



# 2024-25 ANNUAL REPORT

MINISTRY OF HOUSING AND LANDS

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# Introduction

*The Annual Report on Performance of the Ministry is a statutory requirement in accordance with Section 4B of the Finance and Audit Act and has been prepared as per guidelines issued by the Ministry of Finance. It gives an overview of the major activities carried out by the Ministry during the Financial Year 2024-2025.*

**PART I: ABOUT THE  
MINISTRY OF HOUSING AND  
LANDS**

Vision, Mission, Core Values  
Role and Functions  
Bodies falling under the  
Ministry  
Gender Statement  
About Our People  
Employees Welfare

**PART II: ACHIEVEMENTS  
AND CHALLENGES**

Major Achievements  
Status on Implementation of  
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Status on Implementation of  
Key Actions  
Risk Management, Citizen  
Oriented Initiatives and Good  
Governance

**PART III: FINANCIAL  
PERFORMANCE:**

Financial Highlights  
Analysis of Major Changes  
Statement of Expenditure

**PART III: FINANCIAL  
PERFORMANCE:**

Financial Highlights  
Analysis of Major Changes  
Statement of Expenditure

# LIST OF ACRONYMS

ACRONYM	DEFINITION
CMZAE	Continental Shelf, Maritime Zones Administration & Exploration
EEZ	Exclusive Economic Zone
IHO	International Hydrographic Organisation
IRP	Independent Review Panel
KPIs	Key Performance Indicators
LAVIMS	Land Administration, Valuation and Information Management System
LDA	Land Drainage Authority
MHL	Ministry of Housing and Lands
MHS	Mauritius Hydrographic Service
MOF	Ministry of Finance
NDS	National Development Strategy
NEF	National Empowerment Foundation
NHDC	National Housing Development Company Ltd
NIOHC	North Indian Ocean Hydrographic Commission
NSLD	New Social Living Development Ltd
PIN	Parcel Identification Number
PPG	Planning Policy Guidance
SFD	Saudi Fund for Development
SPV	Special Purpose Vehicle
TAS	Treasury Accounting System
TCPB	Town and Country Planning Board
UNDP	United Nations Development Programme
VLC	Very Low Cost

## STATEMENT OF THE MINISTER OF HOUSING AND LANDS

It is with great pride that I present the Annual Report 2024–2025 of the Ministry of Housing and Lands, a testament to our collective determination to ensure that every Mauritian has access to decent, safe, and affordable housing, and that our land resources are managed prudently for the benefit of present and future generations.

The past year has been one of both progress and learning. Guided by our mission to promote equitable access to land and housing while safeguarding our environment, the Ministry has advanced major projects and strengthened its institutional capacity across all divisions. Our dedicated team has worked tirelessly to implement Government’s vision and deliver tangible results.

While we take pride in these achievements, we remain conscious that our journey is far from complete. Much remains to be done to transform the Ministry into a fully efficient and digitally empowered institution. As we embrace the era of digitalisation, we are committed to modernising our systems, simplifying processes, and enhancing transparency for the benefit of citizens.

Looking ahead, we are fully aware of the challenges that lie before us — the depletion of uncommitted State lands, the mounting pressures of climate change, and the ever-growing demand for faster, more responsive service delivery. Yet, these challenges are also opportunities — opportunities to innovate, to rethink, and to lead.

Through these initiatives, we will build a Ministry that is more efficient, transparent, and responsive—one that truly serves the people of Mauritius and contributes to the sustainable development of our nation.

I would like to thank all the stakeholders that are continuously supporting the vision of this Government to ensuring a brighter future.



## STATEMENT OF THE SENIOR CHIEF EXECUTIVE

I am pleased to be associated with the Annual Report 2024–2025, which captures the collective efforts and achievements of the Ministry of Housing and Lands during the last financial year.

This report, in compliance with our statutory obligation under the Finance and Audit Act, serves as a mirror of our journey towards operational excellence, innovation, and good governance.

During this period, the Ministry pursued its strategic goals, that is, improving housing accessibility, ensuring efficient land use, and modernising the administrative systems. These are achieved through three core technical divisions, namely, Housing, Survey, and Planning supported by dedicated administrative and financial teams.

Substantial progress has been made in the provision of social housing through the New Social Living Development Ltd. The Ministry acquired some 300 arpents for national projects and worked toward finalising different Masterplans for better planning to ensure sustainable urban growth.

Last but not least, I wish to express my sincere appreciation to the whole staff of my Ministry for their undeniable support and the Minister whose leadership has been instrumental in everything achieved.





**ABOUT THE  
MINISTRY OF HOUSING  
AND LANDS**



# Vision

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

# MISSION

To facilitate access to decent, safe, affordable and ecological housing units within green conscious communities;

To ensure land is used optimally to support economic growth and social inclusiveness whilst protecting the environment and enhancing green living;

and

To modernize and provide a platform for operational excellence in land information, land surveying and cartographic services.

# Our Core Values



# ROLE AND FUNCTIONS

The role of the Ministry of Housing and Lands is to attend to 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;
- ❖ Encourage and facilitate rather than restrict private sector development activities; and
- ❖ Ensure most effective management and use of State lands.

# DIVISIONS OF THE MINISTRY



Housing

Survey



Planning

# 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) and the New Social Living Development Ltd (NSLD), a subsidiary of the National Housing Development Company Ltd (NHDC).

## Objectives:

- ❖ To provide social housing for low and lower-middle income families;
- ❖ To strengthen social and cultural integration through the provision of appropriate social and recreational facilities in social housing development;
- ❖ To create mixed housing development schemes to promote inclusion;
- ❖ To ensure a good living environment and housing conditions of the residents of NHDC housing estates through the implementation of maintenance and rehabilitation works; and
- ❖ To promote self-help programmes for the construction of houses through the casting of roof slabs or purchase of building materials grant scheme.

# PLANNING DIVISION

The Planning Division is responsible for land use planning including, policy formulation with respect to land development.

## Objective:

Its main objective is to ensure that development in the country takes place in a well-planned and sustainable manner and that judicious use is made of scarce land resources.

## Functions:

- ❖ To prepare and review the National Development Strategy and the Planning Policy Guidance as and when required;
- ❖ To prepare and review the Outline Planning Schemes on behalf of the Town and Country Planning Board;
- ❖ To issue Planning Clearances for major developments on State land; and
- ❖ To provide planning advice and views to relevant stakeholders.

# SURVEY DIVISION

The Survey Division manages State lands that may be leased for residential, industrial, commercial, socio religious, agricultural or other purposes. Whenever State lands are not available, the Division helps identify and acquire privately owned lands for proposed government development projects.

Since 2011, the Survey Division is also responsible for the maintenance, updating and enhancement of the Digital Cadastral Database. A dedicated unit namely, the Cadastre Unit has been set up for that purpose. The Survey Division also comprises sections for each of the nine districts, a Cartography Section, a Hydrography Section and a Land Acquisition Section.

## 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 for all plots of land in Mauritius;
- ❖ provide detailed geodetic control points for cadastral surveys carried 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.

## Land Research and Monitoring Unit

In its 2011 Report, the Truth and Justice Commission recommended the setting up of a Land Research and Monitoring Unit (LRMU). Following Cabinet approval, the LRMU was set up in 2019 at the level of this Ministry under the survey division with the following mandate:

- (i) to carry out in-depth investigations into cases of alleged land dispossessions identified in the report of the Truth and Justice Commission;
- (ii) to assist the applicant to retrieve all necessary documents, including the deeds, plans and civil status documents;
- (iii) to advise the applicant, after thorough investigation and enquiry, on his claim and any other relevant issues; and
- (iv) to offer mediation in cases of dispute and advise claimants on the way forward for lodging the cases that have been assessed and established as a case of land dispossession.

## Status of cases:

Details	Status as at 30 June 2025	Remarks
<b>Number of cases lodged in Court</b>	17	
<b>Number of cases submitted to Attorneys of Claimants to be lodged in Court</b>	6	
<b>Number of cases being processed</b>	14	
<b>Number of cases closed upon advice of Attorneys</b>	199	Some reasons for closing of files: Claimants/heirs do not wish to pursue further, land has already been disposed of by the ancestor of the claimant, land cannot be traced, case has already been settled by the parties.
<b>Number of cases lodged in Court prior to setting up of LRMU:</b>	51	
<b>Number of Cases pending investigation (including 35 in Rodrigues)</b>	68	
<b>Total Number of Cases identified by the Truth and Justice Commission</b>	355	

# DEPARTMENT UNDER THE AEGIS OF THE MINISTRY

## Valuation Department

The Valuation Department, which is an independent body, provides valuation of immovable property services to various Ministries, Departments and Government Bodies. Valuation of property is required for various purposes including taxation, rental assessment and assessment of compensation arising from compulsory acquisition.

### Vision:

- ❖ To be the leading organisation in the provision of Valuation and Real Estate Consultancy Services at regional and national level.

### Mission:

To provide independent, impartial, and objective Valuation and Real Estate Consultancy Services to government in matters pertaining to:

- ❖ Property taxation;
- ❖ Compensation payable on compulsory acquisition of landed property by Government;
- ❖ Rent payable and receivable by Government;
- ❖ Policy matters relating to real estate;
- ❖ To be to the level of expectation of every stakeholder in delivering their services; and
- ❖ To provide the services to the highest degree of professionalism and standard to our customers, both external and internal.

### Core Values:

- ❖ Integrity, Impartiality and Professionalism;
- ❖ Quality and Excellence;
- ❖ Teamwork;
- ❖ Timeliness; and
- ❖ Innovation and Creativeness.

## Charter of Valuation Department:

The Charter gives an overview of the services delivered by the Valuation Department to all government institutions which are mainly advisory in nature. In essence, the services consist of tendering professional valuation advice to ministries and government bodies on matters pertaining to valuation of property.

Under this Charter, the Valuation Department pledges to:

- ❖ operate at the highest standards of professionalism and integrity;
- ❖ offer an independent and objective service to Government and the community alike;
- ❖ be timely in delivering services;
- ❖ respect the confidentiality of information acquired in the course of its work;
- ❖ treat its customers with courtesy and respect; and
- ❖ communicate effectively with its customers, thereby ensuring clarity and relevance.

# STATUTORY BODIES UNDER THE AEGIS OF THE MINISTRY

## Morcellement Board

- ❖ Processes applications for the division of a plot of land into two or more lots.

## Professional Land Surveyors' Council

- ❖ The main objects of the Professional Land Surveyors' Council are to:
  - a) regulate and control the profession of land surveyors;
  - b) promote advancement in the field of land surveying.

## Real Estate Agent Authority

- ❖ The Real Estate Agent Authority has been set up to introduce a structured, transparent and accountable regulatory environment for real estate activities.

## Town and Country Planning Board

- ❖ Mainly responsible for the preparation of Outline Schemes for local authorities
- ❖ Advises the Government on land use planning, land development and associated policy issues.

## Town Planners' Council

- ❖ The main objects of the Town Planners Council (TPC) are:
  - a) To regulate the profession of town planners; and
  - b) To promote advancement in the field of Town Planning

# Morcellement Board

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

## The Real Estate Agent Authority

The Real Estate Agent Authority Act 2020 provides for the establishment of the Real Estate Agent Authority, a body corporate.

As at date, the following sections of the Act are yet to be proclaimed to make the Real Estate Agent Authority fully effective and operational.

- Sec 16, 18, 19, 21: Registration of Real Estate Agent and their obligations
- Sec 22-24: AML/CFT measures
- Sec 25-32: Discipline/Investigations and Disciplinary Committee
- Sec 42, 44, 46: Review of decision of Authority, offences & transitional Provisions

The seat of the Authority is on the 1st floor, Ebene Tower, Ebene.

## Objects of the Authority

The core objectives of the Authority are as follows:

- (a) to regulate and control the business activities of real estate agents;
- (b) to promote transparency, accountability and integrity in the business activities of real estate agents; and
- (c) to protect and assist persons engaged in real estate transactions with real estate agents.

## Functions of the Authority

The Real Estate Agent Authority is entrusted with the following functions:

- (a) to register real estate agents;

- (b) to exercise and maintain discipline in the business activities of real estate agents;
- (c) to cooperate with the FIU and other relevant public sector agencies on AML/CFT and proliferation financing within the real estate sector;
- (d) to establish a Code of Conduct and Practice for real estate agents and monitor compliance with such code;
- (e) to provide education and training in the field of real estate to both practitioners and members of the public;
- (f) to investigate complaints against real estate agents; and
- (g) to advise the Minister on real estate matters.

## Town and Country Planning Board

The Town and Country Planning Board (TCPB) is a statutory body 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.

### Functions:

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

- ❖ making recommendations, under the Town and Country Planning Act, to the President of the Republic in respect of any area which it feels needs to be properly and progressively developed;
- ❖ the preparation of Outlines Schemes and examination of Detailed Schemes in respect of declared planning areas after consultation with the Local Authority;
- ❖ submitting applications for the revocation or modification of an Outline Scheme to the President of the Republic; and
- ❖ considering any demand from the Local Authorities regarding revocation or modification of a Detailed Scheme.

# Key Legislations

- ❖ 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
- ❖ Real Estate Agent Authority Act
- ❖ Removal of Sand Act
- ❖ State Lands Act
- ❖ The Pouce Stream (Authorised Construction) Act
- ❖ Town and Country Planning Act
- ❖ Town Planners' Council Act

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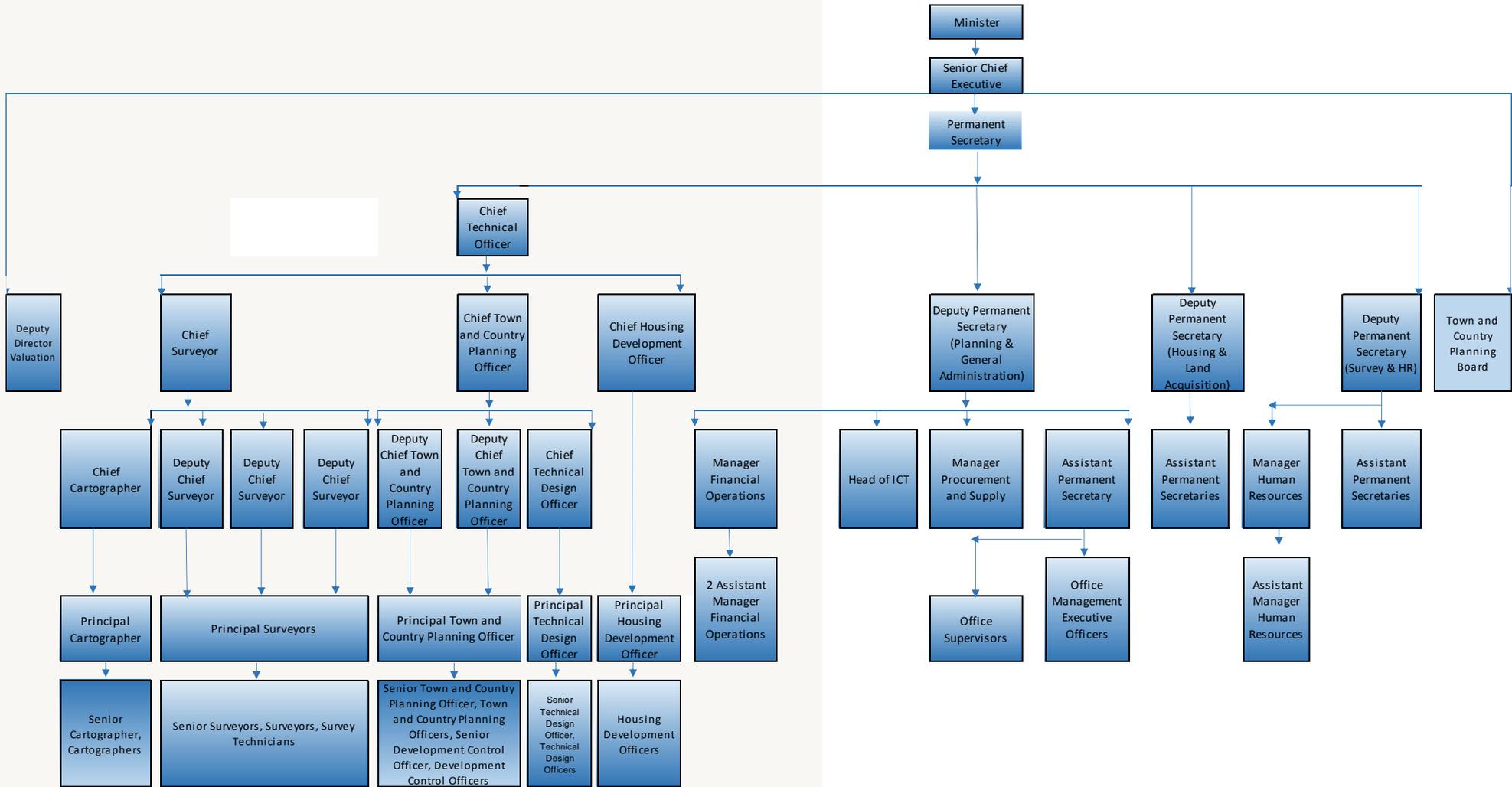
# **ABOUT OUR PEOPLE**

# ABOUT OUR PEOPLE

The Senior Chief Executive is responsible for the overall administration and general supervision. He is assisted in his functions and duties by the Permanent Secretary, the Deputy Permanent Secretaries, 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 Division, the Survey Division and the Housing Division.

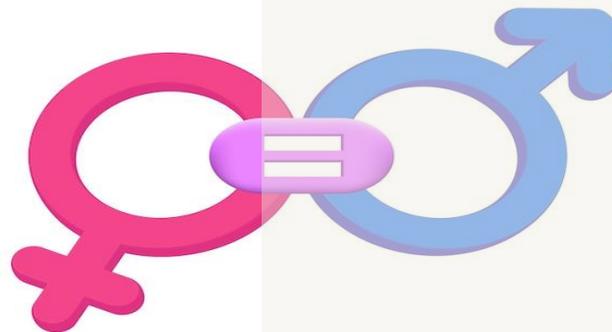
# Structure of the Ministry



# 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 mind sets 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, and Family Welfare in its endeavour to improve gender practices.



## **GENDER POLICY**

This Ministry appointed the University of Mauritius as consultant to review its Gender Policy. The review was completed in April 2025 and the updated Gender Policy is available on the Ministry's website. This policy has been developed taking into consideration the National Gender Policy, the Government Programme, and key international frameworks such as the Beijing Platform for Action (1995), the Sustainable Development Goals (SDGs), and the Convention on the Elimination of All Forms of Discrimination Against Women (CEDAW). It reaffirms this Ministry's commitment to create an enabling environment where equality and equity are central to all policies, programmes, and institutional processes.

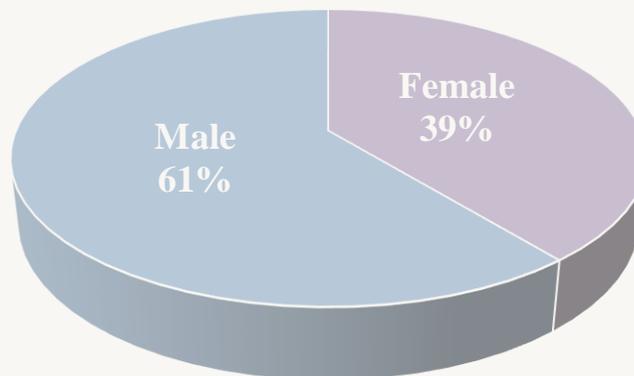
Built on the foundations laid by the previous Gender Policy, this updated document reflects a more focused and evidence-based approach to addressing persistent gender disparities in access to land and housing, representation in technical roles, and gender responsiveness within the Ministry's operations. The Policy identifies key challenges and proposes strategic responses rooted in four guiding policy statements, with clear action plans and monitoring frameworks to drive implementation and accountability

# EMPLOYEE RESOURCING

The Ministry employs over 500 employees as follows:

Categories	Women	Men
Top Management (Salary more than Rs 110,000)	1	1
Middle Management (More than Rs 40,000 and less than Rs 110,000)	35	76
Support and others (Less than Rs 40,000)	134	188
<b>Overall</b>	<b>170</b>	<b>265</b>

## Gender Classification



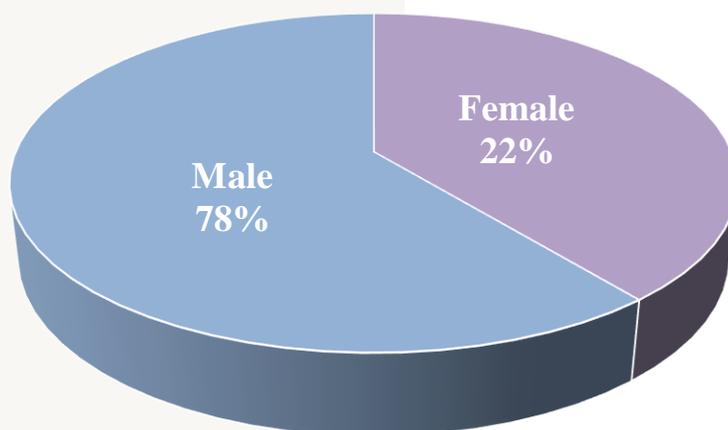
**The pie chart above illustrates the gender classification of the Ministry.**

Our Ministry values gender diversity and believes that a balanced mix of perspective enhances decision making and drives innovation.

The Ministry being essentially technical, the relative percentage of male employees in its technical cadres is significantly higher than that of female employees. However, more female candidates are now applying and being recruited for posts that were traditionally perceived as being male predominant as illustrated below:

Categories	Women	Men
Top Management (Salary more than Rs 110,000)	1	-
Middle Management (More than Rs 40,000 and less than Rs 110,000)	24	76
Support and others (Less than Rs 40,000)	30	120
<b>Overall</b>	<b>55</b>	<b>196</b>

### GENDER CLASSIFICATION - TECHNICAL CADRES



The pie chart above illustrates the gender classification of this Ministry's technical cadres.

# LOCAL TRAINING, CAPACITY BUILDING AND INTERNATIONAL TRAINING

As part of its initiative to build capacity and ensure that employees are adequately trained in their respective domains, staff of the Ministry were offered training as follows:

## Local Training:

Sn	Course Name	Grade	No. of Officers Attended courses	Sponsored by:
1.	AI Essentials for Enhancing Public Service Efficiency	Management Support Officer (MSO)	1	Ministry of Housing and Lands
2.	Government Asset Register- Practical Session for OMA/OME/OS	Management Support Officer (MSO)	1	
3.	Mastering Telephone Skills for Receptionists	Receptionist/Telephone Operator	2	
4.	Public Policy Making	Assistant Permanent Secretary	1	
5.	Effective Performance Appraisal	Office Supervisor	1	
		Office Management Executive (OME)	1	
		Principal Procurement & Supply Officer	1	
		Principal Housing Development Officer (PHDO)	2	
		Principal Technical Design Officer (PTDO)	1	
		Senior Town & Country Planning (STCPO)	1	
6.	Training on Standard Defensive Driving	Driver	4	
7.	Tea Making and Service Training	Office Auxiliary/Senior Office Auxiliary	4	

Sn	Course Name	Grade	No. of Officers Attended courses	Sponsored by:
8.	GAR Awareness Sessions	Management Support Officer (MSO)	2	Ministry of Housing and Lands
9.	Negotiation and Mediation Skills	Principal Housing Development Officer (PHDO)	1	
10.	Court Proceedings	Senior Surveyor	1	
11.	Negotiation and Mediation Skills	Principal Town and Country Planning Officer	1	Ministry of Housing and Lands
		Principal Surveyor	1	
12.	First Aid	Trainee Surveyor	1	
13.	Strategic Leadership for Top Management	Chief Town and Country Planning Officer (CTCPO)	2	
		Principal Housing Development Officer (PHDO)	3	
14.	Advanced Microsoft Excel	Surveyor	1	
		Technical Design Officer (TDO)	1	
		Development Control Officer	2	
		Cartographer/Senior Cartographer	2	
		Housing Development Officer (HDO)	2	

Sn	Course Name	Grade	No. of Officers Attended courses	Sponsored by:
15.	Fire Safety and Risk Management for Fire Wardens	Town and Country Planning Officer	2	Ministry of Public Service and Administrative Reforms
		Trainee Surveyor	1	
		Housing Development Officer	1	
		Management Support Officer	3	
		Head Office Auxiliary	1	
		Office Auxiliary/Senior Office Auxiliary	4	
16.	Foundation Course for Newly Recruited Management Support Officer	Management Support Officer	4	
	Safety & health in the Workplace for Management Support Officer	Management Support Officer	6	
	Safety & Health in the Workplace for Office Management Assistant	Office Management Assistant	2	
17.	Capacity Building Programme on Intergrating Gender Perspective Guidelines for Effective Policy Implementation	Deputy Permanent Secretary	1	Ministry of Gender Equality and Family Welfare in collaboration with European Union
		Principal Housing Development Officer	1	

Sn	Course Name	Grade	No. of Officers Attended courses	Sponsored by:
18.	Revolutionizing health and safety: the role of AI and digitalization at work (Workshop: World Day for Safety and Health at Work 2025)	Housing Development Officer	1	Ministry of Public Service and Administrative Reforms (Occupational Safety and Health Unit)
<b>TOTAL</b>			<b>65 Officers</b>	

**International Training sponsored by donor countries:**

<b>SECTION/ DIVISION</b>	<b>DONOR COUNTRY</b>	<b>NUMBER OF OFFICERS</b>
Planning Division	Singapore	1
	ITEC - India	4
	People's Republic of China	24
Survey Division	Nairobi, Kenya	2
	ITEC – India	1
	Hydrography - (GOA – India)	1
	China	2
Housing	ITEC - India	1
	People's Republic of China	7
Cartography Section	Dehradun - India	2
<b>Total officers</b>		<b>45</b>

## 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

## GREENING OF THE PUBLIC SECTOR

During the Financial Year 2024-2025, one decorative and oxygen releasing plant was given to each section of the Ministry as an initiative to encourage 'green practices' at the Ministry.





# **ACHIEVEMENTS & CHALLENGES**



# MAJOR ACHIEVEMENTS FOR FINANCIAL YEAR 2024 – 2025

## **(A) Planning Division**

### **TOWN PLANNERS' COUNCIL**

A Memorandum of Understanding (MoU) between the Council and the University of Mauritius was signed in March 2025 to promote the objects and functions of the Town Planners' Council Act and encourage Continuing Professional Development (CPD) Programmes; and

A full Council comprising 13 members was set up in April 2025 and a Roadmap 2025-2026 was approved. The Roadmap comprises the preparation of CPD and Code of Practice regulations for Town Planners and is presently at drafting stage.

## **(B) Survey Division**

A Parcel Identification Number (PIN) which is a unique identifier of a plot of land is being issued by the Ministry. Approximately 120 applications for PIN are received on a daily basis, out of which about 90% are online applications.

### **Revenue and Status**

- The issue of PIN has generated a revenue of Rs 22,759,500.
- There are about 565,000 parcels mapped in the LAVIMS cadastre, out of which 360,000 are linked to a deed or survey plan.
- 19,030 PINS have been issued during this Financial Year.

## LAND ACQUISITION FOR GOVERNMENT PROJECTS

The services of this Ministry are resorted to by various Ministries/Departments for acquisition of privately owned land required for the implementation of Government projects.

The land acquisition process usually starts by negotiations. However, when it is neither possible, nor expedient to acquire the land by private agreement, compulsory land acquisition procedures are resorted to under the provisions of the Land Acquisition Act.

From 01 July 2024 to 30 June 2025, Government has acquired 76 portions of land of an aggregate extent of 300 Arpents for the following major projects of national interest:

- Landfill at Mare Chicose
- La Vigie – La Brasserie – Beaux Songes Link Road
- Upgrading of part of Holyrood Road
- Upgrading of Flacq Mahebourg Road
- Bois Cheri Bypass
- Construction of drains and Attenuation Basins
- Robinson – Glen Park Link Road
- Associated infrastructure works i.c.w. Housing Projects
- Health Infrastructural Projects
- Hermitage Bypass
- Bambous Market Fair
- Municipal Centres (Camp Bouvet & Morc. Anthelme Forest Side)
- Upgrading of Road at Palmerstone
- Grand Baie Sewerage Project
- Construction of new Rose Hill Market, parking area & Parking Tower
- Realignment of Camp Thorel Road
- Improvement of junction at d' Epinay street and Farquar Street Curepipe and widening of the road to enable two-way vehicular movement

- Construction of new link road between Motorway M3 and Motorway M1 at Hillcrest
- Riviere Des Anguilles Dam
- Construction of Football Ground at L'Amitié
- Setting up of Beekrumsing Ramlallah Interpretation Centre (BRIC) Phase II

For the period 01 July 2024 to 30 June 2025, an amount of Rs. 1,298,716,324.70 has been paid in connection with acquisition of land for Government projects. This amount includes compensation to former private land owners, notary fees, award at the Board of assessment, etc.

## MAURITIUS HYDROGRAPHIC SERVICE (MHS)

### **(a) Hydrographic Surveys**

During this financial year, three Hydrographic surveys have been completed for various national stakeholders. These surveys include: -

#### **i. Check Survey of Port Mathurin Harbour**

- Requesting Parties: Prime Minister's Office (External Communications Division) and Mauritius Ports Authority (MPA)
- Purpose: To assess coral outcrop at the entrance of the channel and evaluate siltation at the jetty.

#### **ii. Check Survey of Port Louis Harbour**

- Requesting Parties: Mauritius Port Authority (MPA) and National Coast Guard (NCG)
- Purpose: To inspect siltation levels to ensure safe ship under-keel clearance.

#### **iii. Hydrographic Survey within Bel Ombre Lagoon**

- Requesting Party: Mauritius Oceanography Institute
- Purpose: Conducted for research purposes.



**Surveyors in Action**

**(b) 20<sup>th</sup> Meeting of Southern African & Islands Hydrographic Commission (SAIHC)**

The 20<sup>th</sup> meeting of SAIHC was held in Kenya from 17 to 19 September 2024, preceded by a one-day seminar focused on Hydrographic Awareness. Representing Mauritius, which holds the position of Vice Chair of the commission, were:

- Mr. Mohummad Shamad Ayoob SAAB, Senior Chief Executive (SCE) and Head of Delegation;
- Officer-in-Charge Commander Ankush Sachdeva
- Mr. H. Teckmun, Senior Surveyor



**(c) Visit of INS Sarvekshak to Mauritius to undertake Joint Hydrographic Survey 2024-25**

At the request of the Government of Mauritius, Indian Naval Survey Ship Sarvekshak was deployed in Mauritius from December 2024 to January 2025 to undertake joint hydrographic surveys of the Mauritian waters. The ship undertook and completed various deep-sea surveys requested by different stakeholders of the Government of Mauritius. MHS coordinated all the activities associated with the visit on behalf of the Government of Mauritius.



**(d) 14<sup>th</sup> Joint Committee Meeting (JCM) on Hydrography**

The 14th Joint Committee Meeting on Hydrography was held at the National Hydrographic Office, Dehradun from 22 to 25 April 2025. This meeting took place under the framework of the Memorandum of Understanding between the Government of Mauritius and the Government of India. The meeting was co-chaired by Rear Admiral Peush Pawsey, Joint Chief Hydrographer, and Mr. Mohummad Shamad Ayooob SAAB, Senior Chief Executive of the Ministry of Housing and Lands. The JCM served as an important platform for in-depth discussions on operational matters and capacity building initiatives between the two countries.



### **(e) World Hydrography Day (WHD) – 2025**

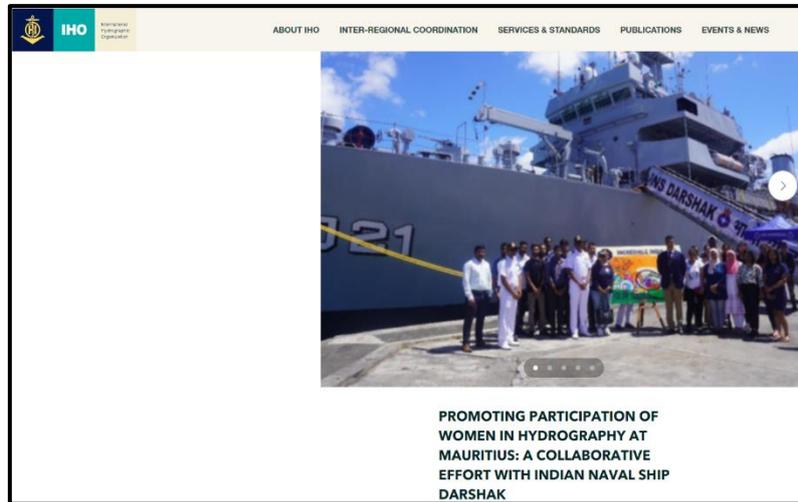
To mark the celebrations of WHD-25, which is conducted annually on 21<sup>st</sup> June, the following activities were carried out to commemorate the occasion:

- (i) Poster Competition.** A poster competition was organized on the WHD theme to promote awareness among staff and families of Ministry of Housing and Lands.
  
- (ii) Stall Exhibition for General Public.** An open exhibition was held at Ministry of Housing and Lands, showcasing: - Modern hydrographic survey equipment (MBES, Side-scan sonar, etc.), Interactive digital charts and 3D seabed models, live demonstrations and educational videos explaining seabed mapping processes and their role in marine conservation, disaster resilience and coastal development.
  
- (iii) Publicity and Media Coverage.** WHD celebrations was widely publicized through national newspapers, Government Information Service (**GIS**) operating under the Prime Minister's Office of the Republic of Mauritius.
  
- (iv) Commemorative Ceremony.** A formal function was held with participation from senior officials and maritime professionals. Keynote speeches highlighted the importance of seabed mapping in achieving the UN Decade of Ocean Science goals and Empowerment of women in hydrography.



**(f) Empowering Women in Hydrography**

The IHO released a video featuring women in hydrography worldwide. MHS was highlighted, showcasing its first woman hydrographer, who completed the IHO recognized Category ‘B’ course this year.



**(g) International Day of Women and Girls in Science – 11 February 2025**

The Officer-in-Charge of the MHS delivered a lecture on women’s contributions to hydrography at an event organized by the Organization for Women in Science for the Developing World (OWSD) Mauritius Chapter. H.E. Mr. Dharambeer Gokhool, President of Mauritius, was the Chief Guest and felicitated the participants for their efforts in promoting women in science.



**(h) Wave Monitoring Along Nearshore (WAMAN) Buoy**

MHS carried out a check survey of Port Louis harbour for positioning of a wave rider buoy. The buoy has been installed and provides real-time ocean data to support forecasting and marine safety.



**(i) Training for Mauritius Oceanographic Institute - 09 to 13 September 2024**

Practical and theoretical training sessions on basic bathymetry systems are being conducted on regular basis to national stakeholders. This aims to build technical capacity among personnel in modern hydrographic survey techniques and hands-on experience.

**(j) IMO Level 1 training on oil spill response and preparedness.**

Mr. H. Teckmun, Senior Surveyor, completed IMO Level 1 oil spill response training held by Mauritius Maritime Training Academy and Japan International Cooperation Agency (JICA) from 18–22 Nov 2024.



## C) Housing Division

### Construction of 18 Housing Units at Solitude

- No. of housing units : 18
- Gross Floor Area of : 69.40 m<sup>2</sup>  
one housing unit
- Project Completion : August 2024
- Project Cost : Rs 53.8 million



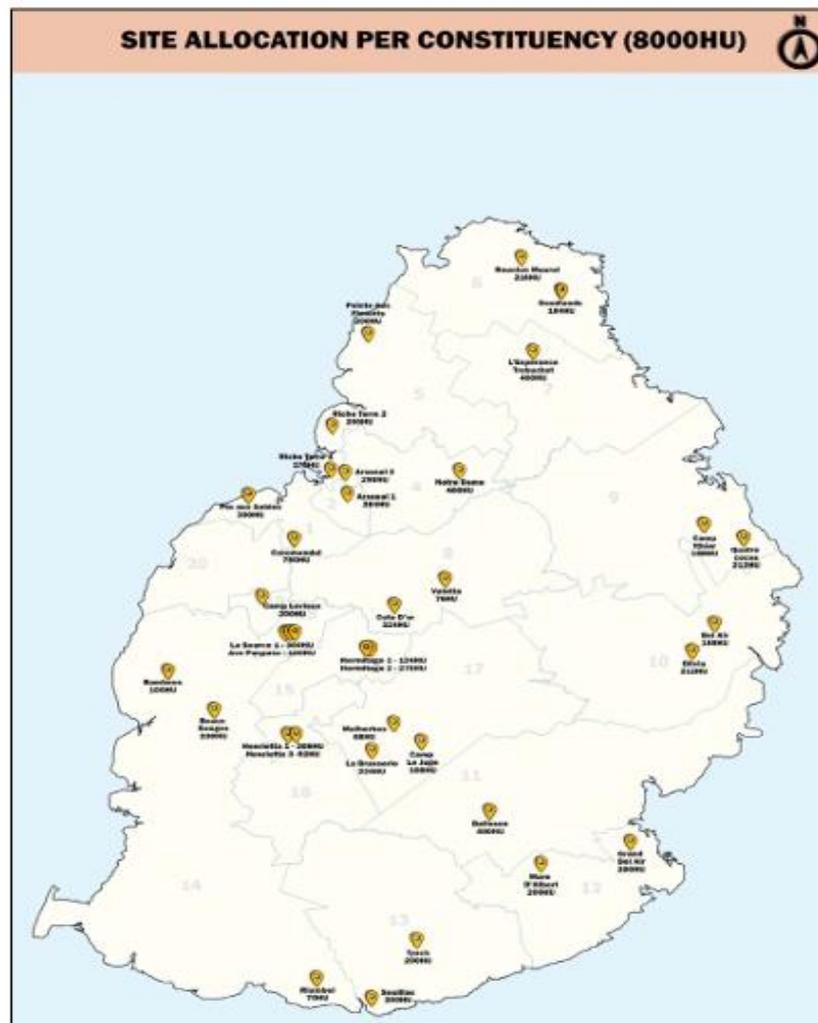
Each housing unit comprises:

- Two bedrooms
- Living room
- Dining room
- Kitchen
- Toilet and bathroom
- Parking space for one vehicle

- Two housing units have been specially designed for people with reduced mobility.
- The housing estate was inaugurated in August 2024.

## NSLD Housing Programme

The NSLD initiated the construction of 8,000 Residential Units Project over 38 sites in April 2023 at a project cost of Rs 29.5 billion.



The construction of 276 housing units over two sites, inclusive of onsite and offsite infrastructure works, have been completed as follows:



**Valetta: 76 units**



**Grand Bel Air: 200 units**

Additionally, the construction of 2,502 housing units over the following 12 additional sites have been completed. Offsite works are currently ongoing, following which, the housing units will be delivered to eligible beneficiaries.

- Beaux Songes: 230 units
- Camp Levieux: 200 units
- Goodlands (Traffic Centre): 184 units
- Henrietta 3: 92 units
- Malherbes: 68 units
- Mare D'Albert: 200 units
- Notre Dame: 400 units
- Olivia: 212 units
- Pointe aux Piments: 200 units
- Pointe aux Sables: 300 units
- Reunion Maurel: 216 units
- Riche Terre 2: 200 units

### Casting of Roof Slab Grant and Purchase of Building Materials Scheme

The Government encourages self-help construction of housing units by very low to low-income families who already own a plot of land and are having difficulties to construct a concrete housing unit.

These families 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.

As from July 2024, the monthly income eligibility ceiling for casting of roof slabs/ purchase of building materials grant scheme was increased from Rs 30,000 to Rs 40,000 as follows:

<b>Monthly Household Income Eligibility Ceiling</b>	<b>Maximum One-off Cash Grant</b>
≤ Rs20,000	Rs 130,000
Rs 20,001-Rs 30,000	Rs 100,000
Rs 30,001 -Rs 40,000	Rs 75,000

No. of beneficiaries in FY 2024/2025: 1,043

Amount disbursed: Rs 111 million

### Sale of Land to Ex-CHA House Owners

In order to empower families living in ex-CHA housing estates to take full responsibility of their assets, Government introduced in 2007 the "Right to Buy" policy to enable the sale of State Land on which stands an ex-CHA house, against payment of a nominal amount of Rs 2000 to Government. The Government also provides financial assistance to pensioners, widowers and persons with disabilities by:

- waiving the purchase price of Rs 2,000; and
- providing Rs 1,500 for Notary fees, Rs 1,500 for Survey fees and Rs 1,000 for drawing of Affidavit for finalising the deed of sale.

During the Financial Year 2024/2025, 88 ex-CHA house owners have purchased their plot of State land. Moreover, approval has been conveyed to 142 ex-CHA house owners to allow them to purchase their plot of land.

### Rehabilitation of Existing Social Housing Units

The NHDC undertakes rehabilitation works over its estates, on an ad hoc basis, where the works cannot be undertaken by the residents or the Syndic.

These rehabilitation projects comprise major works, such as:

- (a) roof waterproofing and painting;
- (b) rehabilitation of existing wastewater network and ancillary works; and
- (c) construction or maintenance of stormwater drainage network.

Minor works, such as desludging, maintenance of sewerage treatment plants and site cleaning are also undertaken by the NHDC.

Waterproofing and painting works were completed on the following three NHDC Housing Estates in Financial Year 2024-2025 to the tune of Rs 184 million:

1. Residence L'Assurance, Dagotiere
2. Residences Bambous I & II, Bambous
3. Residence Vallée des Prêtres, Vallée des Prêtres

Drainage works were completed on the following two (2) NHDC Housing Estates at the cost of Rs 45 million:

**A. Residence Vignol, St Pierre**



**B. Residence Vetiver, Gros Cailloux (Phase I)**



**Participation of the Minister of Housing and Lands in the OECD Urban Days (Paris) on 14 April 2025**

The Minister of Housing and Lands participated in the OECD Urban Days 2024 as a speaker during the kick-off ceremony held on 14 April 2025 in Paris, which set the stage for subsequent sessions covering key issues such as circular economy in cities, sustainable urban development, housing reforms and age-friendly urban planning.

The Minister also had a bilateral meeting with Ms Anacláudia Rossbach, United Nations Under-Secretary-General and Executive Director of UN Habitat, regarding the development of urban planning strategies for Mauritius.



# STATUS ON IMPLEMENTATION OF KEY ACTIONS

## MONITORING OF OUTCOME INDICATOR, MAIN SERVICE AND KEY PERFORMANCE INDICATORS FOR FY 2024/2025

'Deputy Prime Minister's Office, Ministry of Housing, Land Use Planning and Tourism

### Vote 3-1 Housing and Land Use Planning

Outcome	Outcome Indicator	Target 2024/25	Achievements as at 30 June 2025	Remarks
Improve the living conditions of the population through access to affordable and decent housing	Percentage of Housing Programmes completed (1,306 Housing Units ongoing and Phase I - 8,000 New Housing Units)	91%	8.2%	Please refer to explanation below.
Efficient land use planning and land management	Percentage of land use with respect to built-up areas, roads and infrastructure	<24%	22%	

**MONITORING OF OUTCOME INDICATOR, MAIN SERVICE AND KEY PERFORMANCE INDICATORS FOR FY 2024/2025**

**'Deputy Prime Minister's Office, Ministry of Housing, Land Use Planning and Tourism**

**Vote 3-1 Housing and Land Use Planning**

Outcome		Outcome Indicator	Target 2024/25	Achievements as at 30 June 2025	Remarks
Delivery Unit	Main Service	Key Performance Indicator	Target 2024/25	Achievements as at 30 June 2025	Remarks
NHDC/NSLD	Construction of housing units	Number of units completed under the on-going Programme and New Housing Programme (Cumulative)	8,474	766	<p>Number of housing units completed:                      FY 2022/2023: 282 units at Wooton                      FY 2023/2024: 426 units (203 units at Mare D'Albert and 223 units at La Valette)                      FY 2024/2025: 58 units (18 units at Solitude I and 40 units at Olivia)</p> <p>Reasons for not achieving targets:</p> <p>(1) Delays in securing BLUP and other clearances/ approvals from relevant Authorities; (2) Adverse Weather Conditions; (3) Late Intervention for Relocation of Services; (4) Variation Works; and (5) Delayed Payment to Contractors.</p>
NHDC	Rehabilitation of NHDC Housing Estates	Number of NHDC Housing Estates rehabilitated	7	5	<p>The two projects that were not implemented relate to the provision of Fire Escape Staircases to NHDC Housing Estates. The projects were cancelled as the Mauritius Fire and Rescue Services informed that NHDC buildings are not classified under a purpose group that mandate a Fire Certificate, therefore Fire Emergency Staircases are not required.</p>

**MONITORING OF OUTCOME INDICATOR, MAIN SERVICE AND KEY PERFORMANCE INDICATORS FOR FY 2024/2025**

**'Deputy Prime Minister's Office, Ministry of Housing, Land Use Planning and Tourism**

**Vote 3-1 Housing and Land Use Planning**

Outcome		Outcome Indicator	Target 2024/25	Achievements as at 30 June 2025	Remarks
Survey Division	Management of State Lands and maintaining the land cadastre	Implementation of LAVIMS 2.0 (a new digital Geospatial data sharing platform) (cumulative)	10%		The technical specifications have already been prepared and the tender document is under preparation to be launched shortly.
Planning Division	Planning for land use	Finalisation of the Vacoas Town Centre Master Plan	Dec-24	-	The Master Plan will be finalised once the Vacoas Urban Terminal Project located in the town centre is approved by Government.

**MONITORING OF OUTCOME INDICATOR, MAIN SERVICE AND KEY PERFORMANCE INDICATORS FOR FY 2024/2025**

**'Deputy Prime Minister's Office, Ministry of Housing, Land Use Planning and Tourism**

**Vote 3-1 Housing and Land Use Planning**

Outcome		Outcome Indicator	Target 2024/25	Achievements as at 30 June 2025	Remarks
		Approval of new NLDS	Dec-24		The draft Final NDS has been completed (version September 2025). Government's approval will have to be sought on the Final NDS Report and thereafter procedures will have to be initiated in accordance with section 12(4) of the Planning and Development Act 2004 for the adoption of the NDS Report by giving notice in the Gazette and 2 daily newspapers. As per section 12(5) of the PDA 2004, the National Development Strategy shall take effect as from the date of publication of the notice in the Gazette.

**MONITORING OF OUTCOME INDICATOR, MAIN SERVICE AND KEY PERFORMANCE INDICATORS FOR FY 2024/2025**

**'Deputy Prime Minister's Office, Ministry of Housing, Land Use Planning and Tourism**

**Vote 3-1 Housing and Land Use Planning**

Outcome		Outcome Indicator	Target 2024/25	Achievements as at 30 June 2025	Remarks
Valuation Department	Provide valuation services to Government	Time taken to carry out a valuation exercise to determine the value of properties for revenue purposes (months)	5	5	Target achieved

# RISK MANAGEMENT, CITIZEN ORIENTED INITIATIVES AND GOOD GOVERNANCE

## **Internal Control**

The Internal Control Unit of the Ministry of Housing and Lands was mandated to independently and objectively examine and evaluate the adequacy of the internal control system of the different auditable areas of the Ministry and Valuation Department, in line with the approved Annual Internal Audit Plan for Financial Year 2024-2025 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, on quarterly basis.

## ***Achievement for the Year***

Internal audit exercises were carried out as per the Internal Audit Plan approved by the Accounting Officer and the Director, Internal Control. Seven audits, including follow up, were planned for the year 2024/2025.

For each auditable area examined, recommendations have been provided for all weaknesses identified in the system to strengthen control.

92% of the Approved Annual Plan has been achieved during the Financial Year 2024/2025; representing six completed audits.

A First Follow-up exercise has been carried out on 14th October 2024, with 74 % implementation rate. In July 2025, a second follow-up exercise has been conducted on five Internal Audit reports issued during FY 2024-25, with 34 agreed recommendations and on 11 agreed recommendations from Reports 2023-24, not yet implemented during first Follow-up exercise. A 78% implementation rate has been noted.

# AUDIT COMMITTEE

## Composition of the Audit Committee for Financial Year 2024-2025:

NAME	DESIGNATION	DESIGNATION IN AUDIT COMMITTEE
Dr S. Ramasawmy	Ag. Permanent Secretary	Chairperson
Mr Ramjug	Deputy Chief Surveyor	Member
Mr Veerapen	Deputy Chief Surveyor	Member
Mr M.K Dookhee	Assistant Permanent Secretary	Member
Mrs B. Sookhye	Office Management Executive	Secretary

In compliance with the Audit Committee Charter, the Audit Committee met on six Occasions, and Committee members attended the meetings as scheduled:

Name	Number of meetings attended
Dr S. Ramasawmy	6
Mr Ramjug	5
Mr Veerapen	4
Mr M.K Dookhee	6

For the Financial Year 2024-2025,

- a) The Audit Committee considered a total of 87 issues/recommendations as here under:
  - (i) 12 issues raised by the National Audit Office; and
  - (ii) 75 recommendations of the Internal Control Reports;
- b) 27 issues/recommendations were addressed/implemented fully;
- c) The progress of implementation for five issues/recommendations is more than 50% while that of 10 issues is below 50%;
- d) Action would be initiated to address/implement 45 issues/recommendations; and
- e) The Audit Committee followed up on areas of risk management and control, governance and values and ethics.



# **FINANCIAL PERFORMANCE**



# Financial Highlights

## Analysis of revenue

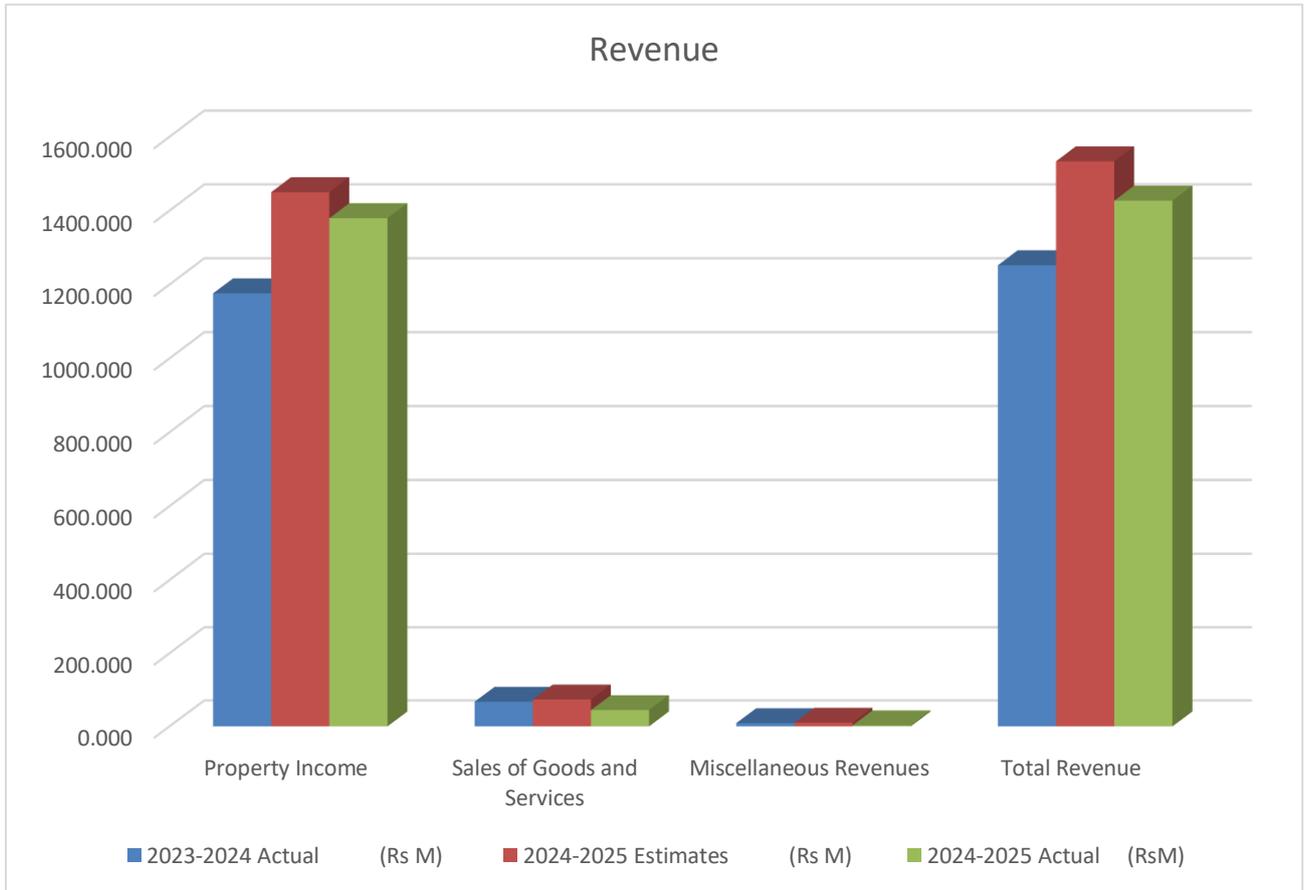
**Revenue** collected by *Ministry of Housing and Lands* is classified into three broad categories: -

- ▶ Property Income (*includes Campement Site Leases & Other Land Leases*)
- ▶ Sales of Goods and Services (*Survey Fees, Morcellement Fees, Sales of Maps & 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 2023/2024, the Estimated Revenue 2024/2025 and the Actual Revenue collected in fiscal year 2024/2025 have been used.

Revenue Category	2023-2024 Actual (Rs M)	2024-2025 Estimates (Rs M)	2024-2025 Actual (Rs M)
<b>Property Income</b>	1175.978	1450.000	1379.468
<b>Sales of Goods and Services</b>	67.455	73.530	44.587
<b>Miscellaneous Revenues</b>	8.681	10.000	2.787
<b>Total Revenue</b>	<b>1252.114</b>	<b>1533.530</b>	<b>1426.842</b>

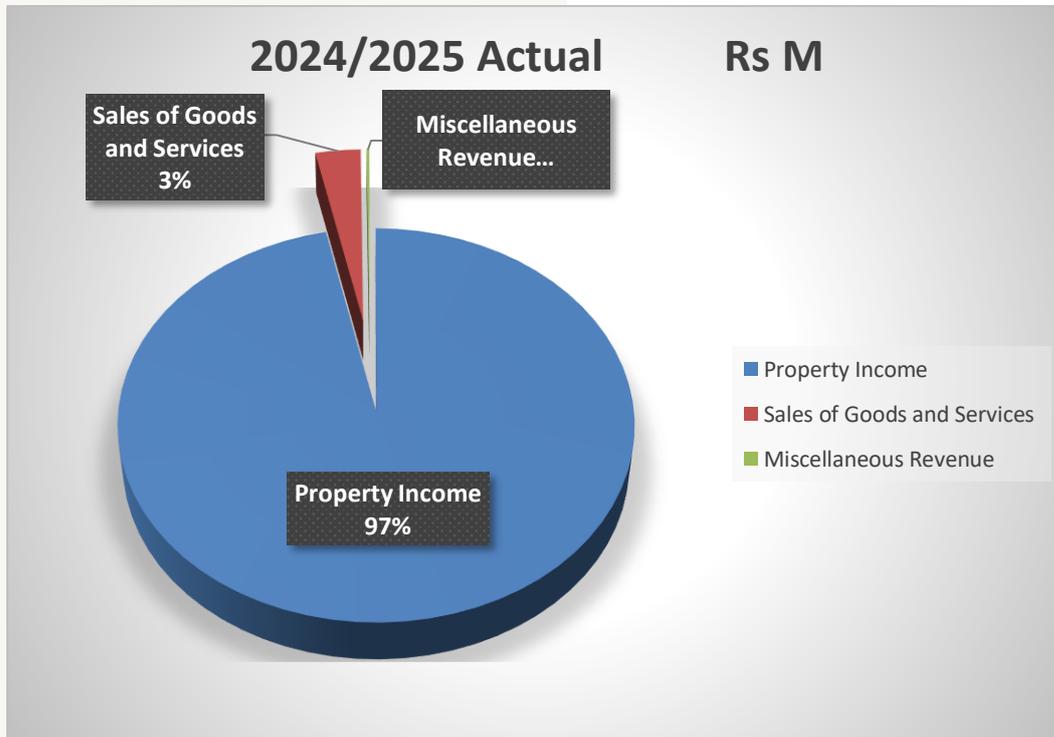
*Fig. 1 shows a breakdown of revenue collected by the Ministry of Housing and Lands*



*The table below shows the total Revenue collected for Fiscal Year 2024/2025*

<i>Revenue</i>	<i>2024/2025 Actual (Rs M)</i>
<i>Property Income</i>	<i>1379.468</i>
<i>Sales of Goods and Services</i>	<i>44.587</i>
<i>Miscellaneous Revenue</i>	<i>2.787</i>
<i>Total Revenue</i>	<i>1426.842</i>

Fig 2 below provides an illustration of revenue collected in Fiscal year 2024/2025



Sub Head **Property Income** amounting to Rs 1,379.468 M representing 97% of the total revenue comprise of the two main items which are as follows :-

- (i) Campement Site Leases - Rs 358.913 M
- (ii) Other Land Leases - Rs 1020.555 M

## Statement of Expenditure

The Statement of Expenditure, have been prepared from data captured from the Treasury Accounting System (TAS).

The table below provides a summary of total expenditure incurred by the Ministry of Housing and Lands under Vote 3-1, classified by Economic Categories for the Fiscal Year ended 30 June 2025

Economic Categories	2023/2024 Actual Expenditure Rs M	2024/2025 Actual Expenditure Rs M
Allowance to Minister	2.472	2.360
Compensation of Employees	264.548	288.422
Goods and Services	142.521	178.690
Subsidies	17.796	51.703
Grants	168.258	180.718
Other Expense	2,579.028	1,274.012
Acquisition of Non-Financial Assets	668.099	1,442.841
<b>TOTAL</b>	<b>3,842.722</b>	<b>3418.746</b>

**Figure 3 below is a comparison of expenditure incurred by economic category between fiscal year 2023/2024 and 2024/2025.**

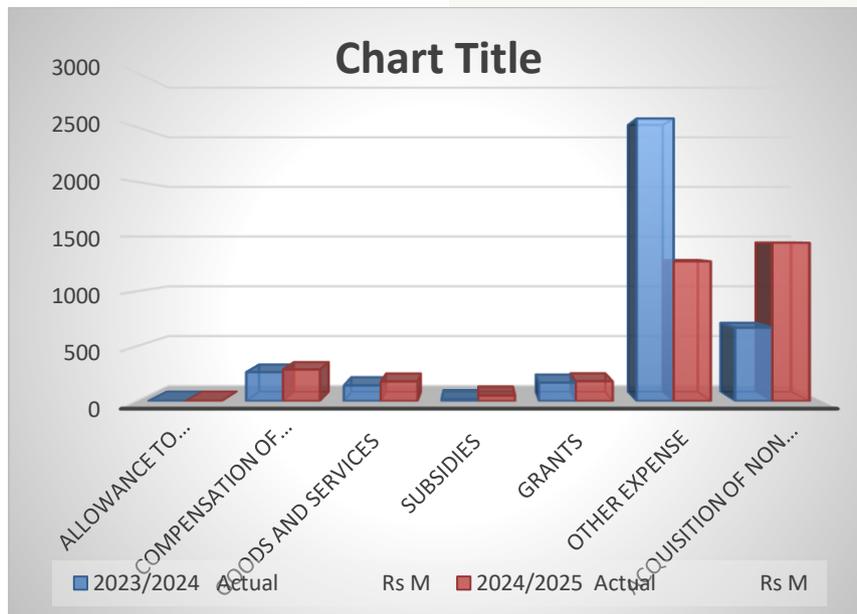
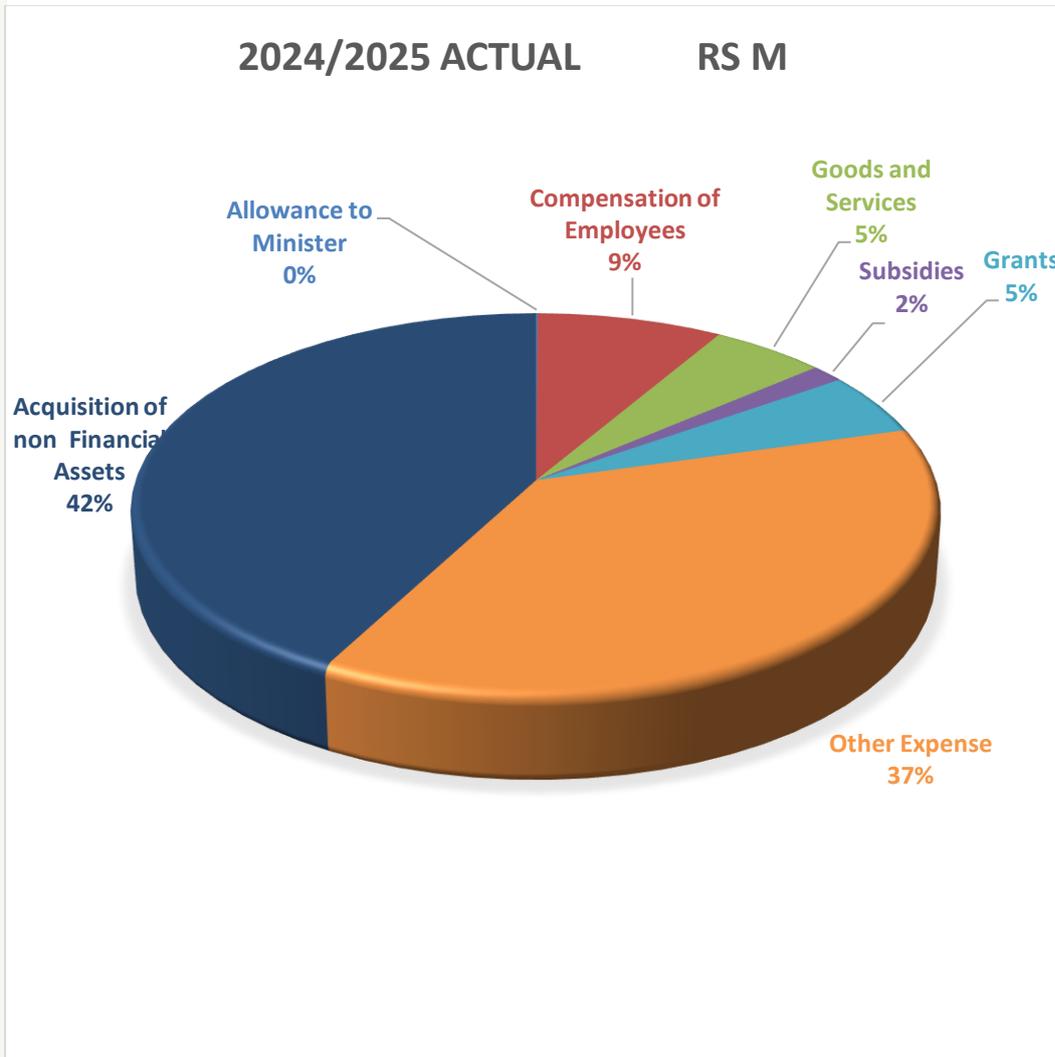
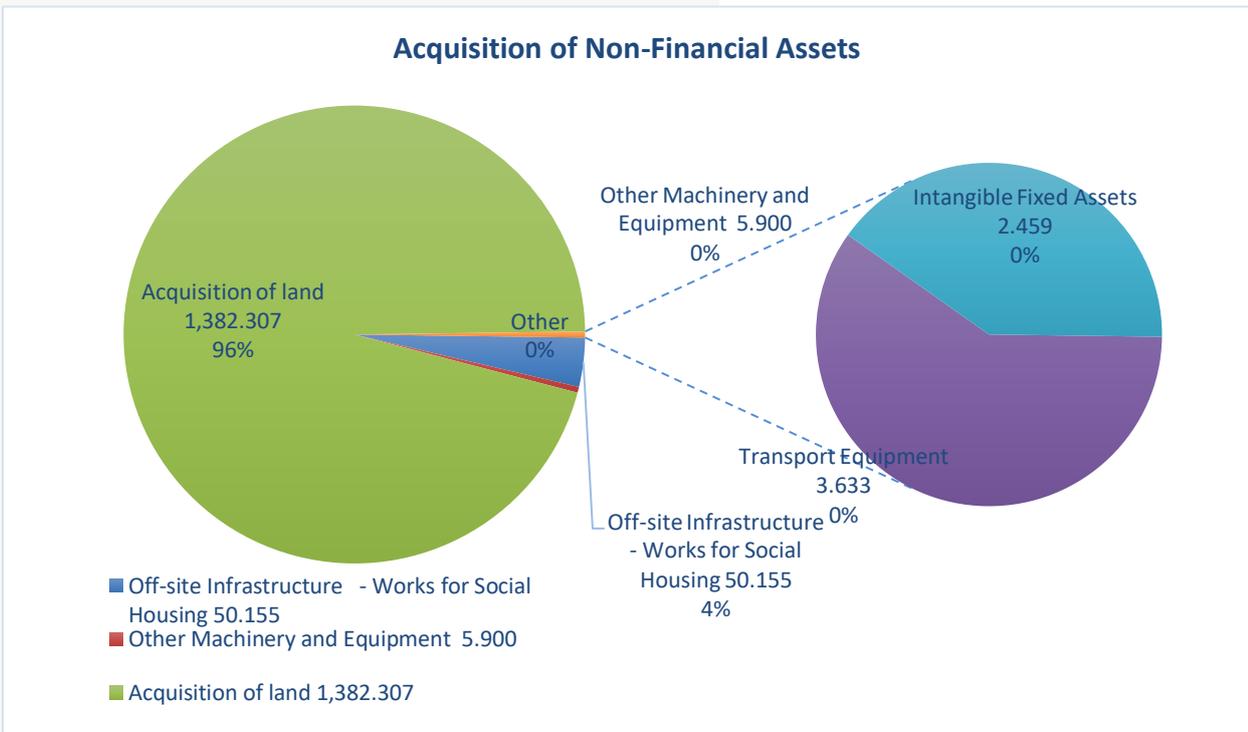
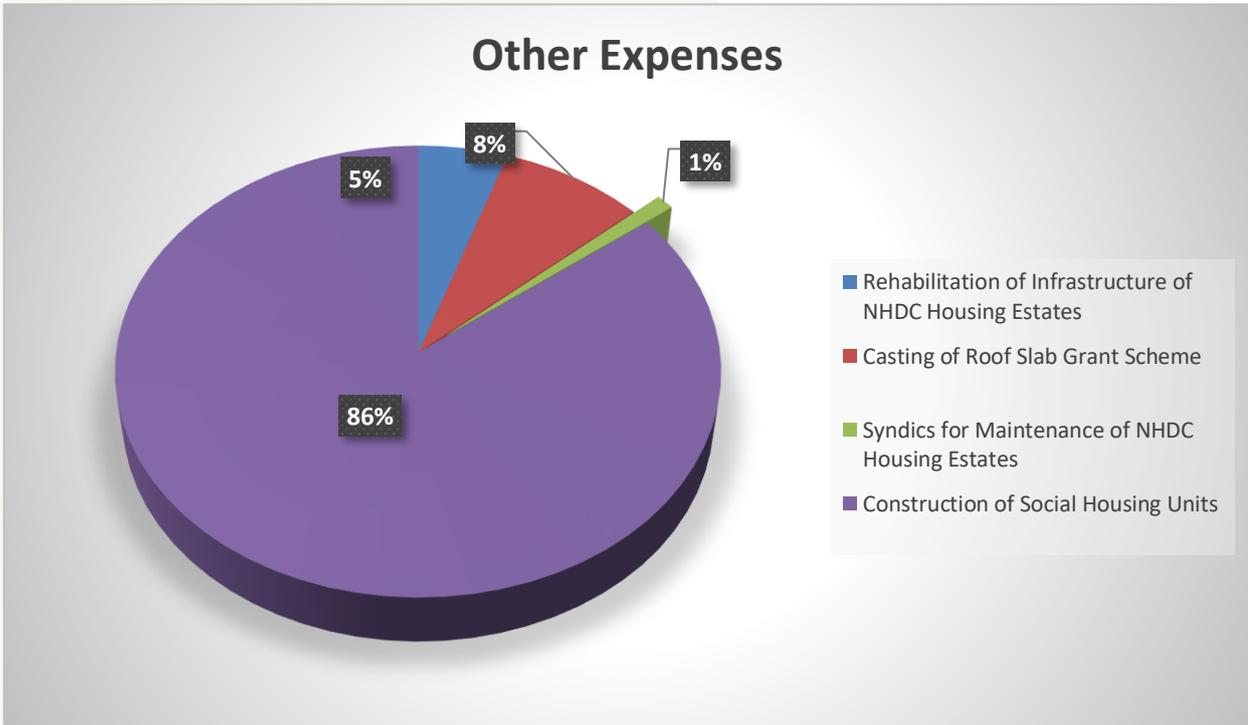


Figure 4 below is an illustration of expenditure by economic category incurred for the fiscal year ended 30 June 2025.



Figures 5 & 6 below provide a breakdown illustration of expenditure under 'Other Expenses' and 'Acquisition of Non Financial Assets'





# **WAY FORWARD**

## TRENDS AND CHALLENGES

### *1. SWOT ANALYSIS:*

#### STRENGTHS

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

#### WEAKNESSES

- Lengthy procedures and paper-based processes

#### 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

#### 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

## 2. STRATEGIC DIRECTIONS

# Strategic Directions

SN	STRATEGIC DIRECTIONS	DETAILS
1.	Government is aware that affordable housing is a fundamental right and will introduce policy reforms to make the housing sector more economically efficient, socially inclusive and environmentally sustainable	Development and implementation of a New Housing Policy Roadmap
2.	The main focus of the Housing Policy of Government will be to facilitate access to a decent roof for low and middle-income families.	Delivery of Housing Units to beneficiaries
3.	The living environment in all existing social housing estates will be enhanced for improved quality of life.	Rehabilitation of social housing estates
4.	An institutional framework for the development of social housing will be elaborated following an audit on the projects of the New Social Living Development Ltd since its creation. Henceforth, the construction of new Housing Estates will be carried out in line with new standards to ensure better integration with the environment.	Audit on the projects of the NSLD by the OPSG
5.	The living environment in all existing “Résidences” will be enhanced for improved quality of life. To this end, the mechanisms for renovating these “Résidences” across the country will be strengthened.	Implementation of National Syndic Scheme
6.	Government will implement the ‘Digital Twin Mauritius Project’ which will support smarter land use planning.	Implementation of Digital Twin

SN	STRATEGIC DIRECTIONS	DETAILS
7.	As part of its strategy of resource repurposing for higher productivity, Government will also review the land use strategy.	Review of the National Development Strategy
8.	For years, land use planning has been under two pieces of legislation namely the Town and Country Planning Act 1954 and the partly proclaimed Planning and Development Act 2004. Government will introduce a consolidated and modern legislation on land use planning.	Introduction of a consolidated and modern legislation on land use planning
9.	A more pragmatic approach will be adopted to meet the various needs for housing. More active support for land supply and sustainable construction is required while at the same time making access to finance more affordable.	Review of the Rural & Urban Planning Scheme

# CONTACT US

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