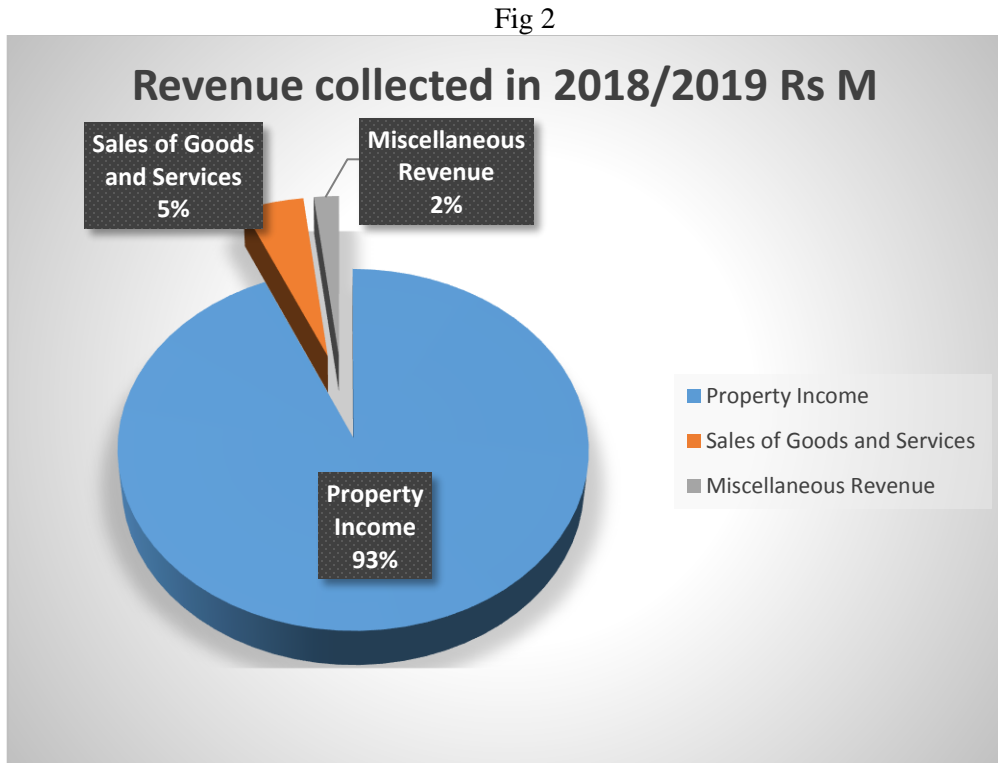


Fig. 1 shows a breakdown of revenue collected by the Ministry of Housing and Lands

The table below shows the total Revenue collected for Fiscal Year 2018/2019

Revenue	2018/2019 Actual (Rs M)
<i>Property Income</i>	1,182.377
<i>Sales of Goods and Services</i>	57.829
<i>Miscellaneous Revenue</i>	23.671
Total Revenue	1,263.877

Figure 2 below provides an illustration of revenue collected in Fiscal year 2018/2019



Sub Head **Property Income** amounting to Rs 1,182.4 M representing 93% of the total revenue comprise of the two main items:

- (i) Campement Site Leases—Rs 248M
- (ii) Other Land Leases –Rs 934.4 M

4.3.2 Statement of Expenditure

In the 2018/2019 Budget Estimates, the appropriation of funds by the National Assembly to the Ministry of Housing and Land Use Planning were made under the **Vote 22-1**.

The total provision allocated to this Ministry amounted to **Rs 2,566M-** and was divided into the following Sub Head:

- ▶ 22 -101: General – Rs 129.8M
- ▶ 22 -102: Social Housing Development -- Rs 1,631M
- ▶ 22-103: Land Management and Physical Planning – Rs 805.2M

At the end of the year under review, the total actual expenditure stood at **Rs 2,277.528M-**

The table below shows the total actual Expenditure for Vote 22-1. Classified by Economic Categories for the Fiscal Year ended 30 June 2019.

Economic Categories	2017/2018 Actual Expenditure Rs M	2018/2019 Actual Expenditure Rs M
Compensation of Employees	220.688	224.744
Goods and Services	95.451	85.337
Subsidies	34.917	40.919
Grants	9.756	10.333
Other Expense	948.658	1,021.979
Acquisition of Non-Financial Assets	774.598	894.216
TOTAL	2,084.068	2,277.528

Figure 3 below is a comparison of expenditure incurred by economic category between fiscal year 2017/18 and 2018/19.

Fig 3

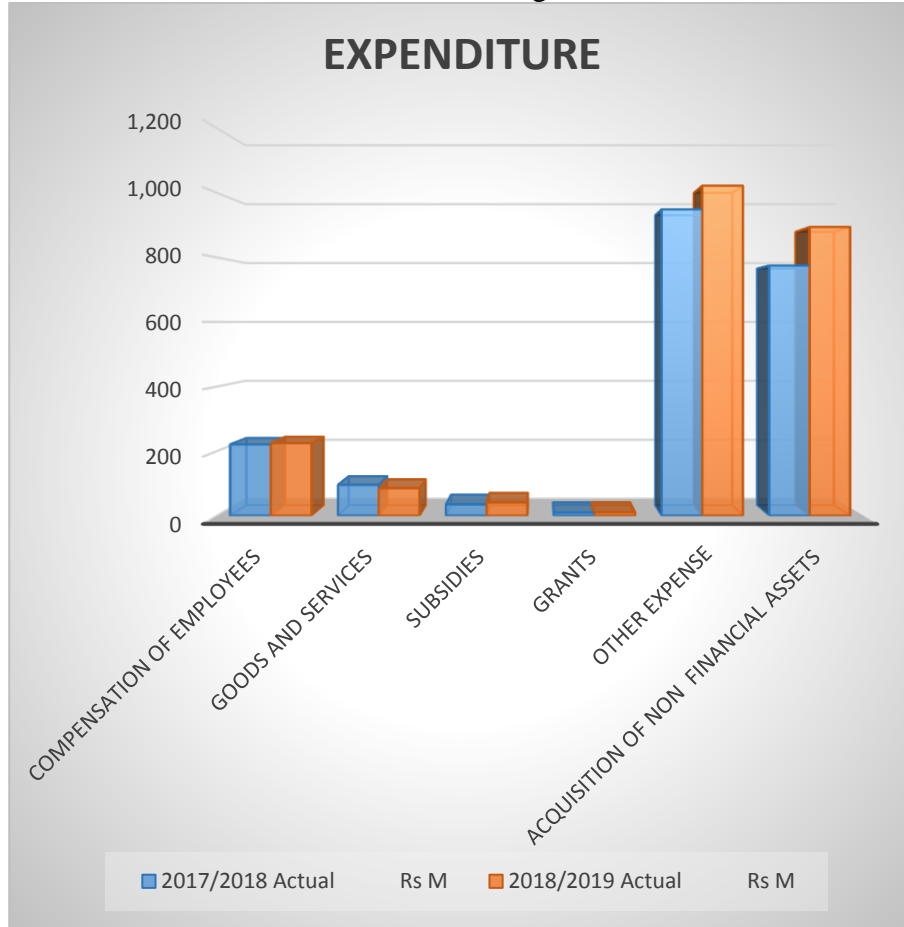


Figure 4 below is an illustration of expenditure by economic category incurred for the fiscal year ended 30 June 2019

Fig 4

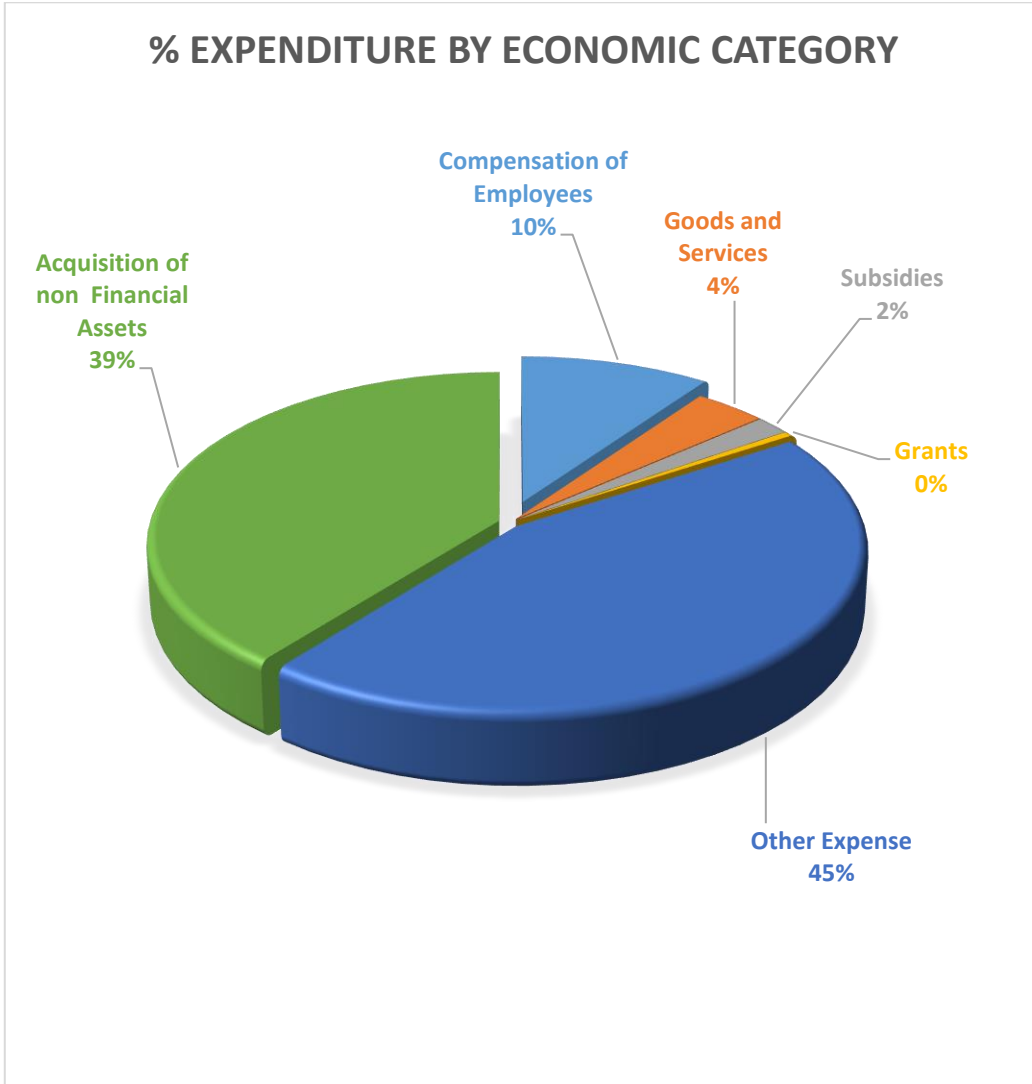
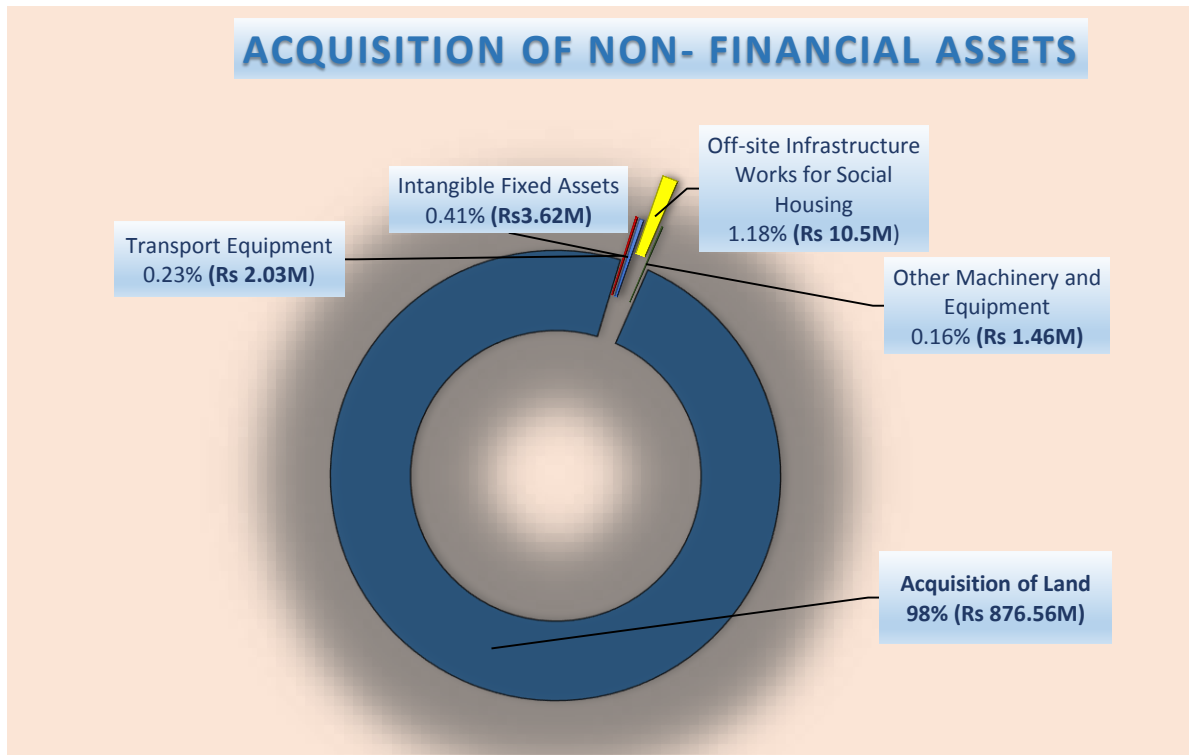
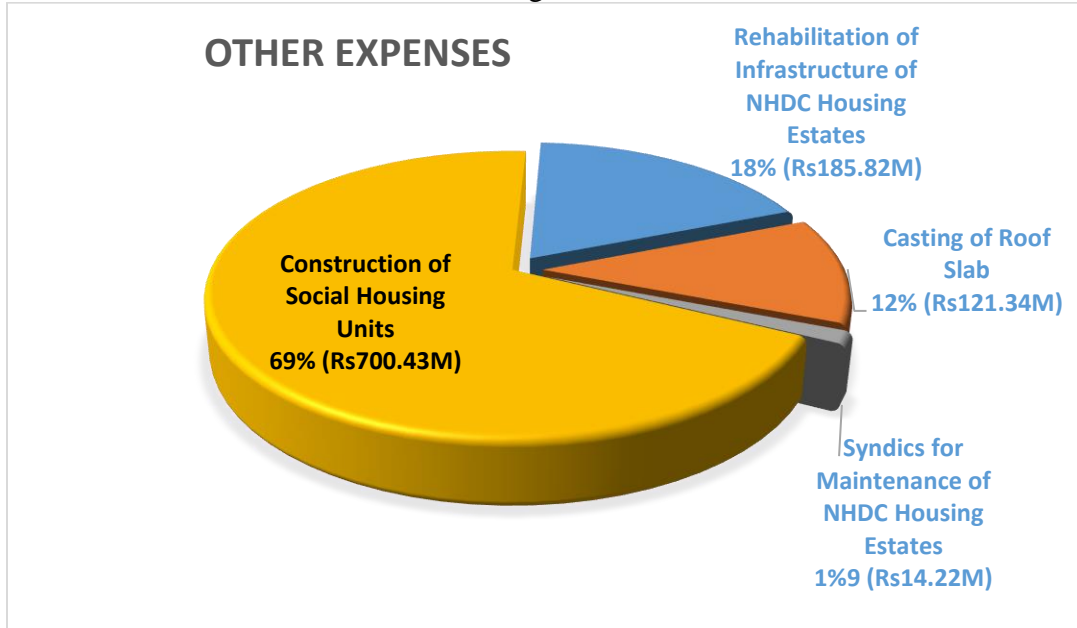


Figure 5 & 6 below provide a breakdown illustration of expenditure under Sub Head **Other Expenses & Acquisition of Non-Financial Assets** respectively.

Fig 5



PART IV – WAY FORWARD

5.0 TRENDS AND CHALLENGES

5.1 Strengths

- Powers
- Technical expertise in land surveying, planning matters, cartography, hydrography, etc.
- Well-established organizational structure
- Income-generating

5.2 Weaknesses

- Lengthy procedures and paper-based processes
- Inappropriate decisions leading to payments of large amount of compensation
- Absence of policies that capture the design of housing for people with special needs

5.3 Opportunities

- Use of technology
- Setting of a State Land Register will speed up the processing time of files
- Setting up of a National Planning Commission to regulate land use planning

5.4 Threats

- Depletion of uncommitted State lands for use for development of housing projects
- Coastal erosion and decrease of State lands along PG which may affect financial revenue
- Climate change and sustainability issues

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