



*Republic of Mauritius*

## Ministry of Housing and Lands



## Annual Report on Performance

Financial Year 2016 - 2017

## **ABOUT THIS REPORT**

This is the first Annual Report on Performance of the Ministry of Housing and Lands, Mauritius.

The Finance and Audit Act requires that each Ministry/Government Department submits a report on its performance in respect of the previous financial year by 31<sup>st</sup> October of each year.

The aim of performance reporting is to strengthen governance, accountability and transparency. It is of value both for internal use by the organisation and externally for stakeholders, media and the public in general. Performance reporting will help the Ministry to set out clearly its priorities and objectives and monitor progress, output and outcomes. The report also provides information to the public on the activities of the Ministry.

### **Scope**

The Report covers period 01 July 2016 to 30 June 2017.

It is structured as per the guidelines provided by the Ministry of Finance and Economic Development and provides information on both the financial and non-financial performance of the Ministry.

It highlights the vision and mission of the Ministry, its responsibilities, staffing, major achievements during the year, financial performance and the proposed way forward.

We hope that the Report will be useful to the readers, our stakeholders and customers, and the public in general.

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## SUPERVISING OFFICER'S STATEMENT



I am indeed very pleased to be associated with this first issue of the Annual Report on Performance of the Ministry of Housing and Lands.

Last year, this Ministry has released a document on its achievements and way forward. Since then, we are making it a point to achieve an improved and effective communication with our internal as well as our external stakeholders and the community at large. We have regularly informed all of them of our activities, services, and performance against the set targets in a timely and accurate manner. Our objective has been to render the Ministry more efficient, accountable and transparent. The allocation of State lands with the names of the beneficiaries is now regularly uploaded on our website. Our Customer Charter has been updated in 2016 and is available freely in either soft or hard copies. Earlier this year, a newsletter has been published to showcase our achievements. An update on our achievements during period January 2015 to September 2017 has been published and will soon be available in all Citizens Advice Bureaus.

This Annual Report on the Ministry's Performance is a step further in our endeavour to disseminate our mission, vision and objectives through constant and transparent communication channel with our stakeholders and to market our services for the sake of good governance.

I would like to convey my sincere appreciation to all members of the staff of the Ministry of Housing and Lands for their commitment, dedication, teamwork spirit and achievements during the fiscal year 2016-2017.

**Dalida Allagapen (Mrs)**  
**Permanent Secretary**  
**Ministry of Housing and Lands**

### Vision and Mission

Land is essential for the socio-economic development of the country. It is a limited natural resource and very valuable, specially for a small country like Mauritius. There is, thus, need for a judicious utilisation and management of our land resource to satisfy diverse demands. In this context, land use planning is a crucial activity to promote sustainable development. According to Jeffrey D. Sachs (2015), sustainable development calls for a “socially inclusive and environmentally sustainable economic growth”. In other words, it requires a holistic framework.

The vision and mission of the Ministry have been articulated against this backdrop.

#### **Our Vision**

The vision of the Ministry of Housing and Lands is to have 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.

## Role and Functions

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:

- (a) 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;
- (b) support and encourage rather than restrict private sector development activities; and
- (c) achieve more effective management and use of State lands.

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

- The Planning Division
- The Survey Division
- The Housing Division

## **PLANNING DIVISION**

The Planning Division is responsible for land use planning including, policy formulation with respect to land development. 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 our scarce land resources. The main functions of the Planning Division are as follows:

- 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 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. In case State lands are not available, the Division also helps to identify and acquire privately owned lands for proposed 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 a Cartography Section and a Hydrographic Unit.

The main functions of the Survey Division are as follows:

- to administer, control and manage State lands;
- to acquire private lands for Government projects against payment of compensation;

- to issue Parcel Identification Numbers that is, unique identification numbers for all plots of land in Mauritius;
- to provide detailed geodetic control points for cadastral surveys;
- to carry out hydrographic surveys and nautical charting;
- to produce topographic and thematic maps for the Republic of Mauritius; and
- to provide geographic information and mapping support to other governmental agencies.

## **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 Co Ltd (NHDC), its executive arm.

The objectives of the Housing Division are to:

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



## Key Legislations

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

- State Lands Act
- Pas Géométriques Act
- Land Acquisition Act
- Cadastral Survey Act
- Land Surveyors Act
- Land (Duties and Taxes) Act
- Removal of Sand Act
- Planning and Development Act
- Town and Country Planning Act
- Morcellement Act
- Landlord and Tenant Act

## Overview of Agencies under the Ministry

The following agencies fall under the purview of the Ministry of Housing and Lands:

### 1. **Town and Country Planning Board**

The Town and Country Planning Board (TCPB) is a parastatal body established in 1965 under the Town and Country Planning Act 1954. The Chairperson of the Board is the Permanent Secretary of the Ministry of Housing and Lands. The other members comprise eight ex-officio members representing the Prime Minister and Ministries responsible for the subject of lands, finance, health, public infrastructure, local government, agriculture and environment. There is also a representative of the Association of Urban Authorities on the Board and two members, appointed by the Minister of Housing and Lands, to represent the District Councils and the public respectively.

The main function of the TCPB is to prepare and review Outline Schemes for each local authority with a view to having a planned and an orderly development of land in the whole island of Mauritius. Outline Schemes translate the national and strategic policies of the National Development Strategy (NDS) into more specific policies to control and manage development at the local level.

In accordance with the proposals in the Budget Speech 2016/2017, a new Planning Legislation is being worked out by the Ministry to revamp the TCPB into a modern National Planning Commission with wider functions.

## **2. 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. The Morcellement Board is chaired by the Permanent Secretary of the Ministry of Housing and Lands and comprises representatives of the following public organisations:

- ❖ Ministry of Finance and Economic Development
- ❖ Ministry of Public Infrastructure and Land Transport
- ❖ Ministry of Health and Quality of Life
- ❖ Ministry of Environment and Sustainable Development
- ❖ Ministry of Agro-Industry and Food Security
- ❖ Ministry of Local Government and Outer Islands
- ❖ Central Water Authority
- ❖ Central Electricity Board
- ❖ Local Authorities

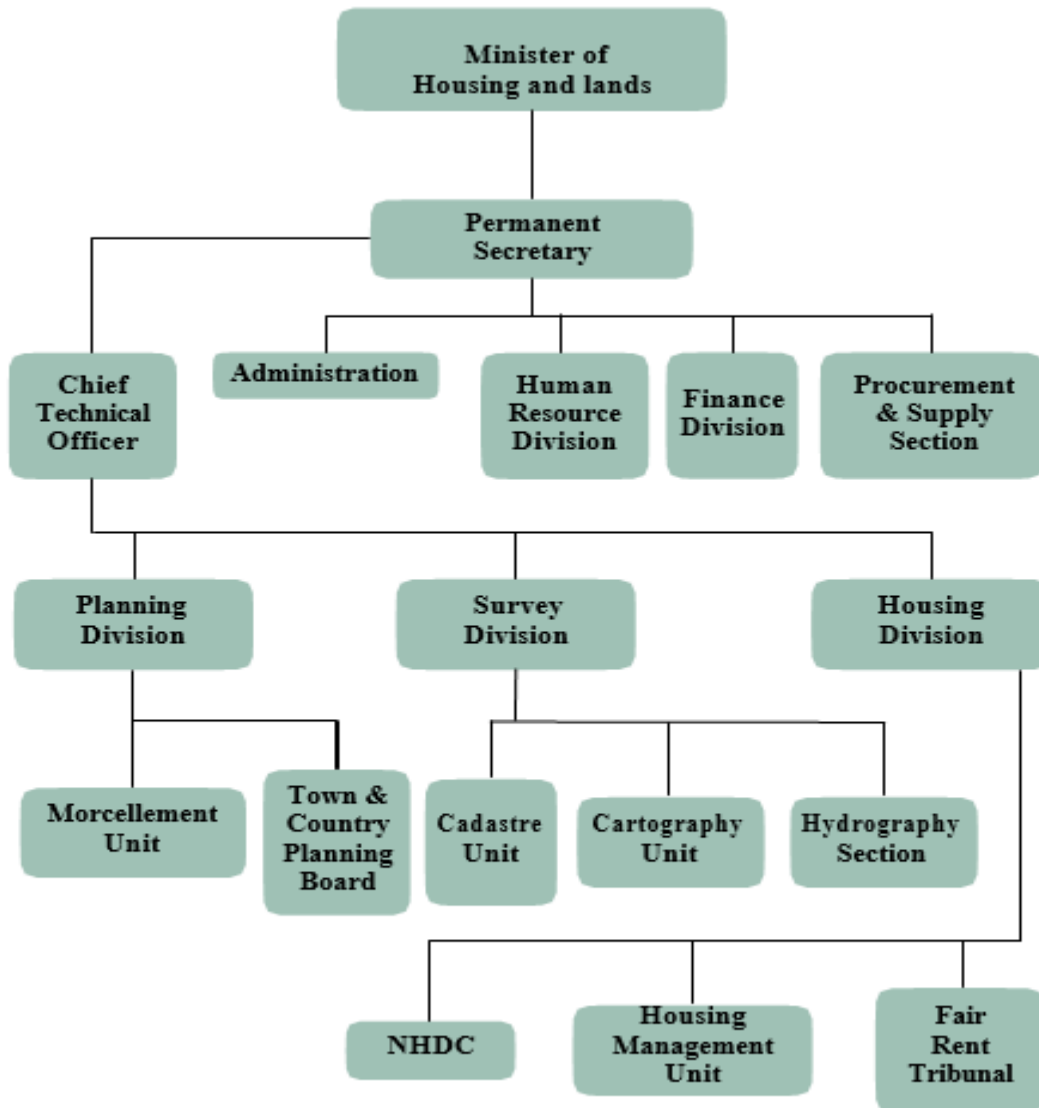
## **3. Fair Rent Tribunal**

The Fair Rent Tribunal (FRT) 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 and Act No. 21 of 2009. The Landlord and Tenant Act has been revisited at opportune juncture with the underlying rationale of synchronizing with the mutable economic conditions and concomitantly striking the right balance between the interests of the landlord and that of the tenant.

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 01<sup>st</sup> July 2005 up to 31<sup>st</sup> Dec 2017. Hence, any aggrieved landlord or tenant may apply to it for that purpose.

## About our People

The organization structure of the Ministry of Housing and Lands is as follows:

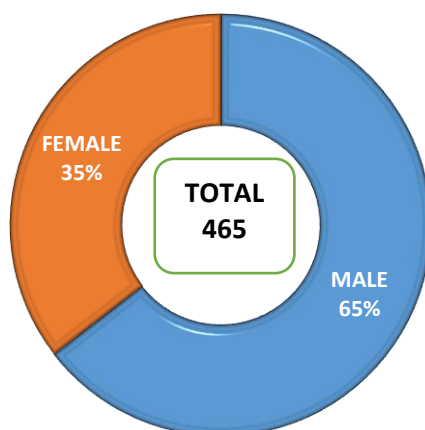


## **Employee Resourcing**

- As at 30 June 2017, there were 465 employees in post at the Ministry of Housing and Lands, as detailed below:

<b>SN</b>	<b>Cadre</b>	<b>Number of Staff</b>
1.	Administrative Cadre	12
2.	Chief Technical Officer	1
3.	Financial Operations Cadre	10
4.	Procurement and Supply Cadre	2
5.	General Services Staff	113
6.	Human Resource Cadre	5
7.	Internal Control Cadre	1
8.	Receptionist/Telephone Operator	4
9.	Workmen's Class	112
10.	Housing Division	12
11.	Planning Division	43
12.	Cartography Division	26
12.	Survey Division	110
13.	Advisers	3
14.	Trainees under the Youth Employment Programme	11
	<b>TOTAL</b>	<b>465</b>

## **Employee Breakdown by Gender:**



- New Recruitment: 27
- Promotion: 14
- Retirement: 9

## **Human Resource Development**

To improve individual and organisational performance, training opportunities were provided to staff members both locally and overseas as per the table below:

<b>SN</b>	<b>Training Course</b>	<b>No. of Officers</b>
1	Training at the Civil Service College on topics such as Registry Procedures, Code of ethics and Good Governance, Customer Service, First Aid, Statutory Interpretation, Managing Performance in the Public Sector, Effective Communication and Interpersonal skills, Work Force Planning, etc.	<b>89</b>
2	Southern African and Islands Hydrographic Commission (SAIHC) Capacity Building Work Program in Namibia - 18 to 22 July 2016	<b>1</b>
3	Seminar on 'Economic Globalization and Industrial Transfer for Developing Countries' in China - 26 August to 15 September 2016	<b>1</b>
4	Establishment of Modern Geodetic Reference Gross Data Processing Course in Kenya - 05 to 17 September 2016	<b>1</b>
5	Land Information Management in Kenya (RCMRD) - 17 to 21 October 2016	<b>1</b>
6	Urban Construction Management for Developing Countries in China - 11 to 31 October 2016	<b>5</b>
7	Seminar on 'Beidou Satellite Navigation System for Maritime Applications for Developing Countries in China' - 03 to 30 November 2016	<b>3</b>
8	Workshop on 'Using the International Guidelines on Urban and Territorial Planning to Support Land Policy Processes in Eastern and Southern Africa' in Rwanda - 08 to 19 November 2016	<b>1</b>
9	Seminar on 'Reform of Government Organisations for Mauritius' in China - 08 to 19 June 2017	<b>1</b>

<b>SN</b>	<b>Training Course</b>	<b>No. of Officers</b>
10	Seminar on 'Engineering Project Management for Developing Countries' in China - 02 to 22 June 2017	<b>3</b>
11	Seminar on 'Construction Technology of Highway, Housing and Sewage Treatment for Developing Countries' in China - 08 to 28 June 2017	<b>2</b>
12	Smart Nation-Strategies to implementation in Singapore - 12 to 17 June 2017.	<b>1</b>
13	<p>Under ITEC/SCAAP Programme in India :</p> <ul style="list-style-type: none"> <li>• Formal Solutions to Informal Settlements at the Human Settlement Management Institute - 19 September to 28 October 2016.</li> <li>• Remote Sensing and Digital Image Processing for Geoscientists - 24 October to 19 November 2016</li> <li>• Planning and management of Rural Housing and Habitat Projects - 03 to 30 October 2016 &amp; 13 March to 02 June 2017</li> <li>• International Hydrographic Organisation Certified 'Cat B' in Hydrography - 07 July 2016 to 07 January 2017</li> <li>• Geo-Informatics Applications in rural Development - 28 November 2016 to 08 January 2017</li> <li>• Geological Survey - 09 January to 04 February 2017</li> <li>• Geographic Information System for Geoscientists - 09 January to 04 February 2017</li> <li>• Remote Sensing with Special Emphasis on Digital Image Processing - 09 January to 03 March 2017</li> <li>• Specialised Programme on Application Development using GIS and Remote Sensing - 13 March to 02 June 2017</li> </ul>	<b>14</b>
	<b>TOTAL</b>	<b>123</b>

## **Employees Welfare**

- To promote team building and work life balance, the Ministry has organised the following activities for its staff members:
  - Six-a-side Football Tournament;
  - Annual End-of-Year lunch;
  - Annual Domino Tournament; and
  - Annual National Day Celebrations.
- Moreover, the staff was encouraged to participate in the following activities organised by the Public Officers' Welfare Council:
  - Football Tournament;
  - Badminton Tournament; and
  - Annual Civil Service Kermesse.

## **Safety and Health**

- Since 2012, a Safety and Health Committee has been set up at the Ministry.
- The Committee comprises four representatives of management and four representatives of employees.
- The Safety and Health Committee meets once every two months to review and improve the health and safety procedures and practices at the Ministry.



## **Safety and Health Initiatives**

- Organisation of a Health Screening Programme in collaboration with the Ministry of Health and Quality of Life;
- Organisation of a Blood Donation at the Ministry;
- Provision of travelling First-Aid Kit in all the Ministry's vehicles;
- Provision of protective equipment to eligible grades;
- Provision of casing for carrying tools such as "jalons" and "sabres" safely;
- Training on Safety and Health Awareness for Office Auxiliaries/Senior Office Auxiliaries and General Workers; and
- Training on Fire Safety and Risk Management.

## **PART II – ACHIEVEMENTS & CHALLENGES**

### **Major Achievements for Financial Year 2016/2017**

#### **Facilitating access to Housing**

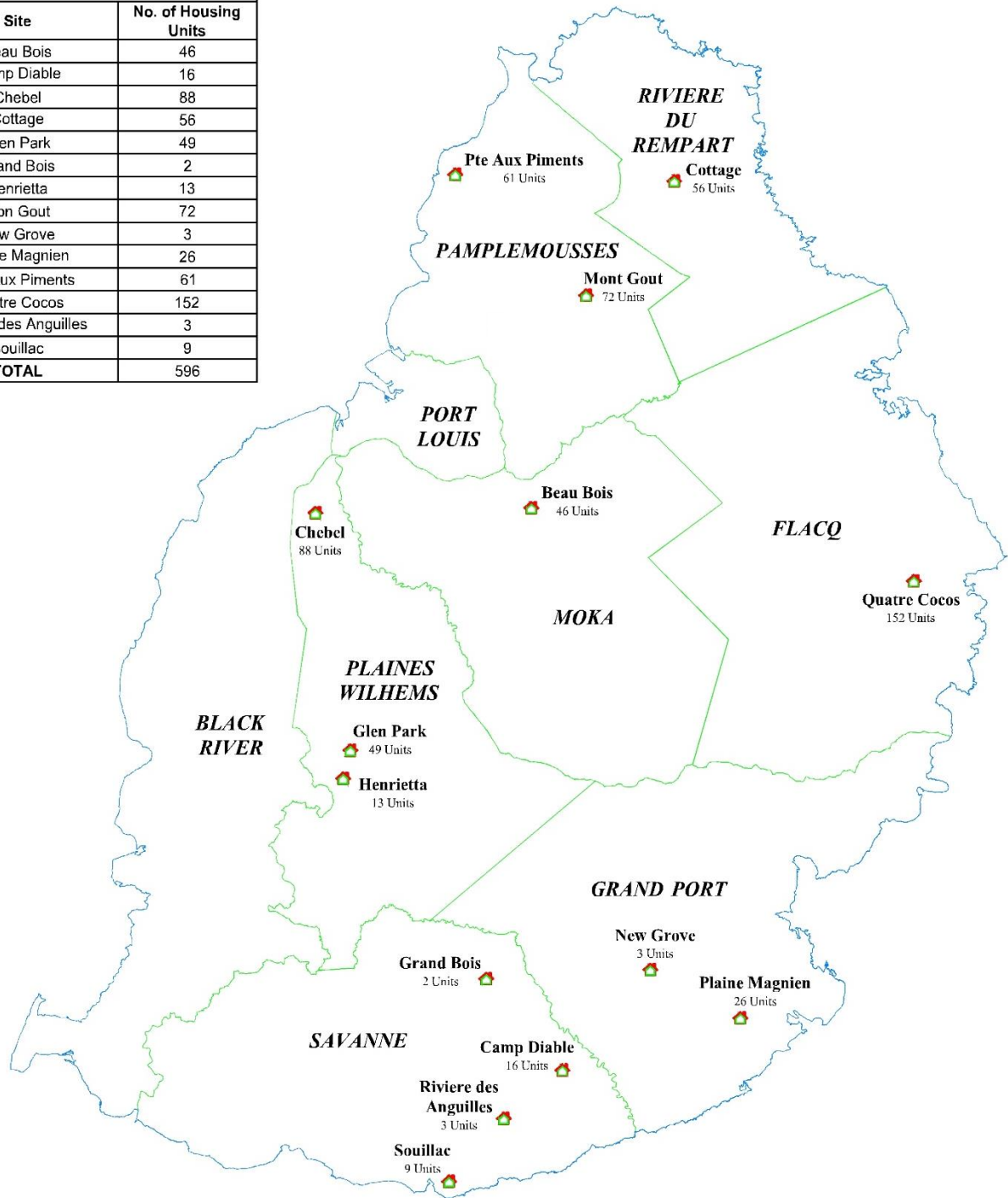
##### **❖ Construction of Social Housing Units**

- 596 social housing units
- 14 Sites
- Cost: Rs 612 million

# MINISTRY OF HOUSING & LANDS

## Housing Units completed in Financial Year 2016/17

Housing Units completed in FY 2016/ 2017		
S.N	Site	No. of Housing Units
1	Beau Bois	46
2	Camp Diable	16
3	Chebel	88
4	Cottage	56
5	Glen Park	49
6	Grand Bois	2
7	Henrietta	13
8	Mon Gout	72
9	New Grove	3
10	Plaine Magnien	26
11	Pte. Aux Piments	61
12	Quatre Cocos	152
13	Rivière des Anguilles	3
14	Souillac	9
	<b>TOTAL</b>	<b>596</b>



❖ **Roof Slab Grant Scheme**

- 1,352 beneficiaries
- Amount disbursed Rs 82,863,705

<b>Existing Housing Schemes</b>	<b>Household Income Category</b>	<b>Number of beneficiaries</b>	<b>Amount Disbursed (Rs)</b>
Roof Slab Grant	≤ Rs10,000	1,080	73,137,225
	> Rs 10,000 ≤ Rs 15,000	272	9,726,480
	<b>TOTAL</b>	<b>1352</b>	<b>82,863,705</b>

❖ **Rehabilitation of NHDC Housing Estates**

- Structural remedial works undertaken at Beau Vallon (Chinese) and La Tour Koenig (Malaysian 1) NHDC Housing Estates
- Cost: Rs 128.2 million.

## Structural Remedial Works on Existing NHDC Housing Estates



Beau Vallon Housing Estate before rehabilitation



La Tour Koenig Housing Estate before rehabilitation



Beau Vallon Housing Estate after rehabilitation



La Tour Koenig Housing Estate after rehabilitation

## Facilitating access to land

### ❖ Squatting

- 260 residential squatters on State lands have been regularised or relocated as follows:

REGION	NUMBER OF FAMILIES	
	REGULARISED	RELOCATED
Port Louis	22	29
Riviere du Rempart	28	1
Moka	69	0
Flacq	30	39
Grand Port	1	0
Savanne	1	1
Black River	39	0
<b>TOTAL</b>	<b>190</b>	<b>70</b>

### ❖ Grant of State land Leases

- Number of State land leases allocated or renewed: 122

### ❖ Provision of Serviced Lots

- No. of Serviced Lots completed: 86
- Locality: Khoyratty

### ❖ **Sale of State lands to Building Site Lessees**

- 840 letters of intent issued
- Selling price: Rs 2,000 per plot of land

<b>REGION</b>	<b>Letters of Intent issued for the sale of State lands</b>
PORT LOUIS	312
PAMPLEMOUSSES	53
RIVIERE DU REMPART	67
FLACQ	38
GRAND PORT	164
SAVANNE	35
BLACK RIVER	49
PLAINES WILHEMS	94
MOKA	28
<b>TOTAL</b>	<b>840</b>

### **Facilitating Morcellement Projects**

- 386 Letters of Intent issued
- 411 Morcellement Permits granted

## Providing Land for Government Projects

- 167A50P of private land acquired
- Amount Disbursed: Rs 648,403,855.51

<b>SN</b>	<b>PROJECTS</b>	<b>EXTENT OF LAND ACQUIRED (Arpents)</b>
1.	Land acquired for social housing projects under 2000A Scheme	10A62P
2.	Waste Water project at Verger Bissambar, Beau Bassin	0A68P
3.	Upgrading of Road Infrastructure at Ligne Berthaud, junction of Morcellement St André & Plaine des Papayes Road	0A16
4.	Plaines Wilhems Sewerage Project	0A10P
5.	New Cancer Centre at Paillotte	1A34P
6.	Construction of Robinson–Glen Park Link Road	1A94P
7.	Pailles/Guibies Sewerage Project	0A08P
8.	Terre Rouge–Verdun Link Road	1A11P
9.	Metro Express	1A74P
10.	Phoenix Interchange	1A18P
11.	Land acquired for agricultural projects under 2000A Scheme	146A13P
12.	Land acquired for religious and Community Projects	2A42P
	<b>TOTAL</b>	<b>167A50P</b>

## Facilitating Development Projects

- ❖ 10 letters of reservation and 4 letters of intent issued for major projects.



### ❖ **Infrastructure Works at Les Salines Peninsula, Black River**

- Infrastructure works underway at Les Salines Peninsula, Black River to provide vehicular access and utility services to facilitate the implementation of development projects by promoters who have been allocated State land leases within the Peninsula.
- All the State Land Lessees at Les Salines are required to contribute to the cost of the infrastructure as per a cost sharing mechanism worked out by the Board of Investment.
- Total cost of the Infrastructure: Rs 485 million
- Collaborating Agencies: Landscape (Mauritius) Ltd and Board of Investment.

### ❖ **Hotels undergoing Renovation/Reconstruction**

- The State Lands Act has been amended to extend up to 30 June 2018, the scheme allowing hotels on State land undergoing renovation or reconstruction to benefit from a reduction of 50% in respect of the rental payable for the State land lease.

### ❖ **Palmar Master Plan**

The Palmar Master Plan, covering a plot of State land of an extent of 310A40P at Palmar, has been redesigned to provide:

- 3 hotel sites fronting the Belle Mare Coastal Road;
- 12 sites for medium sized tourist related projects;
- 1 commercial complex;
- 1 eco-tourism project; and
- a traffic centre/parking area.

❖ **Riche Terre Master Plan**

- A Master Plan has been prepared to provide for light industrial activities, offices, warehousing, logistics and other port-related activities, small and medium enterprises, food courts and park and ride facilities over a plot of State land of an approximate extent of 325A00 at Riche Terre (ex-Jin Fei site).

**Land Administration and Land Use Planning**

❖ **253 Planning Clearances issued as follows:**

<b>Purpose</b>	<b>Number of Planning Clearances issued</b>
State Land Lessees	73
Public Projects (Building Plans Committee)	37
EIA/PER Committee	55
Land Conversion Committee	33
Development Projects at the level of the Board of Investment including PDS and Smart Cities	36
Beach Authority Projects	8
Traffic Impact Committee	1
Ramsar Committee	7
BPML Projects	3
<b>TOTAL</b>	<b>253</b>

❖ **Issue of Parcel Identification Numbers (PINS)**

- 23,195 PINS issued for identification of parcels of land prior to land transactions.
- Revenue Collected : Rs 23,006,000.00

## Providing Mapping Services

- ❖ Topographic maps prepared for the following priority risk areas to help in disaster management:
  - Flic en Flac/Wolmar/Anna
  - Bel Ombre
  - Tamarin
  - Grand Bois/La Flora
  - Fond du Sac
  - Bambous/La Ferme
  - Chitrakoot/Part of Crève Coeur
  - Rivière Citron/Arsenal
  - Coromandel (Morcellement Hermitage)
  - Canal Dayot/Sable Noir/Pailles Area
  - Bambous Virieux
  - Forest Side (Cité Atlee)
  - Boulet Rouge/Flacq
  - Rivière des Galets
  - Plaine Lauzun

### ❖ **Thematic Mapping**

The following maps have been prepared at the requests of the relevant authorities:

- Map showing Health Service points - hospitals, health centres, Mediclinics, with population figures;
- Map indicating sport facilities and Youth Centres under control of the Ministry of Youth and Sports;
- Map showing all prisons and emergency facilities such as police stations and hospitals; and
- Map showing Forest Lands, Nature Parks and other areas covered by trees.

## ❖ **Sale of Maps**

Rs 434,348 received from sale of maps, navigational charts and copies of aerial imagery and air photography.

## **Fair Rent Tribunal**

- No. of cases lodged before the Tribunal: 115
- No. of cases determined by the Tribunal: 87
- No. of cases awaiting a determination: 28
- A sector-by-sector compilation of the market rent of commercial premises located in rural and urban areas effected to have a database of market rates for stakeholders, valuation Surveyors, Barristers, Attorneys, etc.

## Providing Hydrographic Services

- A catalogue of Mauritian Navigational Charts has been released in order to inform all agencies, mariners and the public in general about availability of nautical charts in Mauritius.
- All seven navigational charts of Mauritius have been accorded international status.
- Status of hydrographic surveying in Mauritius has been compiled for the first time for IHO Publication C-55.
- Indian Naval Ship Darshak carried out surveys of ocean areas spanning 1,390 square kilometres including Round Serpent, Flat and Gabriel Islands in the North East of Mauritius from 03 December 2016 to 03 January 2017. The ship collected oceanographic datasets as per requirements of local stakeholders.
- The following hydrographic surveys have been undertaken:
  - Detailed survey around existing jetty at Agalega for the Outer Islands Development Corporation and National Coast Guard.
  - Survey of aquaculture site off Trou aux Biches for the Mauritius Oceanography Institute.
  - Survey off Albion for the petroleum hub.
  - Survey of Blue Bay Marine Park.
  - Survey of six navigational passes from Arsenal Bay to Mon Choisy.
  - Survey for construction of a jetty at Mahebourg Fish Landing Station.
  - Multiple check surveys have been undertaken in Port Louis Harbour for berthing and safe manoeuvring of ships for Mauritius Ports Authority and the National Coast Guard.
  - Survey of new Container Terminal in Port Louis.
  - Surveys for delineating zones for tourism related activities in Bel Ombre, Pereybère, Mon Choisy and Rivière Noire.



**LEVELLING EXERCISE AT BLUE BAY**

## Status on Implementation of Budget Measures

The table below shows the status of the budgetary measures announced in the Budget Speech 2016/2017 relating to the Ministry of Housing and Lands.

Budget Measures	Status
Raising the monthly income limit for eligibility under the NHDC social housing scheme from Rs 10,000 to Rs 20,000	<ul style="list-style-type: none"> <li>• The new eligibility criteria has been implemented as from 2016.</li> <li>• Government's rate of subsidy revised as follows:               <ul style="list-style-type: none"> <li>➤ 66.7% for beneficiaries whose household income is below Rs 10,000;</li> <li>➤ 50% for beneficiaries whose household income ranges between Rs 10,001 and Rs 15,000; and</li> <li>➤ 20% for beneficiaries whose household income ranges between Rs 15,001 and Rs 20,000.</li> </ul> </li> </ul>
Waiving of all arrears of interest on loans to individuals from NHDC and MHC Ltd, whose monthly household income does not exceed Rs 15,000 provided the capital amount outstanding is duly repaid.	<ul style="list-style-type: none"> <li>• As at 30 June 2017, the NHDC has written off interests in respect of two cases.</li> </ul>

<b>Budget Measures</b>	<b>Status</b>
Merge the MHC and the NHDC to provide a platform for better planning, financing and effective service delivery to meet demand for social housing.	<ul style="list-style-type: none"> <li>• A Steering Committee has been set up under the chairmanship of the Ministry of Finance and Economic Development for the amalgamation of the two bodies.</li> </ul>
Revamping of the Town and Country Planning Board into a modern National Planning Commission with wider functions.	<ul style="list-style-type: none"> <li>• A New Planning Legislation is being worked out where provision has been made for the setting up of the National Planning Commission.</li> <li>• The Australian Consultant has submitted the Draft Planning and Development Bill in February 2017.</li> <li>• The Draft Bill is being reviewed in consultation with the State Law Office and other stakeholders.</li> <li>• The expected introduction of the draft bill to the National Assembly has been revised to May 2018.</li> </ul>
For greater transparency and accountability in the allocation of State lands and renewal of lease agreements, the list of allocation and renewal is being regularly posted on the website of the Ministry of Housing and Lands.	<ul style="list-style-type: none"> <li>❖ The list of beneficiaries of State lands is posted on a regular basis on the website of the Ministry since January 2016.</li> </ul>



<b>Budget Measures</b>	<b>Status</b>
<p>A moratorium on rental for Lessees who have been allocated State lands far from infrastructure networks.</p>	<ul style="list-style-type: none"> <li>• This measure concerns primarily Lessees of State lands within Les Salines Peninsula, Black River and Balaclava Master Plan.</li> <li>• Access, allowing construction works to start in the region of Les Salines, Black River has been provided since 07 August 2017. Existing leases are being amended to provide the moratorium on rental as from that date whereas, for new leases, a special condition to provide for the moratorium has been inserted in the lease agreement.</li> <li>• As for Balaclava, the three Lessees concerned have been granted the moratorium as from 12 July 2017.</li> </ul>
<p>Renew the scheme allowing hotels on State land undergoing renovation or reconstruction to benefit from a reduction of 50% in respect of the rental payable for the State land lease.</p>	<ul style="list-style-type: none"> <li>• Scheme has been renewed by way of Regulations made on 21 November 2016 and gazetted on 26 November 2016. The period of renovation or reconstruction for hotels to benefit from the reduction in rental has been extended up to 30 June 2018.</li> </ul>

## 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 2016/2017.

### Status of Key Actions and KPIs

Key Action	Key Performance Indicator	Target (as per Budget Estimates)	Status
<b>Mid-term review of the National Development Strategy</b>	Draft report on review of the National Development Strategy produced	June 2017	<ul style="list-style-type: none"> <li>• In August 2016, a Request for Proposal for consultancy services for the mid-term review of the National Development Strategy was launched at international level.</li> <li>• None of the bids received was responsive.</li> <li>• The Ministry is seeking technical assistance from Australia under the Memorandum of Understanding signed in April 2014 between the Government of Western Australia (Landgate) and the Government of the Republic of Mauritius for the recruitment of a team of experts for the review of the National Development Strategy.</li> </ul>

<b>Key Action</b>	<b>Key Performance Indicator</b>	<b>Target (as per Budget Estimates)</b>	<b>Status</b>
<b>New Planning and Development Bill to consolidate planning legislation</b>	New Planning and Development Bill introduced in National Assembly	February 2017	<ul style="list-style-type: none"> <li>• The Australian Consultant has submitted a Draft Bill in February 2017.</li> <li>• Same is being reviewed in consultation with the State Law Office and other stakeholders to assess whether the proposed legislation meets our requirements.</li> <li>• The expected introduction of the draft bill to the National Assembly has been revised to May 2018.</li> </ul>
<b>Mandatory Land Parcel Plan in all deeds of transfer of ownership rights in application of the Cadastral Survey Act 2011</b>	Land Parcel Plan introduced in all deeds of transfer of ownership rights	June 2017	<ul style="list-style-type: none"> <li>• The proclamation of section 22(5) of the Cadastral Survey Act 2011 will entail several other amendments.</li> <li>• Following consultations with the Registrar-General and the Ministry of Finance and Economic Development, it has been decided to hold on the proclamation of this section pending further discussions and in-depth analysis of its implications.</li> </ul>

<b>Key Action</b>	<b>Key Performance Indicator</b>	<b>Target (as per Budget Estimates)</b>	<b>Status</b>
<b>Construction of social housing units</b>	Number of social housing units constructed	1,900	<ul style="list-style-type: none"> <li>• Construction of 596 Housing Units has been completed on 14 sites at the cost of Rs 612m.</li> <li>• 407 out of the 596 housing units have been allocated to eligible beneficiaries.</li> <li>• Construction of 1532 housing units over 21 sites is in progress namely, at Souillac (47 units), Melrose (71 units), Petit Bel Air (73 units), Mme Azor 1 (54 units), Mme Azor 2 (54 units), Sebastopol (91 units), Cottage (82 units), Mon Goût (26 units), Calebasses (44 units), Baie du Tombeau (12 units), Piton (86 units), Souillac (50 units), St Hubert (52 units), Camp de Masque (86 units), Henrietta (164 units), 16ème Mille (40 units), Notre Dame (32 units), Chebel (92 units), St Julien (206 units), Montage Longue (66 units), Bassin (104 units).</li> </ul>
<b>Completion of rehabilitation works in NHDC Housing Estates to improve living conditions of residents</b>	Number of NHDC Housing Estates rehabilitated	6	<ul style="list-style-type: none"> <li>• Structural remedial works at Beau Vallon (Chinese) and La Tour Koenig (Malaysian I) NHDC Housing Estates have been completed at the cost of Rs 134.2 Million.</li> <li>• Construction of new storm water networks within Vallée des Prêtres and Cité La Cure NHDC Housing Estates is in progress at the cost of Rs 25.4 Million.</li> </ul>

<b>Key Action</b>	<b>Key Performance Indicator</b>	<b>Target (as per Budget Estimates)</b>	<b>Status</b>
			<ul style="list-style-type: none"> <li>• Connection of Existing Sewage Reticulation of Riche Terre NHDC Housing Estate to Offsite WMA Network and Associated Works is in progress at a cost of Rs 10.8 Million.</li> <li>• The Consultant is preparing an amended Bid Document for Structural Remedial Works at Camp Levieux NHDC Housing Estate for the launching of tender afresh, at the previous three bidding exercises have not been successful.</li> </ul>
<b>Preparation of Topographic maps to help in Disaster Risk Management</b>	Number of Topographic Maps prepared out of the 37 identified regions	30	<ul style="list-style-type: none"> <li>• Topographic Maps have been completed for 15 regions.</li> <li>• The mapping of the remaining regions will be completed by 2019.</li> </ul>

<b>Key Action</b>	<b>Key Performance Indicator</b>	<b>Target (as per Budget Estimates)</b>	<b>Status</b>
<b>Hydrographic support to Rodrigues and Agalega and design of marine charts covering the Republic of Mauritius to support safe and efficient navigation</b>	1. Hydrographic support extended to Rodrigues and Agalega	June 2017	<ul style="list-style-type: none"> <li>• The data and survey plan for Agalega have been finalised and submitted to the Outer Islands Development Corporation, the National Coast Guard and the Mauritius Meteorological Services.</li> <li>• The Ministry of Defence and Rodrigues and the Rodrigues Regional Assembly are being consulted for deployment of a survey team to Rodrigues.</li> </ul>
	2. Number of Marine Charts designed	7	<ul style="list-style-type: none"> <li>• The design of the seven new marine charts has been completed in consultation with the National Hydrographic Office, India.</li> <li>• The Indian Naval Ship Darshak has carried out surveys in our waters in December 2016/January 2017 in order to collect data for the publication of two of these seven charts, as per the enhanced Charting Scheme.</li> </ul>

### ❖ Internal Control

Upon request of the Ministry, an officer of the Internal Control Cadre is posted on a full-time basis at the Ministry since 01 November 2016.

The objective is to ensure compliance to rules, procedures, regulations and ethical standards at all levels of decision-making and activities. The Internal Control Officer is expected to review the control systems and submit recommendations accordingly.

### ❖ Audit Committee

The Audit Committee has an important role in the governance framework of the Ministry by providing advice on good governance practices to the Accounting Officer.

The objectives of the Audit Committee are *inter alia* to:

- support the Accounting Officer in maintaining sound control systems and promoting good governance;
- ensure compliance with financial, administrative and procurement regulations; and
- ensure that the criticisms levelled against Ministries and Departments by the Director of Audit are reduced progressively.

### ❖ Corruption Prevention Review

The Independent Commission Against Corruption has carried out two corruption prevention reviews at the Ministry during the financial year 2016/2017. The objective is to review current procedures to enhance organization integrity and good governance. The recommendations submitted are being implemented as far as possible. An implementation schedule has been submitted to ICAC and will be reviewed in six months.

### ❖ **Reform Cell**

The Reform Cell, set up at the Ministry, looks into the following areas:

- Major administrative reforms such as the Human Resources Management Information System (HRMIS) and Performance Management System (PMS);
- Modernisation of Services;
- Human Resource Planning to better respond to evolving needs and priorities;
- Strategies and actions for the promotion of good governance; and
- Sectorial reforms having a direct impact on service delivery.

### ❖ **E-Services**

- 80% of the applications for Parcel Identification Numbers (PINs) are received through the online platform.
- Since May 2017, the Ministry is also on the Citizens Support Online Platform whereby members of the public may register their complaints online or through CAB offices.
- In line with Government's objective to facilitate the licensing process and procedures, this Ministry is working in collaboration with the Board of Investment to come up with an e-licensing platform for Morcellement Permits. The groundwork has already been covered by the Board of Investment and it is proposed that the platform becomes operational during the course of the next financial year.

### ❖ **Safeguard of Assets**

- As outlined at paragraph 17 of Chapter 30.7 of the Financial Management Manual (FMM), details of furniture and equipment issued to every Government office are noted on the Inventory Sheets which are affixed on the wall of each office. These individual Inventory Sheets are annually checked against master records.



- Subsequently, all assets issued to users are recorded in the Office Equipment Register or Plant Register as appropriate.
- Presently assets are also recorded in the Government Asset Register put in place by the Treasury.

## PART III – FINANCIAL PERFORMANCE

### Financial Highlights

As per budget estimates, the Ministry of Housing and Lands has one Vote under its control namely:

**Vote 5-1:** *Vice-Prime Minister's Office, Ministry of Housing and Lands.*

The appropriation of funds is made through the Vote/Sub-Heads as follows:

- ▶ 5 -101: General
- ▶ 5 -102: Social Housing Development
- ▶ 5 -103: Land Management and Physical Planning

*The table below shows the total Expenditure for Vote 5-1.*

(Rs 000)

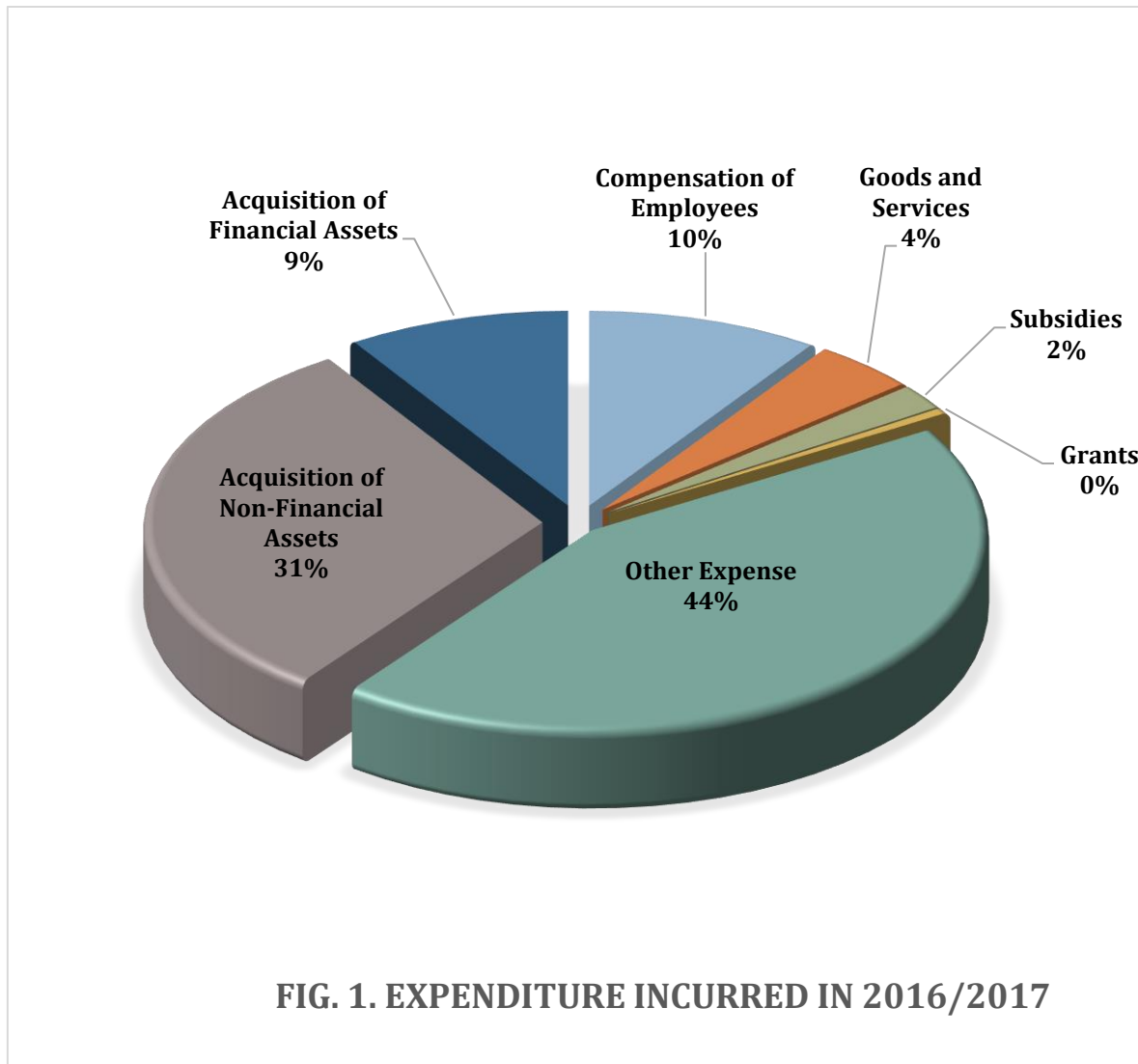
<b>Head/Sub-Head of Expenditure</b>	<b>2016-2017 Actual</b>
<b>Compensation of Employees</b>	208,740
<b>Goods and Services</b>	93,091
<b>Subsidies</b>	45,480
<b>Grants</b>	10,177
<b>Other Expense</b>	953,715
<b>Acquisition of Non-Financial Assets</b>	665,165
<b>Acquisition of Financial Assets</b>	200,000
<b>TOTAL</b>	<b>2,176,368</b>

Sub-Head **Other Expense** amounting to Rs 953.7 m representing 44% of the total expenditure comprises the following items :-

- (i) maintenance of NHDC Housing Estates;
- (ii) casting of Roof Slab Grant;
- (iii) rehabilitation of Infrastructure of NHDC Housing Estates;
- (iv) transfer of Title Deeds; and
- (v) construction of Social Housing Units.

Figure 1 below provides an illustration of total expenditure incurred by the Ministry of Housing and Lands.

Vote 5-1. (Financial Year 2016-2017)



**Revenue** collected by the Ministry can be 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.)

The table below shows the total Revenue. **(Financial Year 2016-2017)**

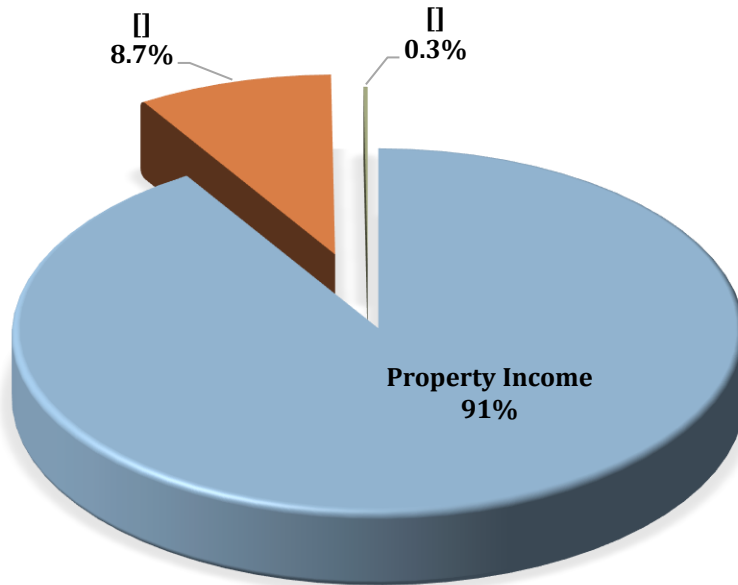
(Rs 000)

<b>Revenue</b>	<b>2016-2017 Actual</b>
<i>Property Income</i>	936,929
<i>Sales of Goods and Services</i>	89,851
<i>Miscellaneous Revenues</i>	1,875
<b>Total Revenue from Property Income, User Fees and other Sources</b>	<b>1,028,655</b>

Sub-Head **Property Income** amounting to Rs 936.9 m representing 91% of the total Income comprises two main items :-

- (i) Campement Site Leases — Rs 268.8 M; and
- (ii) Other Land Leases – Rs 666.8 M

Figure 2 below provides an illustration of revenue collected in fiscal year 2016-2017



**FIG. 2. REVENUE COLLECTED IN 2016/2017**

## Analysis of Major Changes

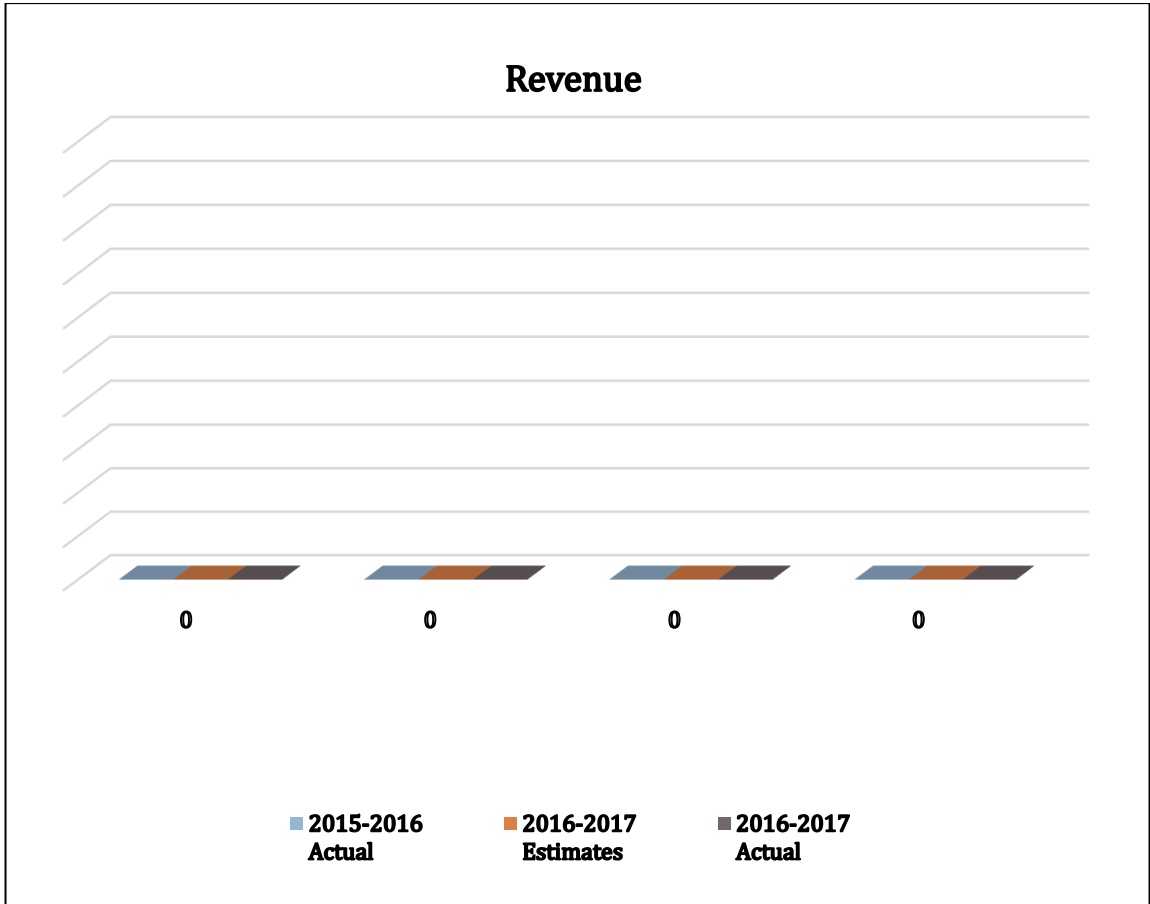
### Analysis of Revenue

- **Trend analysis of revenue**
  - For comparative purposes, the actual revenue collected in fiscal year 2015-2016 has been used.

#### Statement of Revenue

Revenue (Rs Million)	2015-2016 Actual	2016-2017 Estimates	2016-2017 Actual
<i>Property Income</i>	935,793	995,000	936,929
<i>Sales of Goods and Services</i>	107,497	88,650	89,851
<i>Miscellaneous Revenues</i> *	10,496	27,000	1,875
<b>Total Revenue from Property Income, User Fees and other Sources</b>	<b>1,053,786</b>	<b>1,110,650</b>	<b>1,028,655</b>

- \*Miscellaneous Revenues comprise mainly ‘*Contribution in Respect of Tourism Development Projects on State Lands*’. The decrease in revenue is due to the fact that there are certain cases of State Land Lessees which are still under consideration as to whether they should pay contribution amounting approximately to Rs 25 M to Consolidated Fund or not, due to change in purpose and legislation.



*Fig. 3 shows a breakdown of revenue collected by the Ministry of Housing and Lands*

## Analysis of Expenditure

The table below shows Statement of Expenditure according to the three Vote/Sub-Heads of the Ministry.

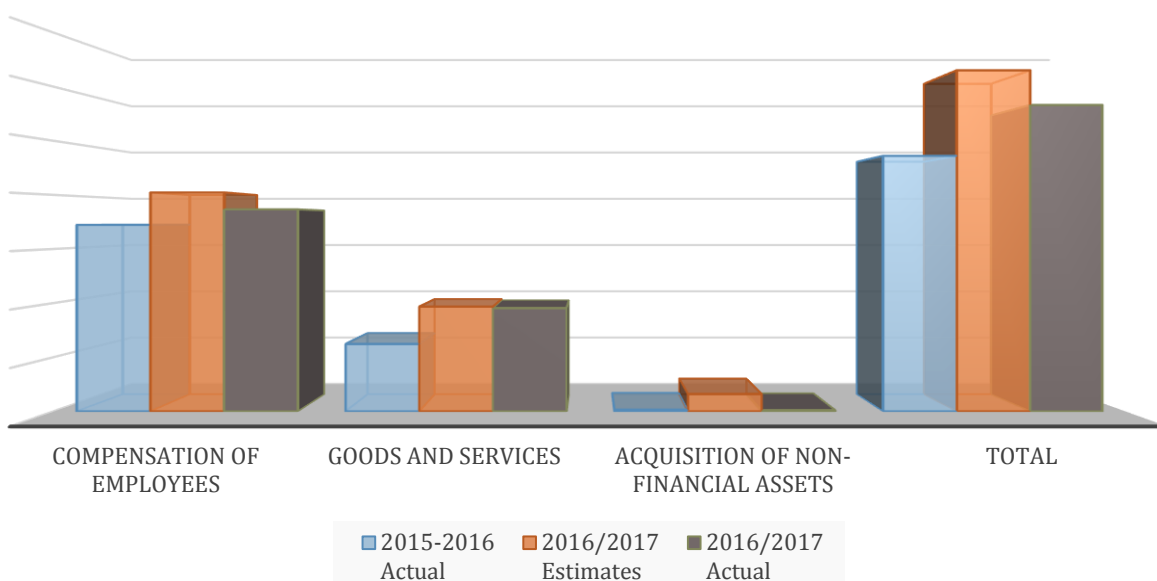
- ▶ 5 -101: General
- ▶ 5 -102: Social Housing Development
- ▶ 5 -103: Land Management and Physical Planning

For comparative purposes, the Actual Expenditure incurred in fiscal year 2015-2016 has been used.

<b>Statement of Expenditure 5 -101: General</b>			
<b>Vote/Sub-Head</b>	<b>04-101</b>	<b>05-101</b>	<b>05-101</b>
<b>Head/Sub-Head of Expenditure (Rs Million)</b>	<b>2015-2016 Actual</b>	<b>2016-2017 Estimates</b>	<b>2016-2017 Actual</b>
<i>Compensation of Employees</i>	68,910	80,895	74,632
<i>Goods and Services</i>	24,909	38,705	38,152
<i>Acquisition of Non-Financial Assets</i>	578	6,400	379
<b>TOTAL</b>	<b>94,397</b>	<b>126,000</b>	<b>113,163</b>



## Vote/Sub-Head 5 -101: General

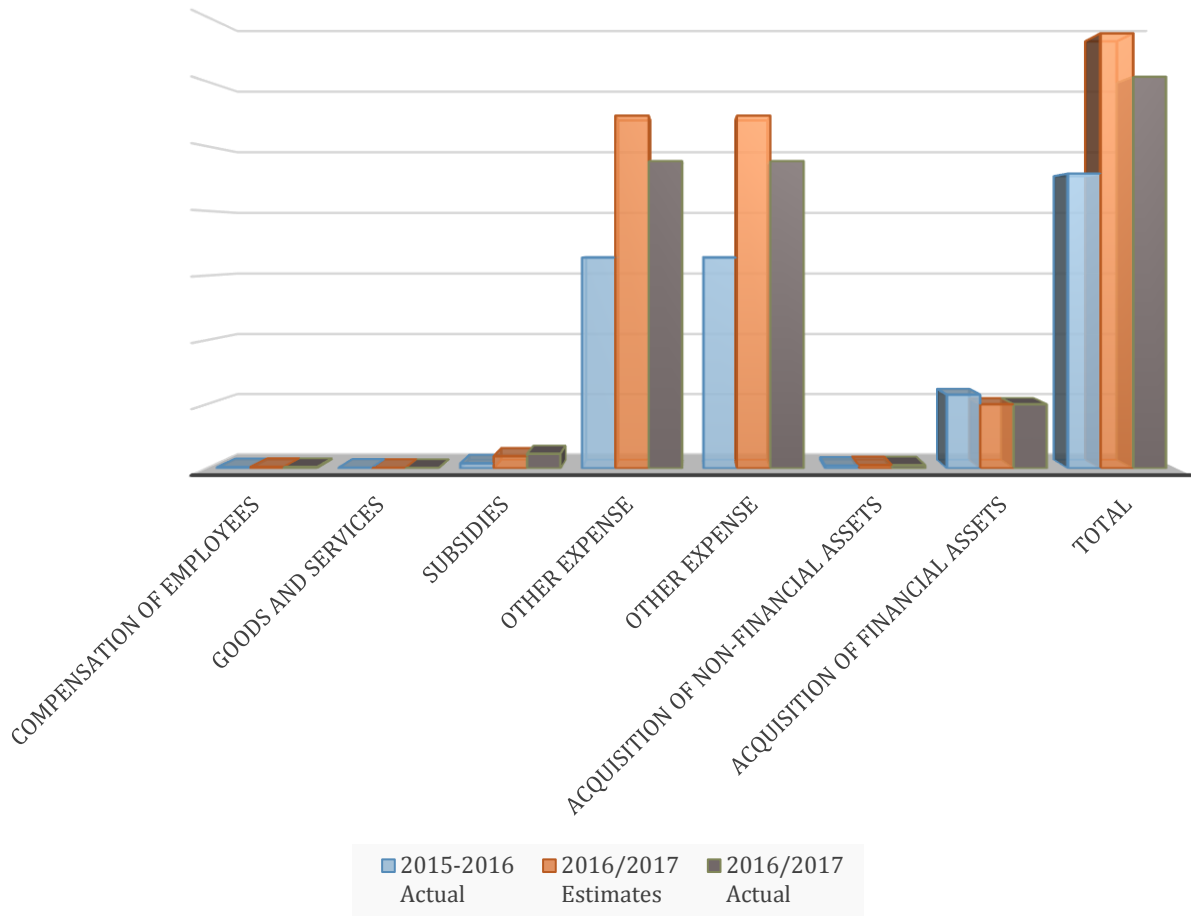


## Statement of Expenditure 5 -102: Social Housing Development

Vote/Sub-Head	04-102	05-102	05-102
Head/Sub-Head of Expenditure (Rs Million)	2015-2016 Actual	2016-2017 Estimates	2016-2017 Actual
<i>Compensation of Employees</i>	3,695	4,425	4,213
<i>Goods and Services</i>	1,993	1,575	1,027
<i>Subsidies*</i>	15,730	38,000	45,480
<i>Other Expense</i>	655,330	1,094,000	953,715
<i>Acquisition of Non-Financial Assets</i>	8,314	10,000	9,611
<i>Acquisition of Financial Assets</i>	230,000	200,000	200,000
<b>TOTAL</b>	<b>915,062</b>	<b>1,348,000</b>	<b>1,214,046</b>

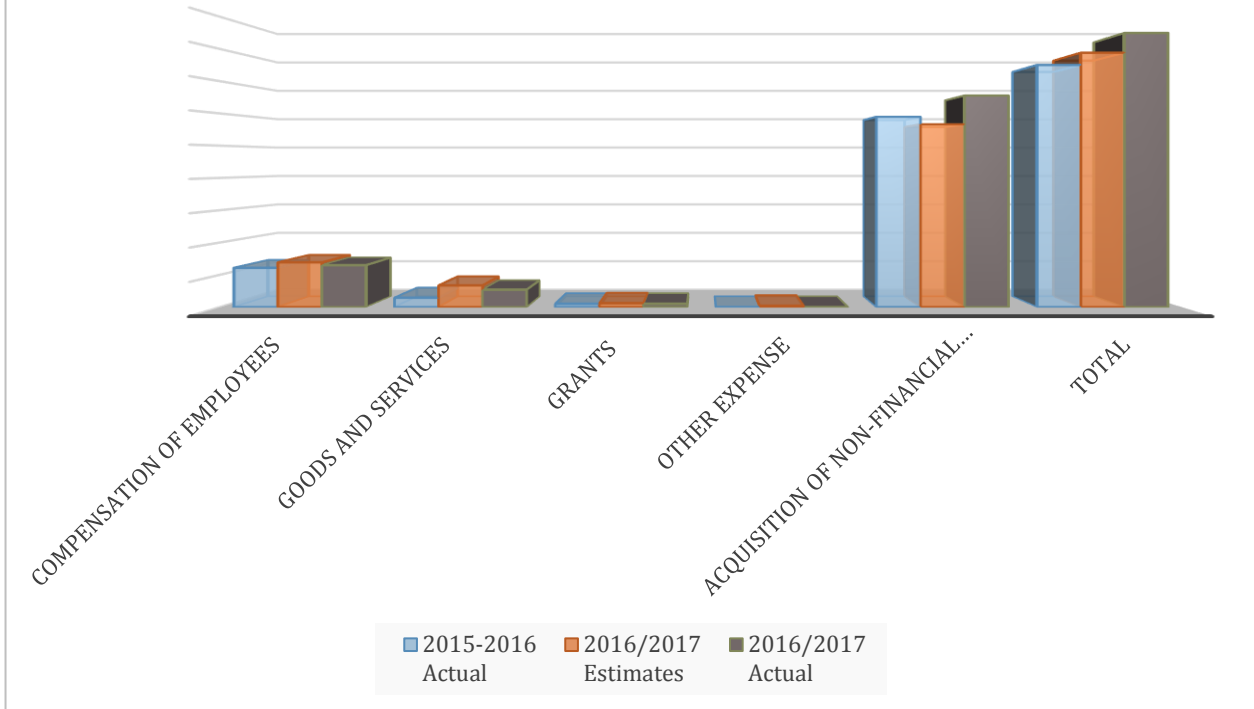
\*Increase in expenditure under the item Subsidies is mainly in respect of claim for Interest Differential/HDC/PEL from MHC Ltd

## Statement of Expenditure 5 -102: Social Housing Development

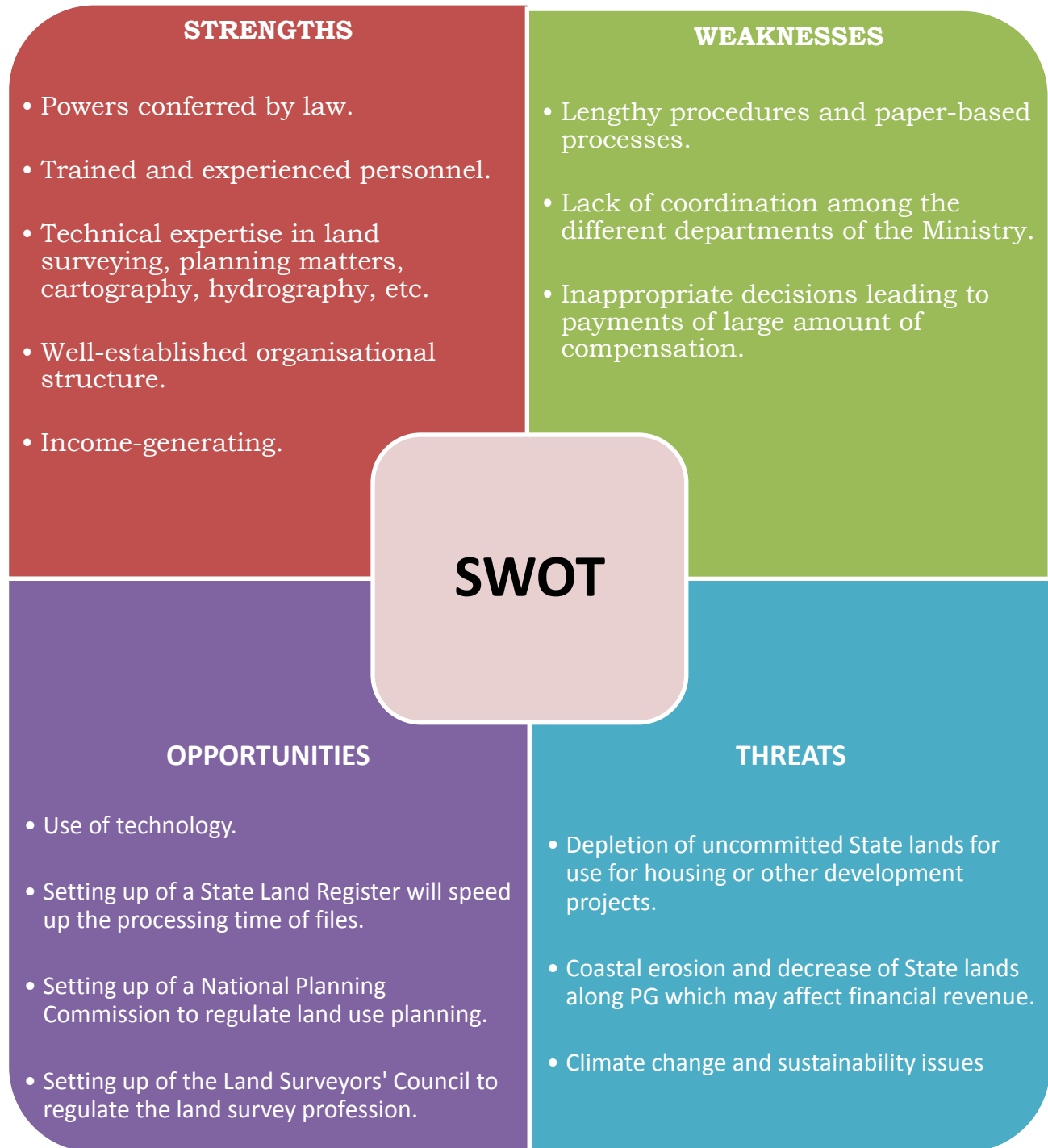


<b>Statement of Expenditure 5 -103: Land Management and Physical Planning</b>			
<b>Vote/Sub-Head</b>	<b>04-103</b>	<b>05-103</b>	<b>05-103</b>
<b>Head/Sub-Head of Expenditure (Rs Million)</b>	<b>2015-2016 Actual</b>	<b>2016-2017 Estimates</b>	<b>2016-2017 Actual</b>
<i>Compensation of Employees</i>	121,702	138,665	129,895
<i>Goods and Services</i>	29,068	67,210	53,912
<i>Grants</i>	10,168	12,025	10,177
<i>Other Expense</i>		4,000	
<i>Acquisition of Non-Financial Assets</i>	589,292	566,100	655,174
<b>TOTAL</b>	<b>750,230</b>	<b>788,000</b>	<b>849,158</b>

## Statement of Expenditure 5 -103: Land Management and Physical Planning



### Trends and Challenges



## Strategic Direction

- **Boost up the Social Housing Programme for the vulnerable and low-income households:** In line with the Government Programme 2015-2019, the construction of some 10,000 social housing units has been planned as follows:

Status of Implementation of Social Housing Projects	No. of Housing Units	Project Cost (Rs)
Social Housing Units Completed for period January 2015 to June 2017	1,063	1.1 billion
Projects to be completed by 2018	1,520	2.3 billion
Projects to be completed by 2019	2,173	3.5 billion
Projects to be financed by Government of India	2,150	3.4 billion
Projects to be initiated in 2019	4,300	6.4 billion
<b>Total</b>	<b>11,206</b>	<b>16.7 billion</b>

- **Promoting home ownership:** through different housing schemes and foster social integration through development of mixed housing schemes within housing estates.
- **Ensuring a good living housing condition:** through the implementation of rehabilitation works and maintenance of NHDC Housing Estates by the Syndics.
- **Putting in place an integrated land use planning system:** A National Planning Commission will be set up to ensure sustainable management of land resources for agricultural, industrial services, commercial and residential zones and ecologically sensitive areas. A proper strategy will also be developed to promote mixed-use and higher density development.
- **Operationalising the State Land Digital Register:** A register will be developed for a better management of State lands.
- **Upholding good governance in the management of State lands:** The guidelines for allocation of State lands will be improved to maintain fairness, transparency and accountability and the monitoring system enhanced to prevent squatting of State lands.

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