



MINISTRY OF HOUSING AND LANDS

ANNUAL REPORT ON PERFORMANCE

FINANCIAL YEAR 2017-2018



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HONOURABLE MINISTER'S STATEMENT



I am very pleased to present the Annual Report on Performance of the Ministry of Housing and Lands for the financial year 2017-2018. A lot of efforts has been made during this period, both on the economic development front and on the social front to achieve this Government's vision of a society where all Mauritians will enjoy a quality of life that meet the standards reached by advanced countries.

Mauritius has aimed towards rising to the challenges of its ambitions despite being a small island of only 2,000 square kilometers with limited spatial expansion of our lands. An effective land administration and management and good land use planning are essential to ensure the realization of our vision.

My Ministry has played an important role in ensuring the availability of land for the implementation of major Government projects ranging from community projects, road infrastructure developments to the biggest Government project of the decade, the Metro Express Project.

On the social front, Government has pledged to alleviate the housing problem especially for the low income households by building more houses together with good transport services linking people to jobs, schools and other services. My Ministry has already embarked on a vast housing construction programme inclusive of all basic infrastructure such as roads, drains, water and electricity supply. Furthermore, necessary social and recreational amenities are being provided within the housing estates where required, so as to have better social integration.

As Minister of Housing and Lands I would ensure that our land resources are optimized judiciously for housing development and we devise strategies to provide a wider choice of housing programme to needy facilities at affordable cost.

In helping Government to achieve these results, I wish to convey my sincere appreciation to all members of the staff of the Ministry for their invaluable contribution and dedication during the fiscal year 2017-2018.

Honourable Purmanund JHUGROO
Minister of Housing and Lands

SENIOR CHIEF EXECUTIVE'S STATEMENT



The new development model elaborated for Mauritius aims at driving a new phase of high growth with shared prosperity and enhanced quality of life, ultimately transforming the country into an inclusive, high income country by the year 2030. To attain this goal, sound land administration and sustainable land use planning are of paramount importance for the economic, social and environmental development of our society.

The Ministry of Housing and Lands plays a pivotal role in ensuring that an efficient land planning system is in place and is allocated in a fair, transparent and equitable manner.

Over the financial year 2017-2018, the Ministry of Housing and Lands has been the epicenter of development which have blossom across the country. The Ministry has put in a lot of efforts for the provision and acquisition of land for the implementation of major Government and community based projects, aimed towards improving the lives of our citizens.

With a view to facilitating access to affordable housing for the different and evolving needs of families, Government has invested some Rs 1.1 billion for the construction of new social housing units and the rehabilitation of existing social houses in 2017-2018.

Publishing the Annual Report on the Ministry's Performance over 2017-2018 is a step further to disseminate our accomplishments, challenges and activities.

I convey my appreciation to all members of the staff of the Ministry of Housing and Lands for their commitment, professionalism, teamwork spirit and achievements during the period under review. I am confident that we will continue to meet opportunities and challenges that lie ahead as we work together for an innovative and globally competitive country.

Swaminathan RAGEN
Acting Senior Chief Executive
Ministry of Housing and Lands

PART 1 – ABOUT THE MINISTRY

1.1 Vision, Mission and Core Values



Our Vision

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



Our Mission

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

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

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



Our Core Values

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

FIGURE 1: VISION, MISSION, VALUES OF THE MINISTRY

1.2 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:

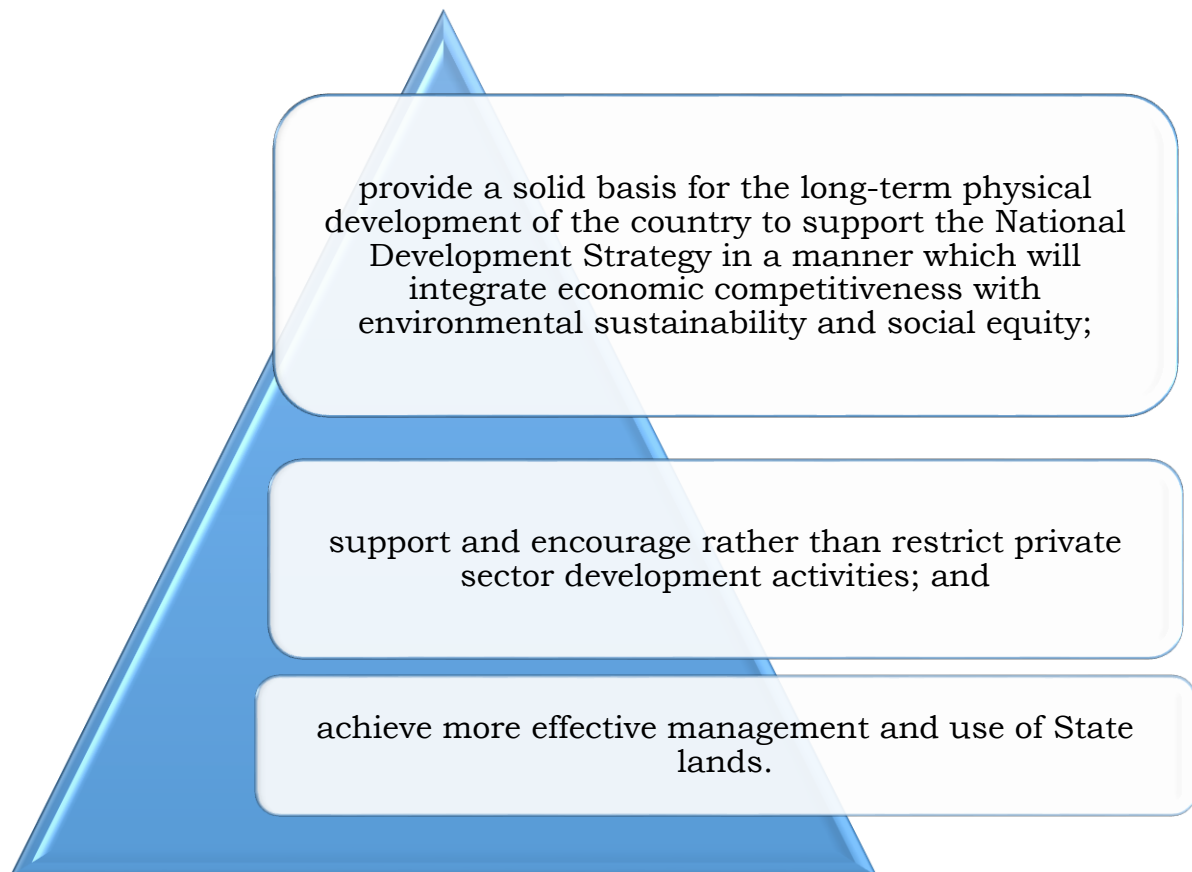


FIGURE 2: ROLE OF THE MINISTRY

1.3 Divisions of the Ministry

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



FIGURE 3: DIVISIONS OF THE MINISTRY

1.3.1 PLANNING DIVISION

Role

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 our scarce land resources.

Functions

The main functions of the Planning Division are as follows:

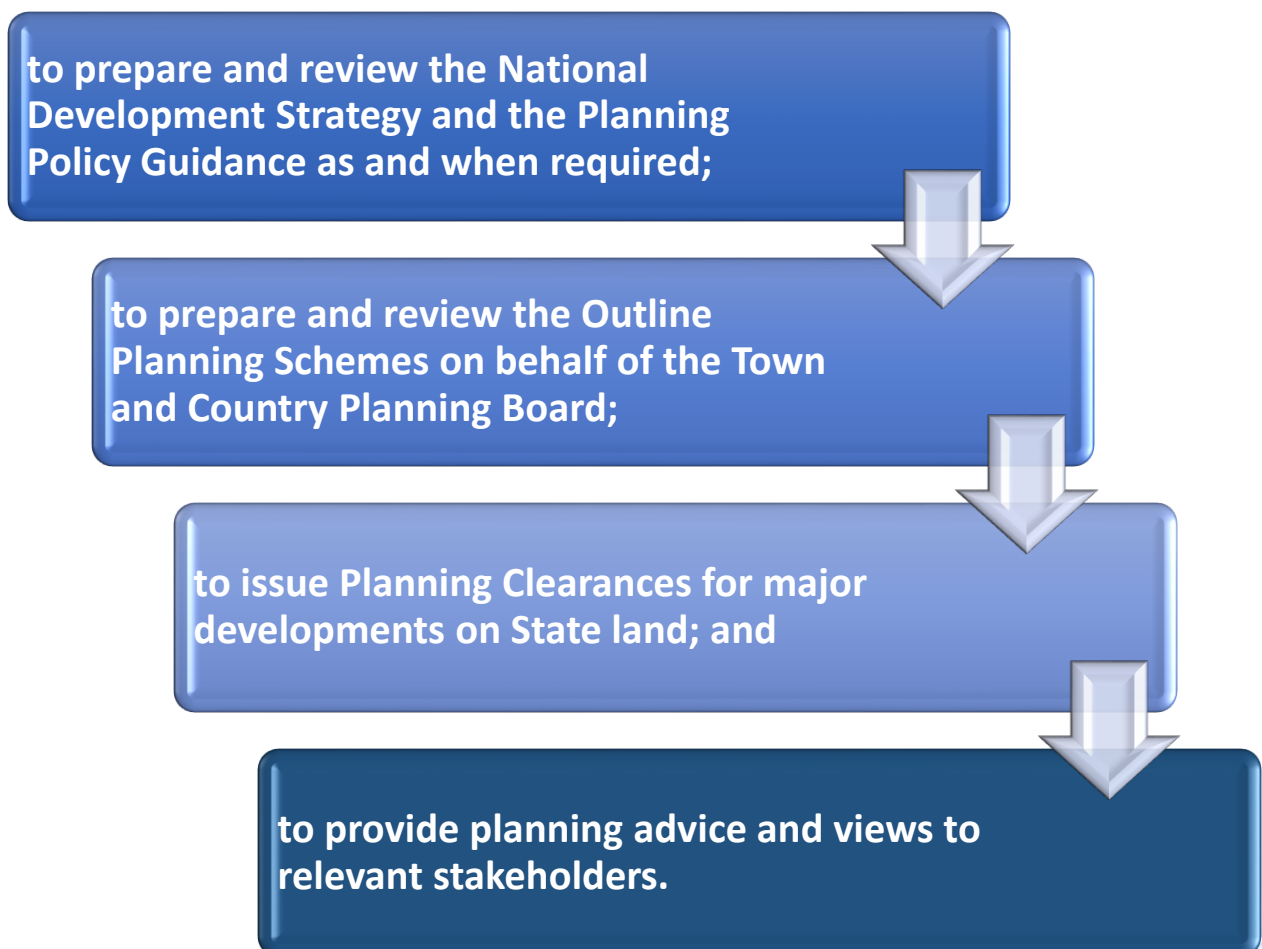


FIGURE 4: FUNCTIONS OF THE PLANNING DIVISION

1.3.2 SURVEY DIVISION

Role

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

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 nine survey sections for each district, a Cartography Section, a Hydrography Section and a Land Acquisition Section

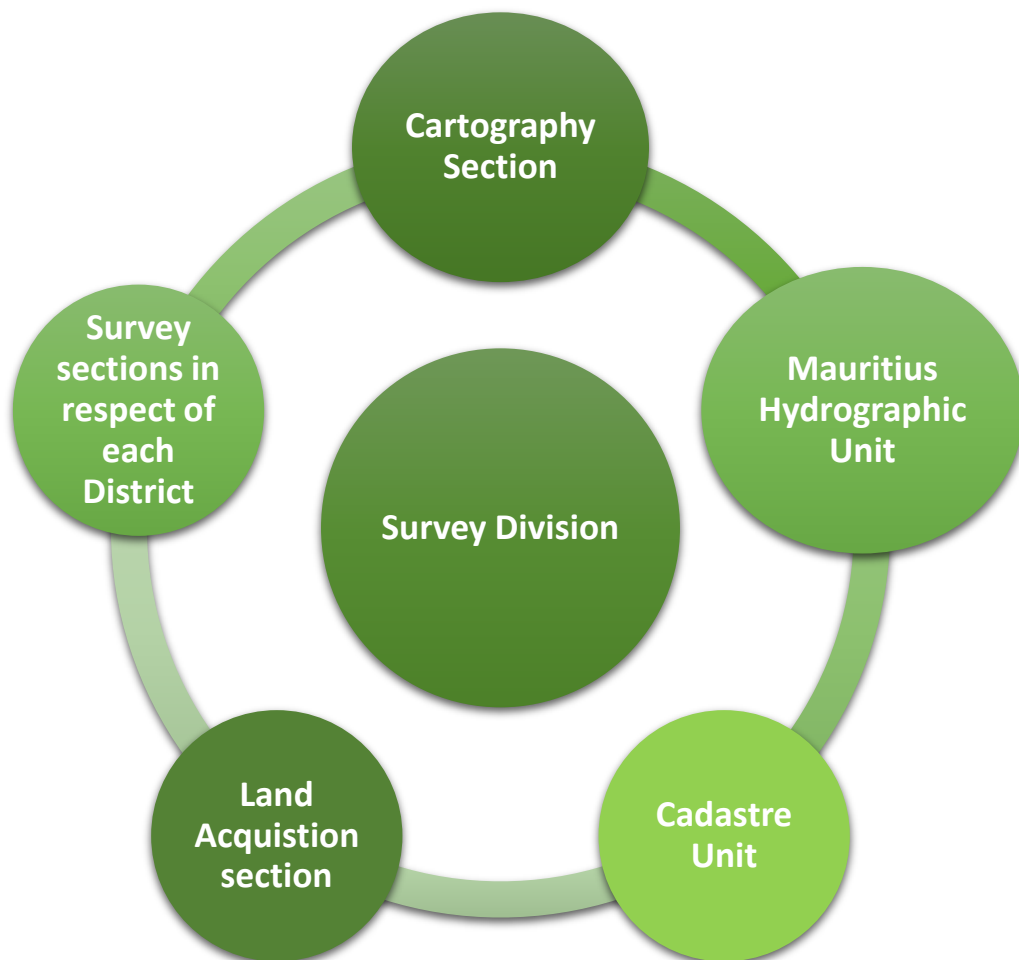


FIGURE 5: COMPOSITION OF THE SURVEY DIVISION

Functions

The main functions of the Survey Division are as follows:



FIGURE 6: FUNCTIONS OF THE SURVEY DIVISION

1.3.3 HOUSING DIVISION

Role

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

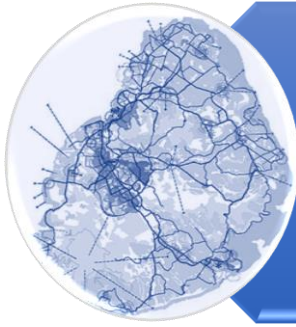
Objectives

Objectives of the Housing Division are to

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

FIGURE 7: OBJECTIVES OF THE HOUSING DIVISION

1.4 Bodies falling under our Ministry



Town and Country Planning Board

- mainly responsible for the preparation of Outline Schemes for local authorities; and
- advises the Government on land use planning, land development and associated policy issues



Morcellement Board

- mainly responsible for processing of applications for *morcellement*, i.e. the division of a plot of land into two or more lots.



National Housing and Development Co. Ltd

- responsible for the implementation of Social Housing Project.



Fair Rent Tribunal

a quasi-judiciary body which has exclusive jurisdiction under the Landlord and Tenant Act to, *inter alia*, determine the market rent of business premises.

FIGURE 8: BODIES FALLING UNDER THE MINISTRY

1.4.1 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.

Composition of the Board

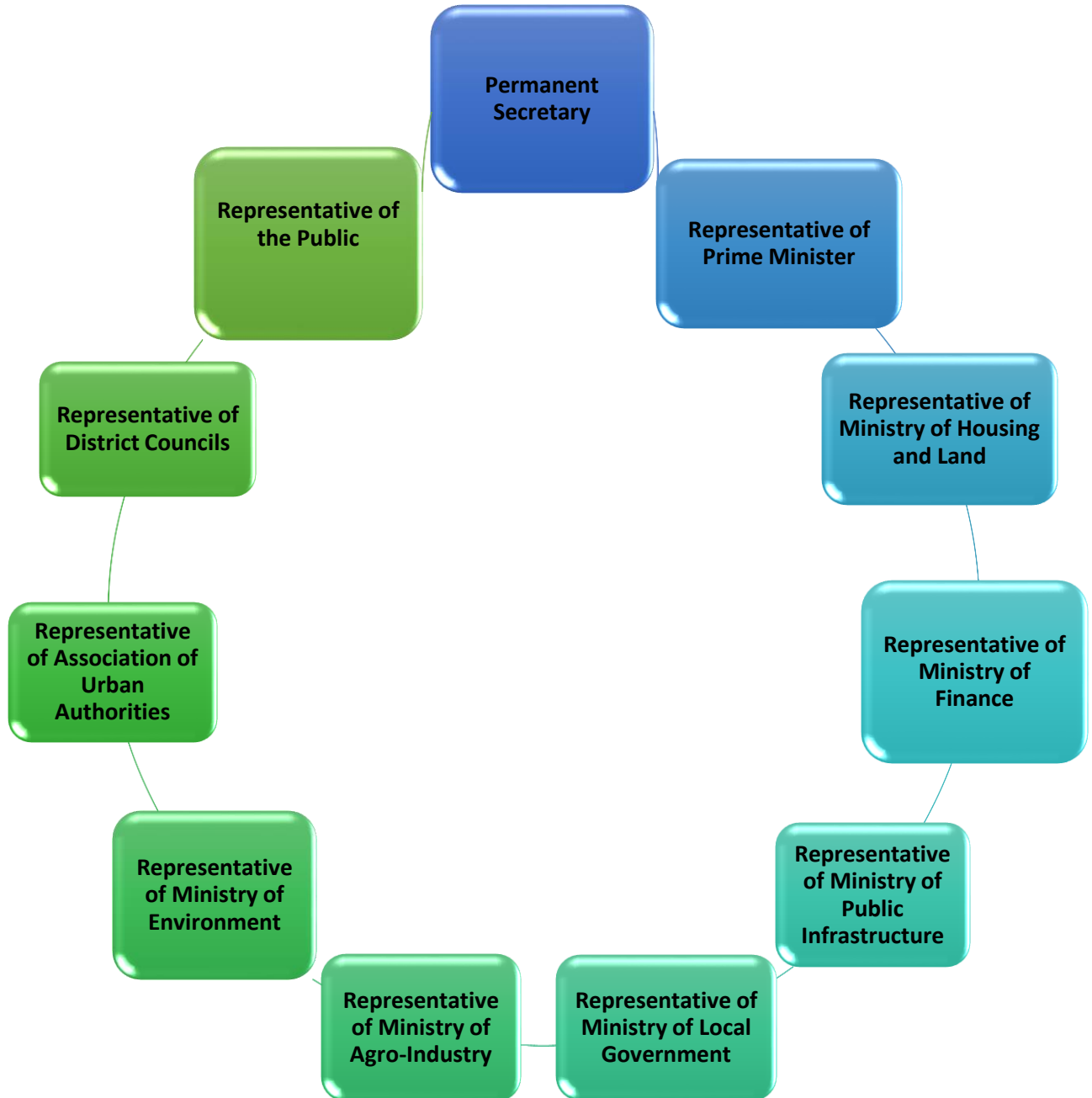


FIGURE 9: COMPOSITION OF THE TOWN AND COUNTRY PLANNING BOARD

Functions

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

- recommend to the President of the Republic to bring under Planning Control, after consultation with the Local Authority concerned (District Council and Municipal Council), any area which it feels need to be properly and progressively developed;
- prepare Outlines Schemes and to examine Detailed Schemes in respect of declared planning areas after consultation with the Local Authority;
- apply to the President for the revocation or modification of an Outline Scheme; and
- consider any demand from the Local Authorities for revocation or modification of a Detailed Scheme.

1.4.2. 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.



Composition of the Morcellement Board

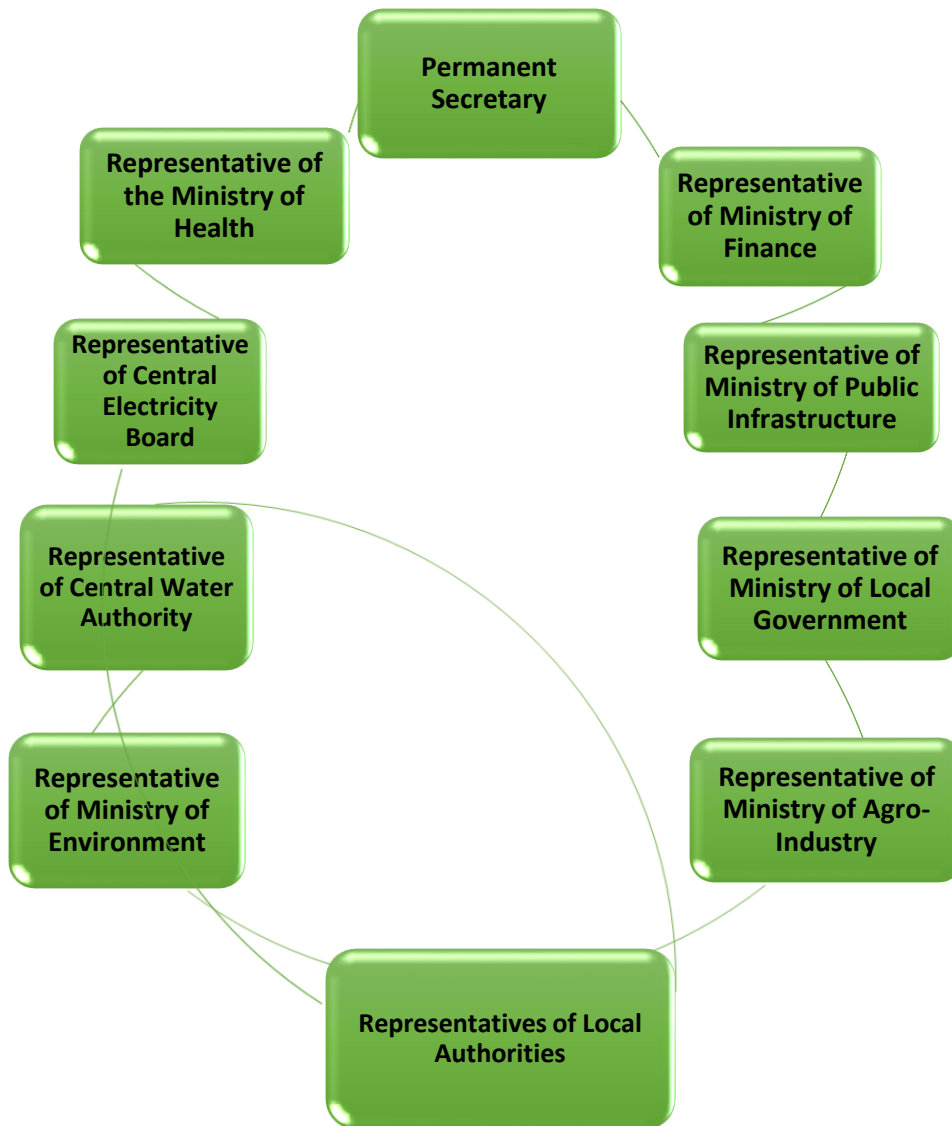


FIGURE 10: COMPOSITION OF THE MORCELLEMENT BOARD

1.4.3 NATIONAL HOUSING DEVELOPMENT COMPANY LTD

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



Its main activities include:

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

FIGURE 11: ACTIVITIES OF THE NHDC LTD

1.4.4 FAIR RENT TRIBUNAL

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

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



1.5 Key Legislations

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

Cadastral Survey Act

Land Acquisition Act

Land (Duties and Taxes) Act

Landlord and Tenant Act

Land Surveyors Act

Morcellement Act

Pas Geometriques Act

Planning and Development Act

Removal of Sand Act

State Lands Act

Town and Country Planning Act

The Pouce Stream
(Authorised Construction) Act

FIGURE 12: KEY LEGISLATIONS



1.5.1 LEGISLATIVE AMENDMENTS

During the period 1 July 2017 to 30 June 2018, the following legislative amendments were brought –

(a) Landlord and Tenant Act

The Landlord and Tenant (Amendment) Act was enacted on 15 December 2017 to bring amendment to the Landlord and Tenant Act in order to provide for the Act to cater for an extension of the moratorium period, after which business lettings would be liberalized, to be extended for a further period of three years up to 31 December 2020 with a view to helping small businesses, which are vulnerable and are experiencing difficulties.

The Landlord and Tenant (Amendment) Act was assented to by the President of the Republic on 22 December 2017 and came into operation upon its publication in the Government Gazette on 23 December 2018.

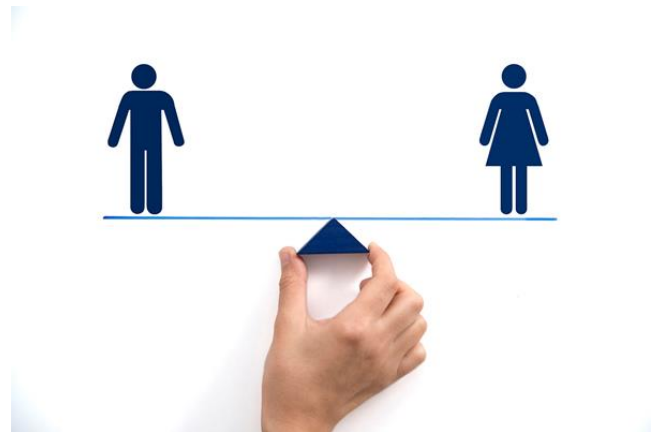
(b) The Pouce Stream (Authorised Construction) Act

The Pouce Stream (Authorised Construction) (Amendment) Act was enacted on 03 April 2018 to provide for the construction of a cantilevered multi-storeyed building over part of the Pouce Stream by Caudan Development Ltd. The Amendment Act was assented to by the President of the Republic on 20 April 2018 and came into operation upon its publication in the Government Gazette on 21 April 2018.

1.6 Gender Statement

The Ministry of Housing and Lands has since 2013 formulated its Gender Policy Statement with a view to promoting gender equity, equality, social justice and sustainable development.

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



The Ministry of Housing and Lands is bound by the International Human Rights Instruments and Conventions that recognise women's rights to adequate housing, including issues related to land and property.

The Gender Cell of the Ministry, which has the responsibility of steering the implementation of the recommendations made in the Gender Policy Statement of the Ministry, has in 2018 been strengthened with additional members so that the three divisions of the Ministry are adequately represented thereon.

The Gender Cell's main focus is to identify gender gaps and implement gender mainstreaming strategies in the policy and programmes of the Ministry. The Ministry relies upon the technical know-how and expertise of the Ministry of Gender Equality, Child Development and Family Welfare in its endeavour to improve gender practices. Accordingly, during the financial year 2017-2018, some ten officers from different sections of the Ministry benefitted from training and capacity building programmes on gender concepts and gender mainstreaming.

1.7 About our People

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

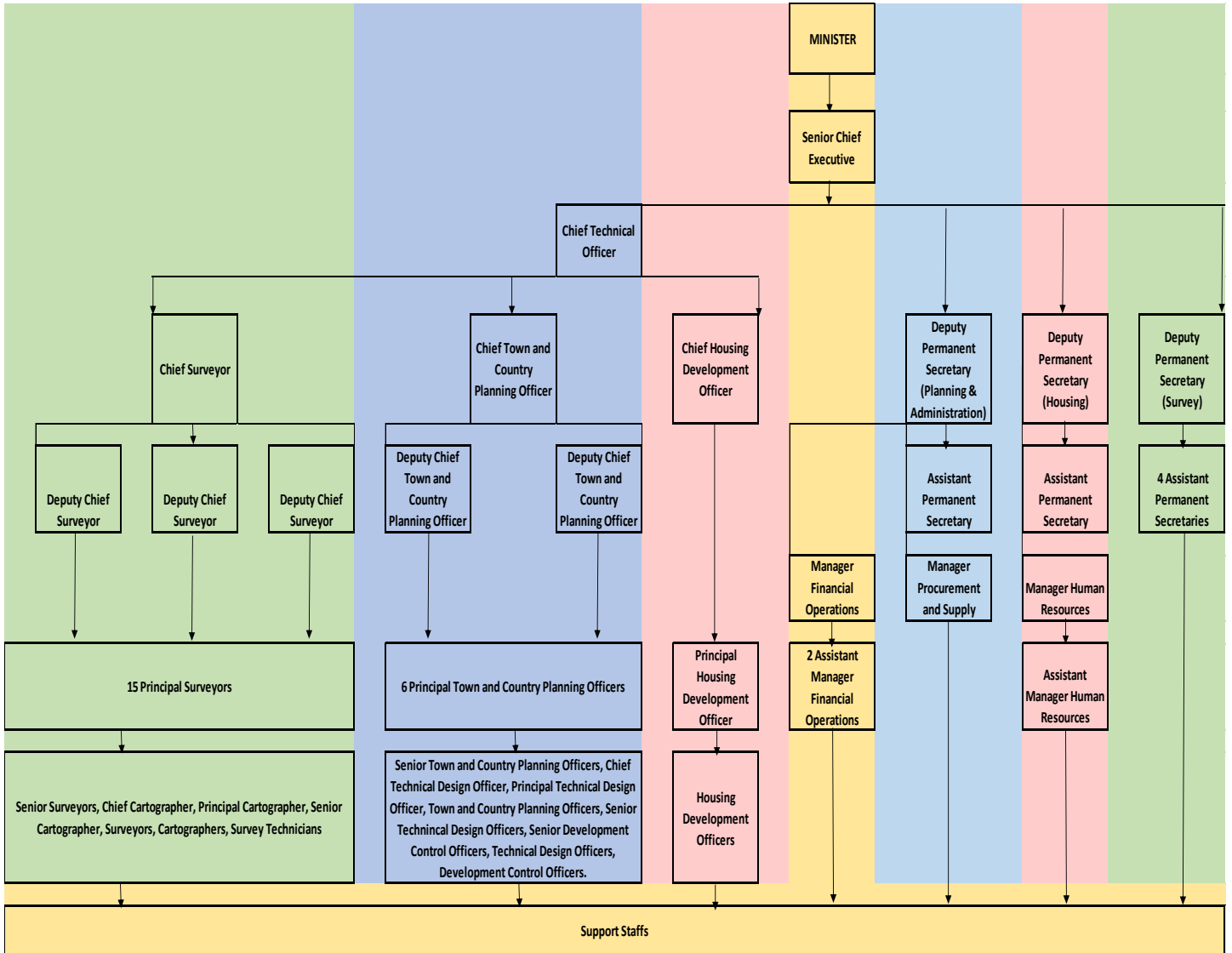


FIGURE 13: ORGANISATION CHART

1.7.1 EMPLOYEE RESOURCING

As at 30 June 2018, there were 468 employees in post at the Ministry of Housing and Lands, as detailed below:

Category	No. of Male Employees	No. of Female employees	Total
Administration	4	10	14
Finance Cadre, Human Resources, Procurement and Supply, and Internal Control	6	11	17
General Services, Support Staff and Trainees	64	96	160
Housing Division	8	5	13
Planning Division	40	12	52
Survey Division	180	32	212
Total	302	166	468

FIGURE 14: EMPLOYEE RESOURCING

1.7.2 EMPLOYEE BREAKDOWN BY GENDER

Technical Staff represent 65 per cent of the total employees of the Ministry, predominantly consisting of male employees, mostly employed in the Survey Division.

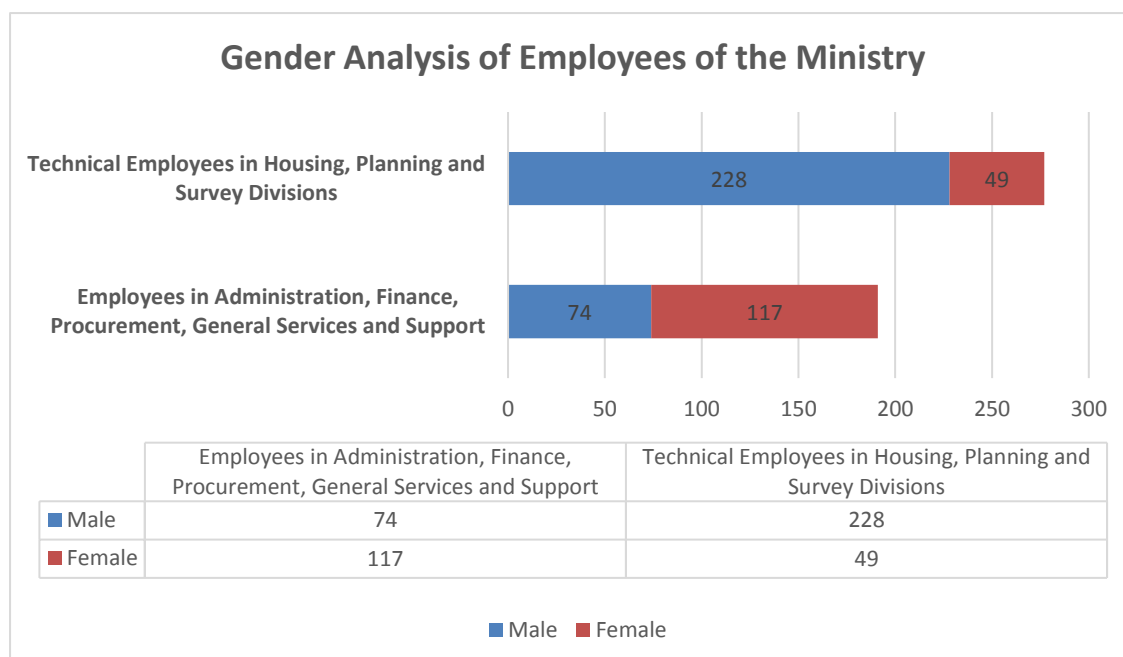


FIGURE 15: GENDER ANALYSIS

However, the total number of employees who are employed in the Administration, Finance, Procurement, Human Resources and general service are predominantly female, representing 61 per cent of the total employees under these categories.

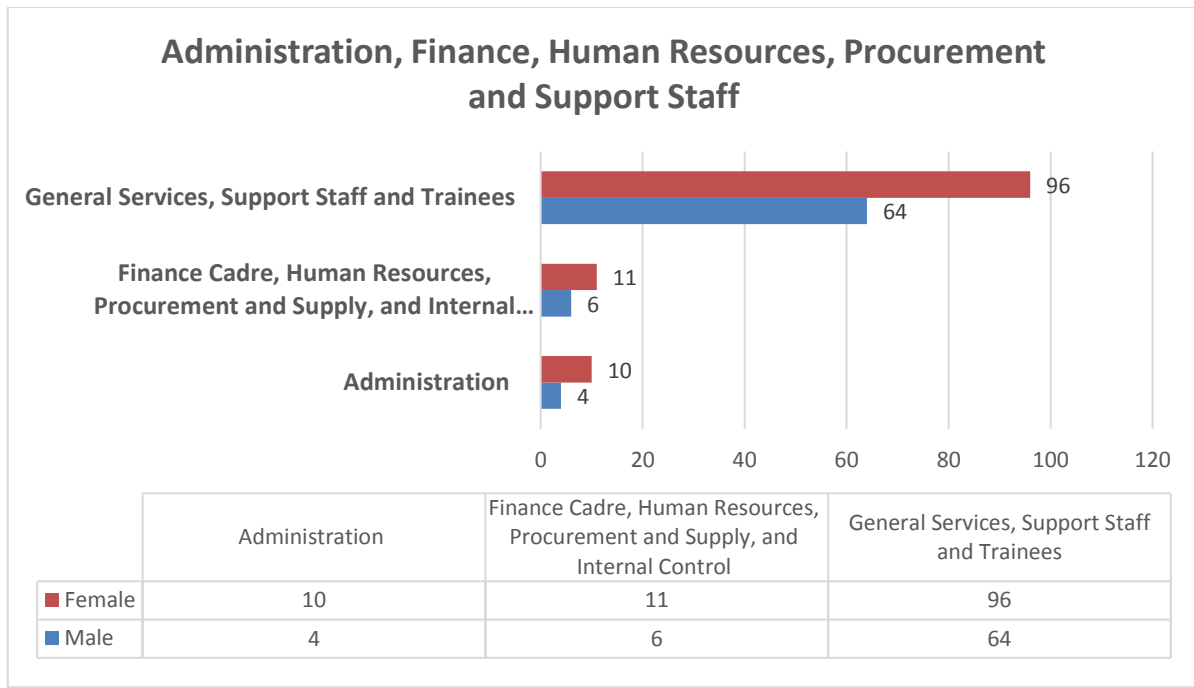


FIGURE 16: GENDER ANALYSIS IN NON-TECHNICAL CADRE

The Survey Division employs 212 employees out of the total technical head count of the Ministry of 277 employees, representing 76 per cent of the total technical grade employees.

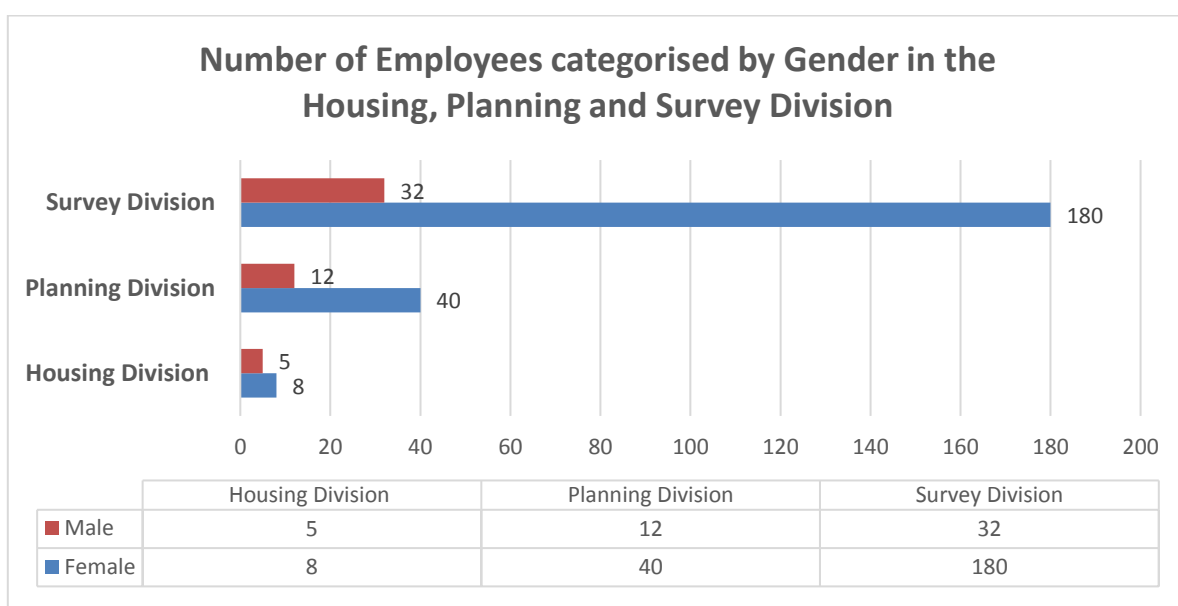


FIGURE 17: GENDER ANALYSIS IN TECHNICAL CADRE

From the figure above, we can also note that the Housing Division of the Ministry employs the lowest number of employees, that is 13 out of the total of 277 Technical Grade employees. The main reason being that the National Housing Development Company Ltd acts as the Implementing Agency and works in collaboration with the team in the Housing Division of the Ministry for the Implementation of Social Housing Projects.

1.7.3 RECRUITMENT, PROMOTION AND RETIREMENT

During the period under review, a total of 19 officers were recruited, 10 officers were promoted, , whilst 8 employees retired from the service.

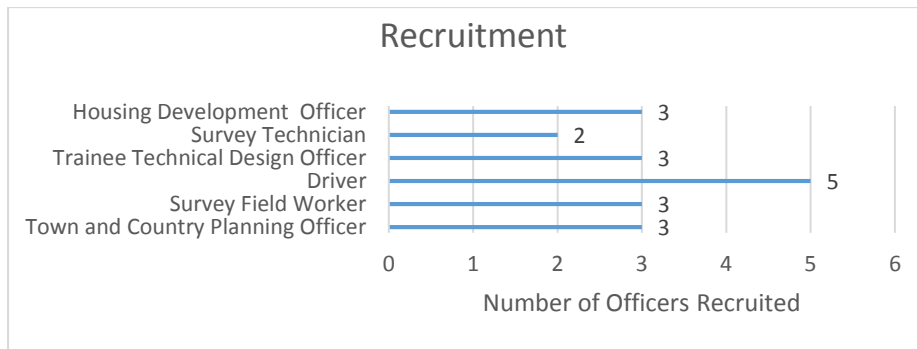


FIGURE 18: RECRUITMENT

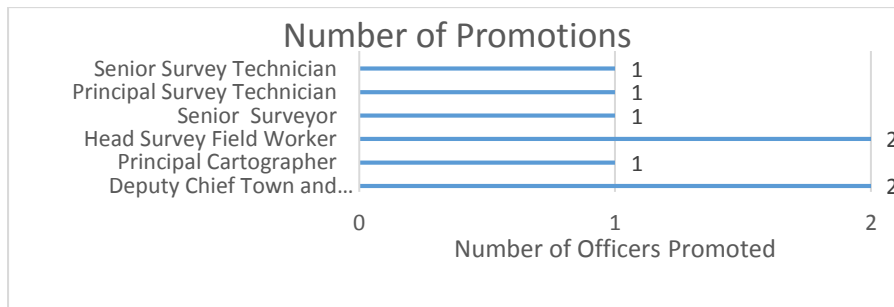


FIGURE 19: PROMOTION

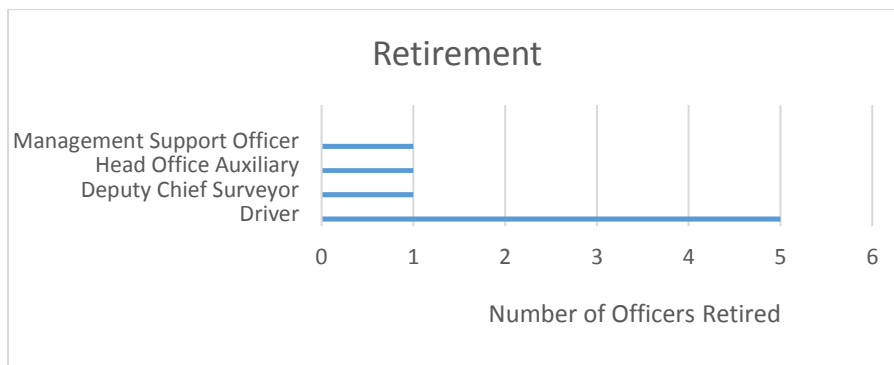


FIGURE 20: RETIREMENT

1.7.4 HUMAN RESOURCE DEVELOPMENT

The Ministry of Housing and Lands puts a lot of emphasis on Human Resource Development with a view to helping employees develop their personal and organizational skills, knowledge and abilities.

In this respect, employees have benefitted from training and capacity building programmes, both locally and overseas during the period under review.

Local Training and Capacity Building Programmes

A total of 47 employees have benefitted from training courses dispensed by the Civil Service College and sponsored by the Ministry of Civil Service and Administrative Reforms. The list of training programmes and the number of employees who have benefitted from each programme are listed below:

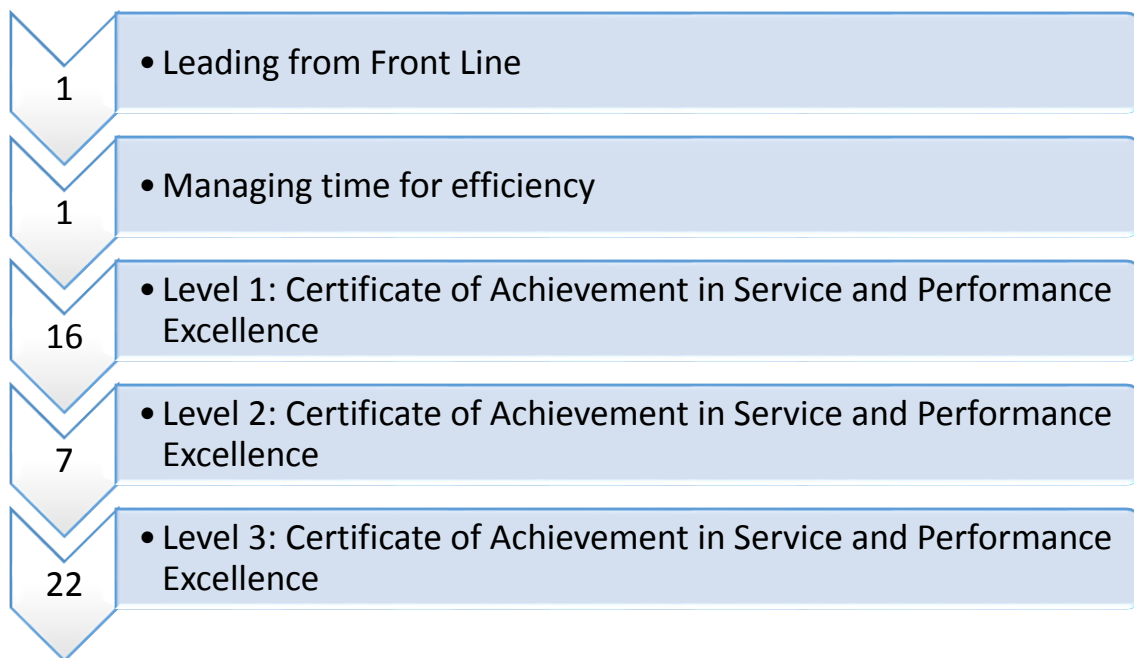


FIGURE 21: LOCAL TRAINING PROGRAMMES

Overseas Training and Capacity Building Programmes

A total of 22 officers followed overseas training and capacity building programmes. This figure comprises mostly officers from the three Technical Cadres and includes one officer from the Human Resource Cadres and one officer from the Administration Cadre. Most of the programmes were sponsored.

The table below gives more detailed on the programmes and the duration of the courses.

Programmes	Category	Number of Employees
<i>"Geo-Informatics Applications in Rural Development" under AARDO from 29 August to 25 September 2017, India.</i>	Principal Surveyor	1
<i>GEO Informatics under ITEC/SCAAP 19.09.2017 to 10.11.2017.</i>	Principal Surveyor	1
<i>"AFREF and GNSS Data Processing Training Workshop under RCMRD" from 04 to 08 September 2017, Nairobi, Kenya.</i>	Senior Surveyor	1
<i>"Southern African & Islands Hydrographic Commission (SAIHC) Capacity Building Work Programme" MSI Training Course, Fish Hock, Republic of South Africa, from 05 to 07 September 2017.</i>	Senior Surveyor	1
<i>Geo-informatics under ITEC/SCAAP 19.09.17 to 10.11.17 in India.</i>	Surveyor	1
<i>Remote Sensing with Special Emphasis in Digital Image Processing 08.01.18 to 02.03.18 under ITEC/SCAAP, India.</i>	Surveyor	1
<i>Specialised Programme on Application Development using GIS and Remote Sensing in India 11.12.17 to 02.03.18, under ITEC/SCAAP.</i>	Surveyor	1
<i>Geographic Information System for Geoscientists 10.01.18 to 06.02.18 under ITEC/SCAAP, India.</i>	Senior Survey Technician	1
<i>Q Course at the National Institute of Hydrography, India under Category II of the Hydrography, India under ITEC/SCAAP Programme - 11 September 2017 to 27 January 2018.</i>	Survey Technician	1
<i>Specialised programme on Application Development using GIS and Remote Sensing 11.12.17-02.03.18.</i>	Cartographer/Senior Cartographer	1

Programmes	Category	Number of Employees
<i>"Urban and Rural Development and Economic Development for Developing Countries" in Beijing City, China from 05 to 25 May 2018.</i>	Housing Development Officer	1
	Town and Country Planning Officer	2
<i>Ministerial seminar on Urban Planning and Construction for Developing Countries from 19 to 25 June 2018 in Shanghai, China</i>	Housing Development Officer	1
	Town and Country Planning Officer	3
<i>Les politiques Publiques de la conception a l'évaluation " at L'école Nationale d'Administration in France from 20 November to 01 December 2017.</i>	Deputy Permanent Secretary	1
<i>Seminar on Human Resource Management and Development for Mauritius in Hangzhou, Zhejiang, China from 04 to 23 May 2018.</i>	Human Resource Executive	1
<i>"Urban Planning for Developing Countries Ministerial Officials" from 15 to 21 September 2017, Shanghai, China.</i>	Principal Town and Country Planning Officer	1
<i>137th Regular Session on "Land Policy for Sustainable Rural Development", International Centre for Land Policy Studies and Training, Taiwan, Republic of China from 27 April to 25 May 2018 - AARDO</i>	Town and Country Planning Officer	1

FIGURE 22: OVERSEAS TRAINING AND CAPACITY BUILDING PROGRAMMES

1.7.5 EMPLOYEES' WELFARE

Maintaining a healthy and safe work environment and improving staff motivation and productivity are critical issues for every workplace.

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 and promotes team building and team bonding.

Objectives

The main objectives of the Staff Welfare Association are to

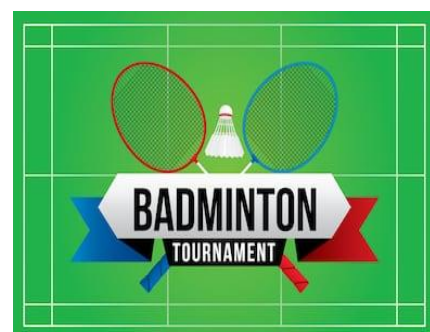


FIGURE 21: OBJECTIVES OF EMPLOYEE WELFARE

Activities

The following activities were organised at the Ministry for the wellbeing of staff:

- Six-a-side Football Tournament;
 - Annual End-of-Year lunch for staff at Vallée des Couleurs;
 - Annual Domino Tournament;
 - Annual National Day Celebrations; and
 - Fund raising among staff for medical treatment abroad of a staff.
- Moreover, officers were encouraged to participate in the following activities organised by the Public Officers' Welfare Council:



- Annual Civil Service Kermesse on Gymkhana Grounds.



1.7.6 SAFETY AND HEALTH

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

Safety and Health Initiatives

Safety and Health Initiatives organised by the Ministry include the following:

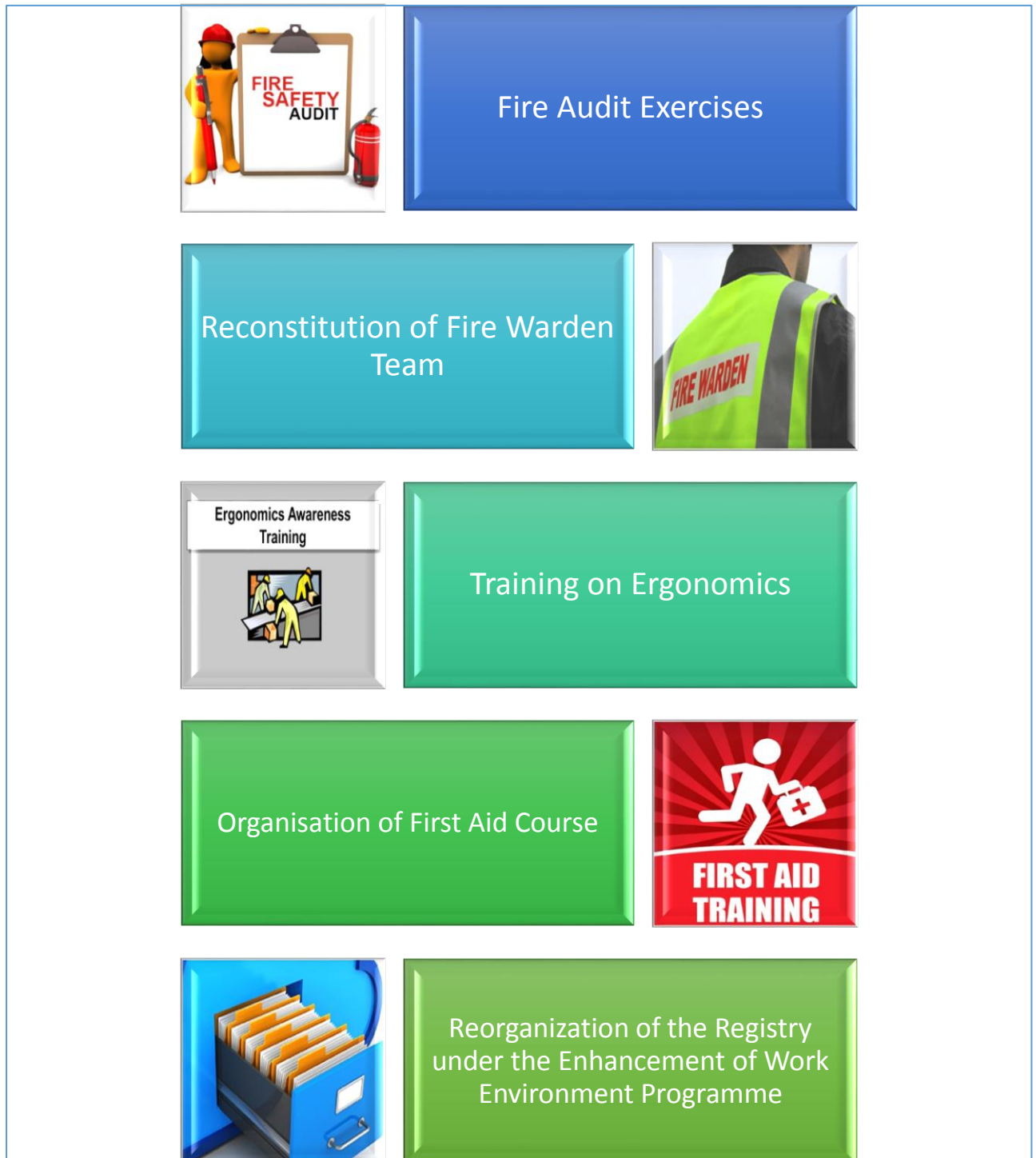


FIGURE 24: SAFETY AND HEALTH INITIATIVES

PART II – ACHIEVEMENTS & CHALLENGES

2.1 Major Achievements for Financial Year 2017-2018

2.1.1 CONSTRUCTION OF SOCIAL HOUSING UNITS

The construction of a total of 1,026 social housing units at a total cost of Rs 1.2 billion, were completed in the financial year 2017-2018, out of which 287 social housing units were delivered to eligible families.

The table below gives more details on the completed number of housing units:

SN	Location	Number of Housing Units	Cost (Rs)		Number of Housing Units Delivered
1	Souillac	47	54,698,888	Aug/17	0
2	Melrose	71	85,877,099	Oct/17	33
3	Petit Bel Air	73	88,416,067	Oct/17	59
4	Pte aux Sables (NEF)	65	65,000,000	2017	65
5	Mon Gout	26	19,618,716	Apr-18	0
6	Mon Gout	72	91,618,761	May-17	68
7	Pte aux Piments	61	59,598,888	Arp 17	42
8	Goodlands (Madame Azor 1)	54	61,863,617	Dec-17	0
9	Goodlands (Madame Azor 2)	54	76,397,600	Dec-17	20
10	Souillac	50	83,222,000	Dec-17	0
11	Cottage	80	91,406,610	Dec-17	0
12	Piton	86	111,226,005	Dec-17	0
13	Sebastopol	91	100,000,000	Jun-18	0
14	Notre Dame	32	47,083,432	Jun-18	0
15	Henrietta	164	215,717,166	Jun-18	0
	Total	1026	1,251,744,851		287

FIGURE 25: COMPLETED HOUSING UNITS

The map hereunder shows the location of all the completed social housing units completed as at date.

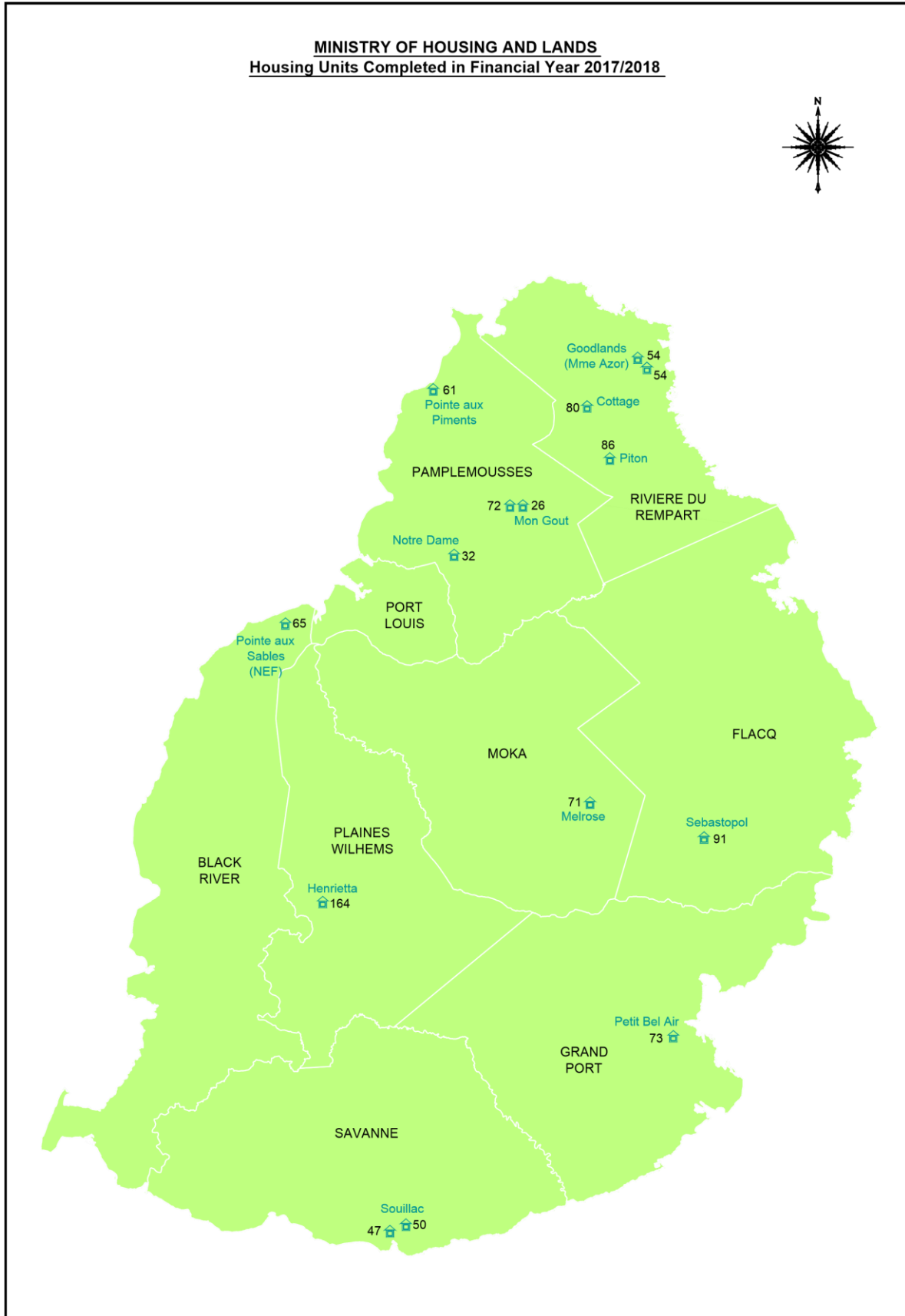


FIGURE 26: MAP SHOWING COMPLETED HOUSING PROJECTS

2.1.2 REHABILITATION OF EXISTING SOCIAL HOUSING UNITS

With the aim of improving the living conditions of the inhabitants of high rise apartments in NHDC Housing Estates, the Government has come forward with a rehabilitation programme relating to waterproofing, water reticulation wastewater disposal, and repairs to cracks and structural remedial works. Most of these works are major rehabilitation works which cannot be undertaken by the residents or the syndic alone.

During the financial year 2017-2018, rehabilitation works on 5 housing estates have been completed at a total cost of Rs 110,000,000 as follows:

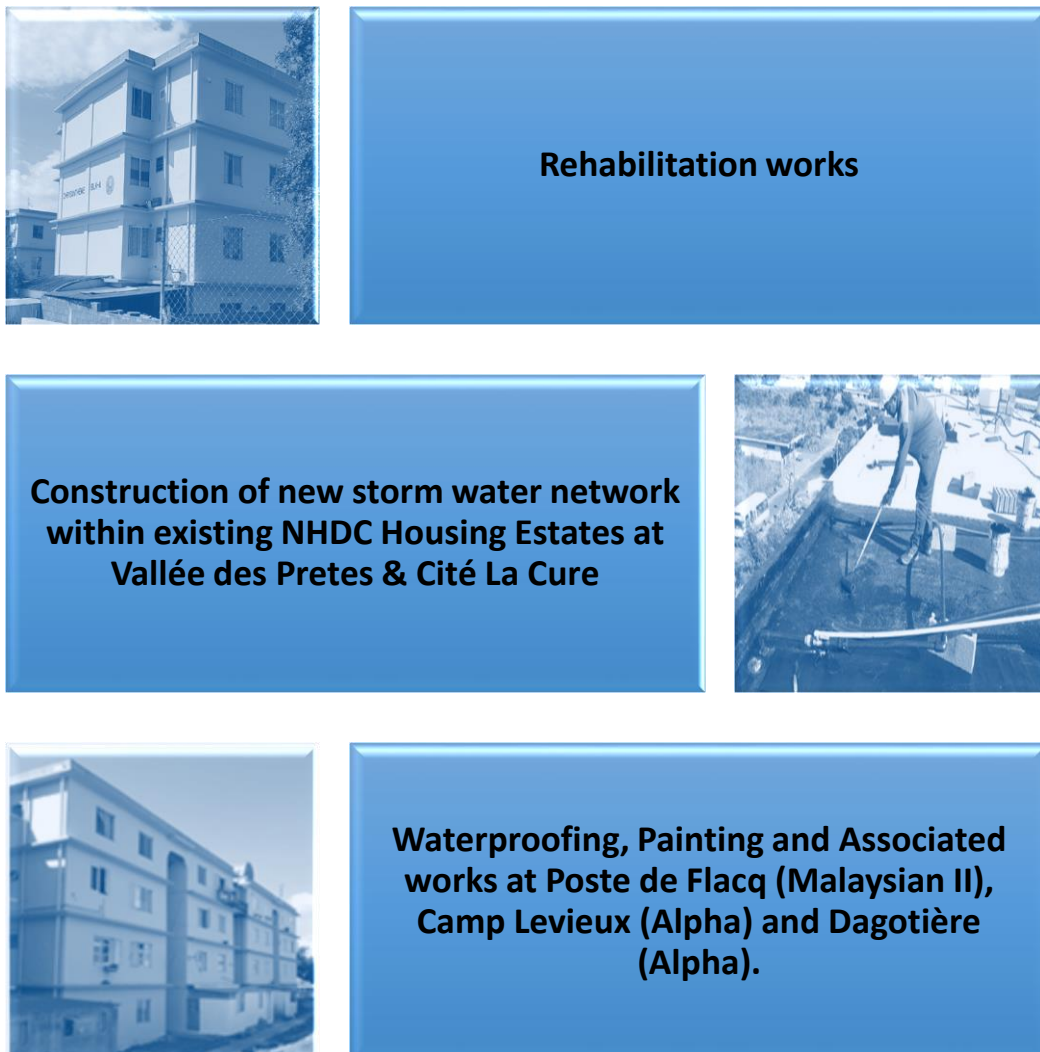


FIGURE 27: REHABILITATION WORKS

2.1.3 ROOF SLAB GRANT SCHEME

Government encourages self-help for the 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.



Roof Slab Grant

During financial year
2017-2018, a total of

1090 families

have benefited from this
grant for the casting of the
roof slab of their houses.

A total of

Rs 66,063,175

has been disbursed in this
respect.

FIGURE 28: ROOF SLAB GRANT

2.1.4 SALE OF STATE LAND AND FINANCIAL ASSISTANCE TO OWNERS OF EX-CHA HOUSES

With a view to empowering families to take full responsibility of their assets, Government introduced the “Right to Buy” policy in 1989 for beneficiaries of CHA houses to become owner of their housing unit, against payment of around Rs 500-1000 per unit.

The “Right to Buy” policy was extended to enable the sale of State land on which stood the CHA houses, against payment of a nominal amount of Rs.2000 to Government.

Vulnerable lessees of ex-CHA Housing Estates are also granted the land free of charge, through a waiving of the purchase price of Rs 2000, and registration fees. Government also meets fees for the Notary and for the survey of the plot of land.

During financial year 2017-2018



a total of
245 families
have become owners of the
their ex-CHA house



65 families
have benefited from a total
of Rs 157,500
as financial assistance to
acquire the lands on which
stand their housing units

FIGURE 29: SALE OF EX-CHA HOUSES AND FINANCIAL ASSISTANCE

2.1.5 FACILITATING ACCESS TO LAND

Squatting

A total of 74 families illegally occupying State lands, were regularised during the financial year 2017-2018 as detailed in the table below:

Region	Number of Families
Black River	38
Flacq	1
Grand Port	20
Port Louis	5
Rivière du Rempart	2
Savanne	8
Total	74

FIGURE 30: SQUATTERS REGULARISED

New, Renewed and Transferred Leases

A total of 311 leases were issued, renewal and transferred during the period under review.

Sale of State lands to Building Site Lessees

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

REGION	Letters issued for the sale of State lands
PORT LOUIS	259
PAMPLEMOUSSES	151
RIVIERE DU REMPART	39
FLACQ	41
GRAND PORT	182
SAVANNE	47
BLACK RIVER	46

PLAINES WILHEMS	141
MOKA	58
TOTAL	964

2.1.6 FACILITATING MORCELLEMENT PROJECTS

Over the financial period ending 30 June 2018, the Morcellement Board has issued –

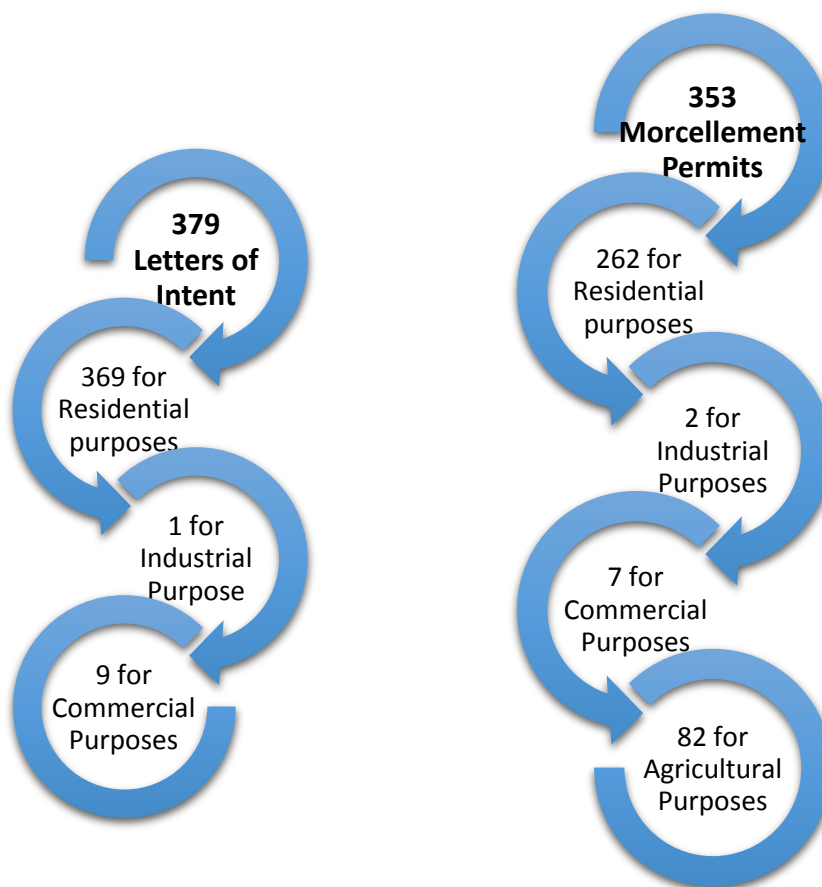


FIGURE 31: LETTERS OF INTENT ISSUED

FIGURE 32: MORCELLEMENT PERMITS ISSUED

2.1.7 PROVIDING LAND FOR GOVERNMENT PROJECTS

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

During the financial year ended 30 June 2018, a total of 130A02P of private lands were acquired to enable the implementation of Government Projects as detailed in the table hereunder.

SN	Project	Extent Acquired (Arpents)
1	Metro Express Project	0A4.73
2	Pailles Guibies Sewerage Project	0A3.87
3	Link Road Terre Rouge Verdun - Calebasses Branch Road	0A58.73
4	Upgrading Moka Camp de Masque Flacq Road	0A29
5	Bus Stop, Layby and Footpath at Riche Mare, Flacq	0A9.36
6	Grade Separated Junction	5A52
7	Bus Layby Beau Songes	0A3.07
8	Enlargement of Grand Baie Trunk Road from Forbach to Sottise	2A06
9	Upgrading of Bridge across River Mesnil, Phoenix	0A0.21
10	Land under 2000A Scheme at La Flora (Edmond Piat) - Agro	65A94
11	Construction of Drains for landslide countermeasures at Chitrakoot	0A19.85
12	Land for Police Academy at Cote D'Or	23A69
13	Rehabilitation of La Ferme Dam	1A67
14	Land for Airport Development at Plaine Magnien (on behalf of AML)	0A29.92
15	Access to Sable Noir Public Beach	0A30.05
16	Additional Land for Port Louis Ring Road	2A21
17	Grand Bay Sewerage Project	1A75

SN	Project	Extent Acquired (Arpents)
18	Additional Land for Terre Rouge - Verdun Link Road	2A15
19	Widening of Motorway M1 at Phoenix	0A5.73
20	Multi Purpose Complex Britannia	0A49.99
21	Additional land for A1 - M1 Link Road	7A25
22	Land for Bypass at Cap Malheureux	15A33
	TOTAL	130A02P

FIGURE 33: LAND ACQUIRED FOR GOVERNMENT PROJECTS

2.1.8 FACILITATING DEVELOPMENT PROJECTS

The Ministry of Housing and Lands plays an important role in facilitating major development projects. During the period under review, regular follow up working sessions were held with various stakeholders in respect of the following projects:

Infrastructure Works at Les Salines Peninsula, Black River



The Les Salines Master Plan, covering a plot of State land of an extent of 172 Arpents provide 8 sites for hotel projects. Collaborating Agencies include Landscape (Mauritius) Ltd and Economic Development Board.

Infrastructure works are 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.

Total cost of the Infrastructure: Rs 495 million

Palmar Master Plan



The Palmar Master Plan, covers a plot of State land of an extent of 310A40P at Palmar.

It has been redesigned to provide for 3 hotel sites, Residential Care Home, 2 Commercial Complexes, Restaurant, Handicraft Market, 7 Tourism Related Projects, Green Space, Eco-Tourism Project, Traffic Centre and a Desalination Plant.

Total cost of the Infrastructure: Rs 451 million

Anse La Raie Master Plan



A draft Master Plan has been prepared for state land at Anse La Raie to make provision for three (3) hotel sites and three (3) sites for tourism related projects.

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).

Subject Plan for Port and Energy Related Activities at Albion



A draft Subject Plan has been prepared for the area of Albion over an extent of land of 410 hectares to be safeguarded for short term and long term land requirements for port and energy sector.

2.1.9 PLANNING CLEARANCES

A total of 224 Planning Clearances were issued during the period starting 1 July 2017 up to 30 June 2018. These clearances are categorised as per the table below:

<i>Purpose</i>	Number of Planning Clearances issued
<i>State Land Lessees</i>	71
<i>Public Projects (Building Plans Committee)</i>	9
<i>EIA / PER Committee</i>	65
<i>Land Conversion Committee</i>	33
<i>Development Projects at the level of the Economic Development Board including PDS and Smart Cities</i>	32
<i>Beach Authority Projects</i>	2
<i>Traffic Impact Committee</i>	3
<i>Ramsar Committee</i>	9
TOTAL	224

FIGURE 34: PLANNING CLEARANCES ISSUED

2.1.10 ISSUE OF PARCEL IDENTIFICATION NUMBERS (PINS)

The Cadastral Survey Act makes provision for the assignment of a unique Parcel Identification Number (PIN) to every land parcel and unit being subject to transactions (sale, lease or charge). During the period under review a total of 126,745 PINS were issued and a total of Rs 122.1 Million were collected from the issue of the PINS.

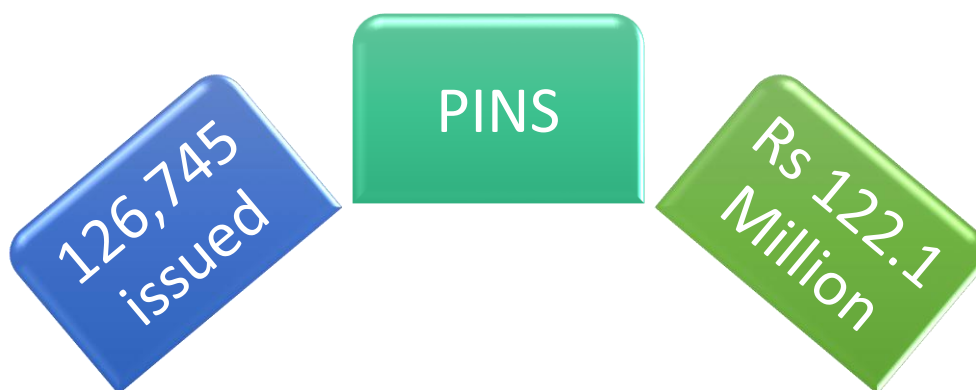


FIGURE 35: PINS ISSUED

2.1.11 MAPPING SERVICES

Topographic Maps

Topographic maps were prepared for the following priority risk areas to help in disaster management:

Topographic Maps	Riche Mare / Boulet Rouge
	Forest Side
	Mare La Chaux
	Flacq
	Clemencia
	Rose Belle / New Grove
	Belle Mare
	Poste de Flacq
	Grand Baie / Pereybere

Thematic Mapping

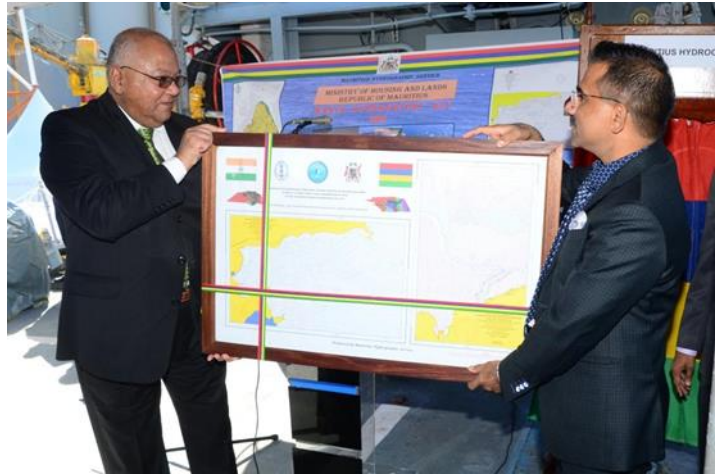
Thematic Maps were also prepared in respect of the following:

Thematic Maps	Map showing all Prison Sites , Police Stations and Health Facilities
	Map showing Forest Lands, Nature Parks and areas covered by trees
	Compilation of Public Beaches on Aerial Imagery with Government Notices
	Mapping of Public Buildings hosting Ministries, Government Departments and other Government Instituons
	2m Contour generated from 2008 DEM and overlaid on Aerial Imagery for Housing Projects
	Preparation of Sites and Location Plans for Housing Projects around the island
	Contours generated and overlaid on Township Map of Beau Bassin / Rose Hill
	Compilation of Plans & Maps on Aerial Imagery in connection with Metro Express Project

A total of Rs 509,626.48 were collected from sale of Maps, Navigational Charts, Aerial Imagery and Aerial Photography.

2.1.12 PROVIDING HYDROGRAPHIC SERVICES

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



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

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



Achievements in 2017-2018

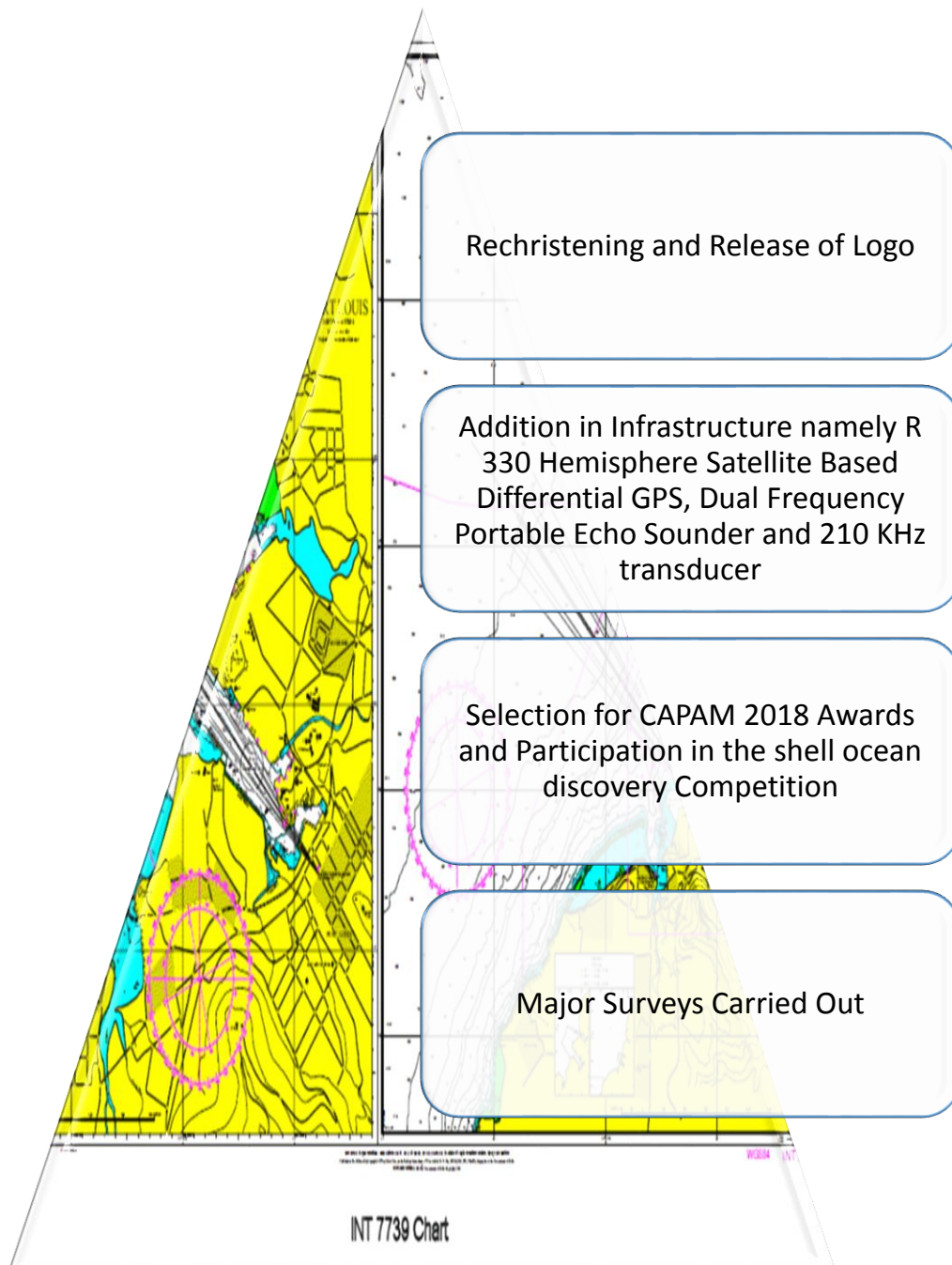


FIGURE 36: ACHIEVEMENTS OF THE MAURITIUS HYDROGRAPHIC UNIT

Major Hydrographic Surveys

A comprehensive check survey of Port Louis Harbour in October 2017 leading to the release of a new edition of paper chart Chart 2514 (INT 7739) and two Electronic Navigation Cells

The First ever survey of Rodrigues by the Mauritius Hydrographic Service started in March 2018

The survey of 3 passes around mainland Mauritius and its lagoon in the region of Pereybere, Bain Boeuf and Cap Malheureux

Coordinating survey activities undertaken by INS Sarvekshak in the south eastern coast of Mauritius from December 2017 to January 2018 for collecting data for the production of the new chart "Approaches to Grand Port" under the new charting scheme

Bathymetric survey in the lagoons of Trou D'eau Douce along with surveys to ascertain the composition of seabed in January and February 2018

Survey for delineation of High Water Line (HWL) at Point D'esny was undertaken in Apr 18. The survey was carried out to ascertain the shift in the HWL post the passage of cyclone "Berguitta".

FIGURE 37: MAJOR HYDROGRAPHIC SURVEYS

;

;

2.2 Status on Implementation of Budget Measures

The table below shows the status of the budgetary measures announced in the Budget Speech 2017-2018 relating to the Ministry of Housing and Lands.

Budget Measures	Status
<p>296. I am allocating Rs 1.8 billion from the Government of India's financial support to the construction of social and low income housing units.</p>	<p>The Contract for the Construction of 956 Social Housing Units at Dagotiere (656 units) and Mare Tabac (300 units) has been awarded on 27 June 2018 for a total contract value of USD 42,6 M</p>
<p>297. In addition, Government is earmarking Rs 5 billion for the next three years to the housing sector from the Budget.</p>	<p>* The construction of a total of 1,026 social housing units at a total cost of Rs 1.2 billion, were completed in the financial year 2017-2018. * 765 Housing Units over 8 locations is under construction.</p>
<p>298. These add up to a total of Rs 6.8 billion.</p>	<p>* The Contracts for the construction of 466 housing units was expected to be awarded by July 2018. * Bids were under preparation for the construction of a further 694 housing units.</p>
<p>Annex B4 (a). The income eligibility criteria for social housing schemes of the National Empowerment Foundation (NEF) and the National Housing Development Company Ltd (NHDC) are being aligned with the new poverty threshold on an adult basis of the Social Register of Mauritius (SRM).</p>	<p>The Eligibility Criteria are as follows:</p> <p>Scheme II: Implementing Body: NHDC (10% of NHDC integrated houses earmarked for NEF beneficiaries who are not land owners)</p> <p><input type="checkbox"/> SRM income thresholds on adult basis</p> <p>Scheme III: Implementing Body: NHDC NHDC Housing Schemes</p> <p><input type="checkbox"/> Less than Rs 10,000.</p> <p><input type="checkbox"/> Households earning below Rs 10,000 monthly and not found eligible under the SRM.</p> <p>Between Rs 10,001 to Rs 15,000 per household per month</p> <p><input type="checkbox"/> Government contribution: 50%</p> <p><input type="checkbox"/> Beneficiary's contribution: 50%</p> <p><input type="checkbox"/></p> <p>Between Rs 15,001 to Rs 20,000 per household per month</p> <p><input type="checkbox"/> Government contribution: 20%</p> <p><input type="checkbox"/> Beneficiary's contribution: 80%</p>

Budget Measures	Status
<p>299. We are also investing to improve living conditions in the 41 NHDC housing estates in Baie du Tombeau, Poste de Flacq, Camp Levieux, Dagotière and Cap Malheureux.</p>	<p>Completed projects:</p> <ol style="list-style-type: none"> 1) Construction of new storm water network within existing NHDC Housing Estates at Vallée des Pretes & Cité La Cure; and 2) Waterproofing, Painting and Associated works at Poste de Flacq (Malaysian II), Camp Levieux (Alpha) and Dagotière (Alpha). <p>Ongoing projects:</p> <ol style="list-style-type: none"> 1) Construction of Rising Main at Riche Terre 2) Waterproofing, Painting and Associated works at Baie du Tombeau and Cap Malheureux. 3) Remedial works to existing blocks of apartment at Camp Levieux <p>Expenditure: Rs 110 M</p>
<p>300. And provision is made for the relocation of squatters at La Ferme in the context of the rehabilitation of the reservoir as well as for the urgent relocation to Camp Ithier of 11 families of Quatre Soeurs affected by severe landslide.</p>	<ul style="list-style-type: none"> • Squatters at La Ferme A land belonging to Landscape Ltd has been identified at La Valette for the construction of 160 housing units and associated infrastructural works. Acquisition procedure has been initiated. • Relocation to Camp Ithier Serviced lots at Camp Ithier have been substantially completed on 08 June 2018.
<p>319. The Planning and Development Bill will be introduced to replace the Town and Country Planning Board by a modern Planning Commission.</p>	<p>The Draft Bill is being reviewed in consultation with the State Law Office and other stakeholders.</p> <p>The expected introduction of the draft bill to the National Assembly has been revised to October 2019.</p>
<p>Annex B4 (b). Section 52 of the Professional Land Surveyors' Council Act 2014 will be proclaimed to allow for the setting up of a Professional Land Surveyor's Council. The Council will act as a mechanism to ensure that there is a more professional approach in the handling of land issues by Land Surveyors in accordance with the Cadastral Survey Act 2011.</p>	<p>Section 52 of the Professional Land Surveyors' Council Act 2018 has been proclaimed by Proclamation No. 52 of 2017 with effect from 03 January 2018. (Sections 1 to 17, 41, 45, 51 and 52. The council has been constituted and in accordance with Section 51 (3) (a) of the Professional Land Surveyors' Council Act 2014, the initial members of the Council were appointed for a period of six months as from March 2018 and a first meeting was held on 11 April 2018.</p> <p>Subsequently in accordance to the 1st Schedule of the Act and before expiring of the term of the office of the initial member appointed by the Minister the election of four private professional Land Surveyors to become member of the</p>

Budget Measures	Status
	Council was carried out on 08 June 2018 as per GN 821 of 2018.
<p><i>Annex B4 (c). Professional Planners' Council Bill, which will be similar to the Professional Architects' Council Regulation, will be introduced.</i></p> <p><i>The Professional Planners' Council would be a body corporate and would, amongst others, regulate and control the practice of planners, ensure that the codes of practice prescribed by the Council are complied with and promote the advancement of land use planning.</i></p>	The Ministry is currently working in close collaboration with the State Law Office for the drafting of the Bill.
<p><i>Annex. B4 (e). (i) Morcellement Act Excision of land into lots provided each lot exceeds 5 hectares will not require a Morcellement Permit but only approval of the relevant local authority, in cases where there is no material change to the land.</i></p>	As per the Finance (Misc. Provision) Act 2017, applications for excision of 1 lot above 5ha, will not be entertained by the Morcellement Board and will be referred to the relevant local authority.

FIGURE 38: STATUS OF IMPLEMENTATION OF BUDGET MEASURES

2.3 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 2017-2018.

Status of Key Actions and KPIs

Key Action	Key Performance Indicator	Target 2017-2018	Achievement as at 30 June 2018
Construction of social housing units	Number of social housing units constructed	1,240	1,026
Rehabilitation of NHDC Housing Estates	Number of NHDC Housing Estates rehabilitated	3	5
Grant for casting of roof slab	Number of beneficiaries	1,300	1,090
Database of all State lands	Setting up of a Digital Stateland Register	80%	Bidding Evaluation exercise ongoing
Preparation of Topographic maps to help in disaster risk management	Number of regions at risk for which topographic maps have to be prepared	8	9
Review of the National Development Strategy	Draft report on review of the National Development Strategy produced	September 2020	Following non-responsiveness of the previous bidding exercise, a fresh exercise is being carried out for the recruitment of consultants. Tender documents in preparation.
Creation of a Council of Professional Planners (CoPP)	Draft Professional Town Planners' Council Bill	February 2019	The expected introduction of the draft bill to the National Assembly has been planned for May 2019
New Planning and Development Bill to consolidate planning legislation	New Planning and Development Bill introduced	February 2017	The Australian Consultant has submitted a Draft Bill in February 2017, which is being reviewed in consultation with the State Law Office and other

Key Action	Key Performance Indicator	Target 2017-2018	Achievement as at 30 June 2018
	in National Assembly		stakeholders to assess whether the proposed legislation meets the requirements of the current government policies. The expected introduction of the draft bill to the National Assembly has been revised to October 2019.

FIGURE 39: STATUS OF IMPLEMENTATION OF KEY ACTIONS

2.4 Risk Management, Citizen Oriented Initiatives & Good Governance

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 in the first instance is to review current procedures to enhance organization integrity and good governance in the monitoring of residential state land leases. In October 2017, there were 17 recommendations made. Some of the measures are already operational, others ongoing. A time frame of 2 years to finalise all measures was adopted with a review half yearly. The main constraints identified are time and human resources to devote to activities such as training, awareness, compilation of statistical data and enforcement.

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 Economic Development Board (EDB) to come up with an e-licensing platform for Morcellement Permits. The groundwork has already been covered by the EDB 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.

Implementation Plan-Recommendations of the Director of Audit

Reference Number and Issues	Director of Audit Comments/Recommendations	Comments/Action Taken
<p>4.1 Assets Management</p>	<p>Lands owned by Government are managed by the Ministry. Between January 2013 and June 2017, it has disbursed significant funds totalling Rs 3,051.6 million, mainly for the payment of compensations and interests.</p> <ul style="list-style-type: none"> ➤ In the absence of an Asset Register, the existence, locations, cost and area of all lands owned by Government could not be ascertained; ➤ Some lands are vested in Ministries and Departments for project implementation. However, due to lack of proper follow up by the Ministry, it could not be ascertained if the lands vested, were being used for the intended purposes; ➤ The extent of State Land not yet leased was not available. 	<p>Tender for the implementation of a Digital State Land Register Software Solution has been launched on 30 March 2018 and was closed on 11 May 2018. Bid Evaluation Exercise ongoing.</p>
<p>4.2 Lands Vested in Ministries and Departments</p>	<ul style="list-style-type: none"> ➤ The Ministry should consider recovering vested land for which the Ministries/Departments have no firm commitment; ➤ For the other projects, the Ministry should monitor prompt utilisation of the vested lands; ➤ For lands already vested and intended to be developed, the Ministries/Departments should submit a project implementation plan and their financial budgets; ➤ The Ministries/Departments should report to the Ministry on the status of their projects on a regular basis. 	<p>A committee on State land vested in Ministries was set up in February 2018.</p> <p>A first meeting with all stakeholders was held on 22 February 2018 under the chairmanship of the Hon. Minister.</p> <p>A sub-committee was thereafter set up under the chair of the Permanent Secretary. The first meeting of the sub-committee was held on 22 March 2018. Stakeholders were requested to submit a status report on undeveloped State land vested in Ministries/Departments. Follow-up meetings are being held.</p>

Reference Number and Issues	Director of Audit Comments/Recommendations	Comments/Action Taken
<p>4.3 Mauritius Sugar Producers' Association Lands Scheme</p>	<p>Although the MSPA agreement was to expire in December 2017, the Ministry had not yet finalised the transfer of 668A of land as of early February 2018. The latter included the following:</p> <ul style="list-style-type: none"> ➤ Deeds for 530A that had to be finalised by Notary; ➤ Acquisition procedures that had been initiated for 102A; ➤ Proposals from Sugar Estates that have been awaited for 36A. 	<p>The Ministry has been pressing upon Sugar Estates to submit relevant documents regarding transfer of land and finalisation of title of deeds.</p> <p>Land of a total extent of 226 A 60.56 P comprising of 27 portions have already been acquired. 32 sites of a total extent of 301A 36 P have been surveyed and survey reports have been registered and submitted to Notary for finalisation of deed.</p> <p>Only some 13A 15P at Surinam to be acquired from St Felix Sugar Estate remains to be finalised as information on title deed is being awaited from the Sugar Estate Status for finalisation of Survey Report.</p>
<p>4.4.1 Missing Deeds of Acquittance</p>	<p>In three cases, certified copies of Deeds of Acquittance had not been submitted to the Ministry, although the latter had already disbursed funds totaling Rs 14.3 million to the Notary between November 2012 and September 2016.</p>	<p>On 28 February 2018, the State Law Office was informed of the observation of the National Audit Office. A letter was sent to the Chamber of Notaries, with copy to the Solicitor General, on 08 May 2018 requesting for the relevant deeds of acquittance to be submitted within a reasonable delay</p>
<p>4.4.2 Records of Acquisition</p>	<p>A total amount of Rs 64.6 million was paid in 2016-17 for seven ongoing projects. For these projects, essential information, such as name of former owners, extent of land acquired, date of transcription, amount assessed by the Valuation Department, cases referred to Board of Assessment, amount of compensation and interests already paid during previous years together with any amount due were not made available to my Officers.</p>	<p>A list of land acquired for period 2015 to 2017 with file numbers and a list of cases before the Board of Assessment were provided to officers of the National Audit Office at their request in August 2017.</p>
<p>4.4.3 Interest Payments</p>	<p>The interest rate needs be reviewed regularly.</p>	<p>The legal interest rate which is now based on the repo rate has been changed from 8.00% per</p>

Reference Number and Issues	Director of Audit Comments/Recommendations	Comments/Action Taken
	<p>The Land Acquisition Act needs to be revisited to accommodate necessary deadlines. As a baseline, the Land (Duties and Taxes) Act sets a limit for the Government Valuer of not more than five months from the date of registration of the deed of transfer to advise the Registrar General of the value of the property.</p>	<p>annum to 3.5% per annum with effect from 18 November 2017.</p> <p><i>The Land Acquisition Act provides the legal framework for compulsory acquisition of land and compensation issues subject to the conditions of section 8(1)(a) and (b) of the Constitution are fulfilled. It is to be noted that any amendment to the Land Acquisition Act requires a ¾ majority in the National Assembly. Amendments have been worked upon and are yet to be approved and passed in the National Assembly.</i></p>
<p>4.5 Management of State Land Leases</p>	<p>The Ministry should</p> <ul style="list-style-type: none"> ➤ Maintain an updated database; ➤ Take necessary actions in respect of those cases where LOR is still pending since long; ➤ Take necessary action to ensure that all lease agreements are being promptly signed; ➤ Carry out site visits to ensure that conditions of lease are being complied with; ➤ Take necessary action regarding expired and cancelled leases. 	<p>Tender for the implementation of a State Land Register Software Solution has been launched on 30 March 2018 and was closed on 11 May 2018. Bid Evaluation Exercise ongoing.</p> <p>With regard to the expired leases, these concern mainly building site leases for residential purposes. These leases have not been signed for various reasons such as lessees have passed away, heirs have not submitted relevant documents to finalise the lease. However, up to the time of finalization of the lease, the occupiers are required to pay indemnity</p>
<p>4.6 Disbursement of Funds to National Housing Development Company Ltd</p>	<ul style="list-style-type: none"> ➤ NHDC should submit its Annual Report and Financial Statements annually to the Ministry; 	<p>The Annual Report and Financial Statements of the NHDC Ltd has been submitted to the Ministry and arrangements have been made for a copy of the report to</p>

Reference Number and Issues	Director of Audit Comments/Recommendations	Comments/Action Taken
	<ul style="list-style-type: none"> ➤ With the Negative Income Tax Scheme, the NHDC should require each Applicant to also submit a copy of the Income Tax Returns filed at the Mauritius Revenue Authority; ➤ The Ministry should ensure compliance with grant conditions before disbursement of funds. 	<p>be placed in the Library of the National Assembly.</p> <p>A letter was issued to the NHDC Ltd on 13 April 2018 for the Company to comply with the recommendations made by the National Audit Office.</p>
<p>4.7 Revenue Management</p>	<p>Government acquired 12.86A of land at Reduit for an amount of Rs 6.4 million in 2006 for a high tech National Children’s Hospital and Institute of Cardiology and Neurology. A letter of intent was issued in July 2006 to a private Hospital.</p> <p>On the assumption that the cost of infrastructural works is borne by the promoter, the annual rental was assessed by the Valuation Department in August 2006, at Rs 180,000 per arpent, that is Rs 2,314,800 annually; otherwise, it will be the full annual rental of Rs 400,000 per arpent or Rs 5,144,000 annually.</p> <p>Government’s approval was obtained for the promoter to pay a nominal rental of Rs 100 per annum for the first 10 years as from the date of signature of the lease and as from the 11th year, the full rental of Rs 400,000 per Arpent as assessed by the Valuation Department. The approval for payment of the nominal rental of Rs 100 per annum was extended for a period of 19 ½ years up to 30 June 2026. The lease agreement was signed in 2008.</p>	<p>The SLO has informed the Ministry on 30 March 2018 of the following:</p> <ul style="list-style-type: none"> (i) this case speaks of two transfers and with two new entities taking over the lease; (ii) Besides, there are no prohibitive clauses in the said lease agreement to prevent the lease from being transferred to another company; and (iii) It is the act of assignment or subletting which is prohibited in the lease agreement.

Reference Number and Issues	Director of Audit Comments/Recommendations	Comments/Action Taken
	<ul style="list-style-type: none"> ➤ In January 2017, there has been a major change in the ownership and management of the hospital following acquisition by a new company; ➤ The financial statements of the new company showed freehold land and turnover amounting to Rs 103.7 million and Rs 1,216.4 million respectively, as at 30 June 2017. <p>The Ministry shall seek legal advice on the validity of the lease agreement and re-consider the rental to be charged.</p>	
<p>4.8 Debtors Management And Long Outstanding Debtors - Rs 436.8 million</p>	<p>Debtors amounted to Rs 1,345.5 million as at 30 June 2017.</p> <p>Between July 2008 and July 2016, seven private companies owed the Ministry a total of Rs 436.8 million as at 30 June 2017, for nine leases. The Ministry has sought advice of the Director of Internal Control on 9 October 2017, as to whether the debts may be written off.</p> <ul style="list-style-type: none"> ➤ The fact that the Companies are active at the level of CBRD, the Ministry should initiate legal action for recovery of all dues; ➤ The Ministry should promptly follow up all cases where LOR and LOI are issued and ensure that lease agreements, where applicable are signed within reasonable time; ➤ Deterrent measures should be included specifically in the 	<p>Necessary action is being initiated by the Finance Section in order to ensure that all amounts due be included in the Return of Arrears of Revenue submitted to the Accountant General and that these amounts tally with those in the Revenue System.</p> <p>Lease, for which rental should not have been inserted in the system amounting to Rs11,627,230.43 has been removed from the system by SIL.</p> <p>Following advice obtained from SLO on 25 May 2018, to the effect that rent cannot be claimed on the basis of LOI or in the absence of a deed being drawn, procedures are ongoing for the write off of an amount of Rs192,079,737.05 pertaining to rental of industrial leases and interest thereon in respect of leases where the letters of intent issued to the lessees have been revoked and lease agreements have never been signed.</p> <p>The debtor figures in the Revenue System of the Ministry</p>

Reference Number and Issues	Director of Audit Comments/Recommendations	Comments/Action Taken
	<p>LOR or LOI or lease agreements. Where lease agreements are not being signed promptly, the Ministry should closely follow up the matter and act accordingly.</p>	<p>would be adjusted to reflect the correct figure of debtors once approval is obtained for waiving off of arrears.</p>
<p>4.9 The Land Administration, Valuation and Information Management System (LAVIMS) Project</p>	<p>➤ The technical and financial proposals submitted by the Private Firm (Contractor), as well as the feasibility study and the business case of the project were not available;</p> <p>The Ministry awarded a contract for the Project Coordination and Quality Assurance for the LAVIMS Project to a private firm. The initial contract period of 14 months, was extended by 16 months to March 2012 due to delays in the LAVIMS project. Cumulative payments up to 2012 totalled US \$ 716,532, including incremental cost of US \$ 338,072.</p>	<ul style="list-style-type: none"> • The technical and financial proposals submitted by the contractor are available in softcopy (CD) in file. • The letter of award for the contract was issued on <u>22 December 2008</u> for a fixed sum of \$18,285,000 inclusive of VAT. • The Contract was signed on <u>18 October 2010</u> with a revised contract value due to additional properties to be valued and purchase of additional Oracle licenses. The new contract value is reflected in the revised payment schedule attached to the signed contract. • Delays in the LAVIMS Project was inter-alia due to the following: <ul style="list-style-type: none"> ▪ Greater number of documents for conversion and databasing; ▪ Greater number of properties and land parcels than expected; ▪ Discovery of faults in source document links after data integration; ▪ Poor connectivity between GOM communications network in 2010.

Reference Number and Issues	Director of Audit Comments/Recommendations	Comments/Action Taken
<p>4.9.2 Valuation Component - US \$ 2,966,418</p>	<p>As at time of audit in November 2017, the valuation roll was not operational. The valuation component had not yet been signed off, though the contract amount of US \$ 2,966,418 had already been paid to date, that is, six years later</p>	<p>The Ministry of Finance and Economic Development (MOFED) is looking into this issue.</p> <p>The assistance of the Local Authorities has been sought by MOFED to assist the Valuation Department in its exercise to capture data to populate the Valuation Roll.</p> <p>The Valuation Department is to come along with a workplan with a view to completing the Valuation Roll.</p> <p>Retention money to the tune of Rs 12.6 M has not been released yet in view of the fact that the Valuation Roll is not yet operational.</p>
<p>4.9.3 Cadastre Component - US \$ 889,925</p>	<ul style="list-style-type: none"> ➤ The Cadastre did not include plots of lands owned by the State. This is important in order to have a more efficient and modern State Land Management; ➤ Despite being a key component, the requirements for the cadastre were not fully met. The last 30 years of deeds had to be captured and entered into LAVIMS. <ul style="list-style-type: none"> ▪ Over 50 per cent of the deeds collected had no reference to Land Survey Plans and many had no location plans; ▪ The data capture did not conform to standards and specifications of the LAVIMS data, while they were input and processed into the system; ▪ Not all land parcels mapped in the Cadastre were linked to a Plan or Deed. 	<p>As from 2012, all deeds of lease of State land need to have a PIN. This process automatically populates the cadastre with State land parcels with their appropriate meta-data.</p> <p>As for management of State Land, tender for the implementation of a State Land Register Software Solution was launched on 30 March 2018 and was closed on 11 May 2018. Bid Evaluation Exercise ongoing.</p> <p>The impossibility of building a complete cadastre is due to several factors, namely:</p> <ol style="list-style-type: none"> a. Only deeds for thirty years back had to be investigated; b. There was no clear definitive aggregation of live parcels; c. Surveys in Mauritius was never carried out within a structured framework of a complete cadastre; d. There was no existing agency assigned to

Reference Number and Issues	Director of Audit Comments/Recommendations	Comments/Action Taken
		<p>compiling and maintaining the cadastre ;</p> <p>e. There was no rigorous examination of memoranda of survey and land parcel records contained spatial errors.</p> <p>With the requirement to insert PIN in deeds witnessing land transactions put in place since 2012, the deed-parcel-plan links in the cadastre have been increased to about 60% of the whole cadastre from an initial 25% reliability at the time of handing over of the cadastre to the Ministry. This process is ongoing and with the proclamation of other sections of the Cadastral Survey Act, the reliability percentage is bound to increase further.</p>
<p>4.9.4 IT Security</p>	<p>The following information were not provided:</p> <ul style="list-style-type: none"> (i) IT strategic plan of the Ministry; (ii) Source code of the software; (iii) Documents relating to overall virtualization management architecture, including the hardware and supporting Network Infrastructure; (iv) Records of Change Management and Incidence Management; (v) Post Implementation Review done for the performance management of the LAVIMS system; (vi) The procedures for security monitoring by management; 	<p>Given that the LAVIMS hardware is over 9 years of age and following recommendation from MOFED and the guidance of CIB, the Ministry of Housing and Lands has prepared the Specifications to launch a tender for consultancy services for overhauling the LAVIMS application software are being finalised. Subsequently, it will be hosted on GOC's cloud infrastructure and will cater for adaption to new technologies with better performance, increased number of users and enhanced capabilities. It is expected that total Maintenance costs will thereafter be significantly lower.</p>

Reference Number and Issues	Director of Audit Comments/Recommendations	Comments/Action Taken
	<p>(vii) IT audit Reports as well as Vulnerability Testing and Penetration Testing Reports;</p> <p>(viii) A documented Business Continuity Plan and a Disaster Recovery Plan as well as Policies, Procedures and Controls for data backup;</p> <p>(ix) The processes for monitoring capacity usage for storage, memory, and processing and for future operational requirements.</p>	
<p>4.9.5 <i>IT Governance of LAVIMS</i></p>	<p>Given the availability of the LAVIMS platform, management should consider the following:</p> <p>(i) To put in place a proper IT structure, with permanent qualified IT professionals.</p> <p>(ii) To carry out a post implementation review of the LAVIMS to ascertain and evaluate its strength, weaknesses, opportunities and threats internally as well as to other relevant stakeholders;</p> <p>(iii) To identify the State Lands and to bring them in the LAVIMS system;</p> <p>(iv) To come up with a road map for the effective utilisation of the Valuation, Cadastre and Information Management System modules, especially as the Ministry is incurring some Rs 36 million annually as maintenance costs;</p> <p>(v) To develop an IT strategic plan;</p> <p>(vi) To carry out IT Audit of the LAVIMS;</p> <p>(vii) To ensure the effective use of LAVIMS viz MeRP system of the RGD and the Valuation</p>	<p>The Ministry will look into the recommendations of the National Audit Office, which interalia include proper IT structure with qualified IT professionals, post implementation review of LAVIMS, road map for the effective utilisation of the Valuation, Cadastre and Information Management System modules, IT strategic plans, IT Audit of LAVIMS, effective use of LAVIMS.</p> <p>Action is being taken to set up an IT Unit at the level of the Ministry.</p>

Reference Number and Issues	Director of Audit Comments/Recommendations	Comments/Action Taken
	<p>Department, together with User Acceptance Tests;</p> <p>(viii) To investigate reasons why payments were released to the Contractor though relevant stakeholder, namely the Valuation Department, adversely reported on the Valuation module;</p> <p>To consider claiming liquidated damages from the Contractor.</p>	

FIGURE 40: IMPLEMENTATION OF AUDIT RECOMMENDATIONS

PART III – FINANCIAL PERFORMANCE

3.1 Financial Highlights

3.1.1 TREND 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 (*Sales of Maps, Survey Fees, Morcellement Fees & 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 2016/2017 has been used.

REVENUE RS MILLION

CATEGORY	2016-2017 Actual	2017-2018 Estimates	2017-2018 Actual
PROPERTY INCOME	936,929	1,015,000	1,151,756
SALES OF GOODS AND SERVICES	89,851	73,930	40,540
MISCELLANEOUS REVENUES	1,875	10,000	46,981
TOTAL REVENUE	1,028,655	1,098,930	1,239,277

FIGURE 41: ACTUAL AND ESTIMATED REVENUE

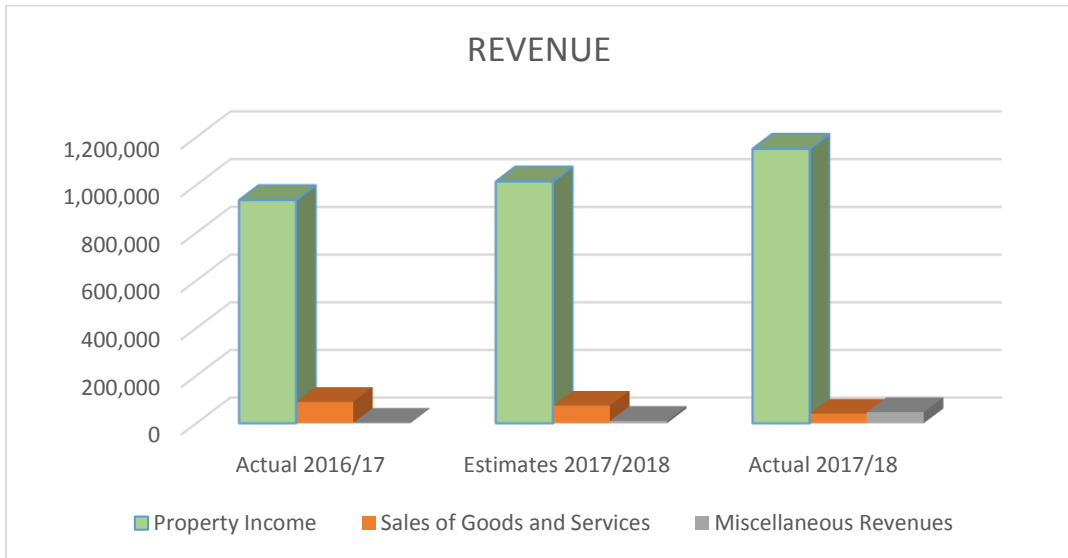


FIGURE 22: TREND ANALYSIS OF REVENUE

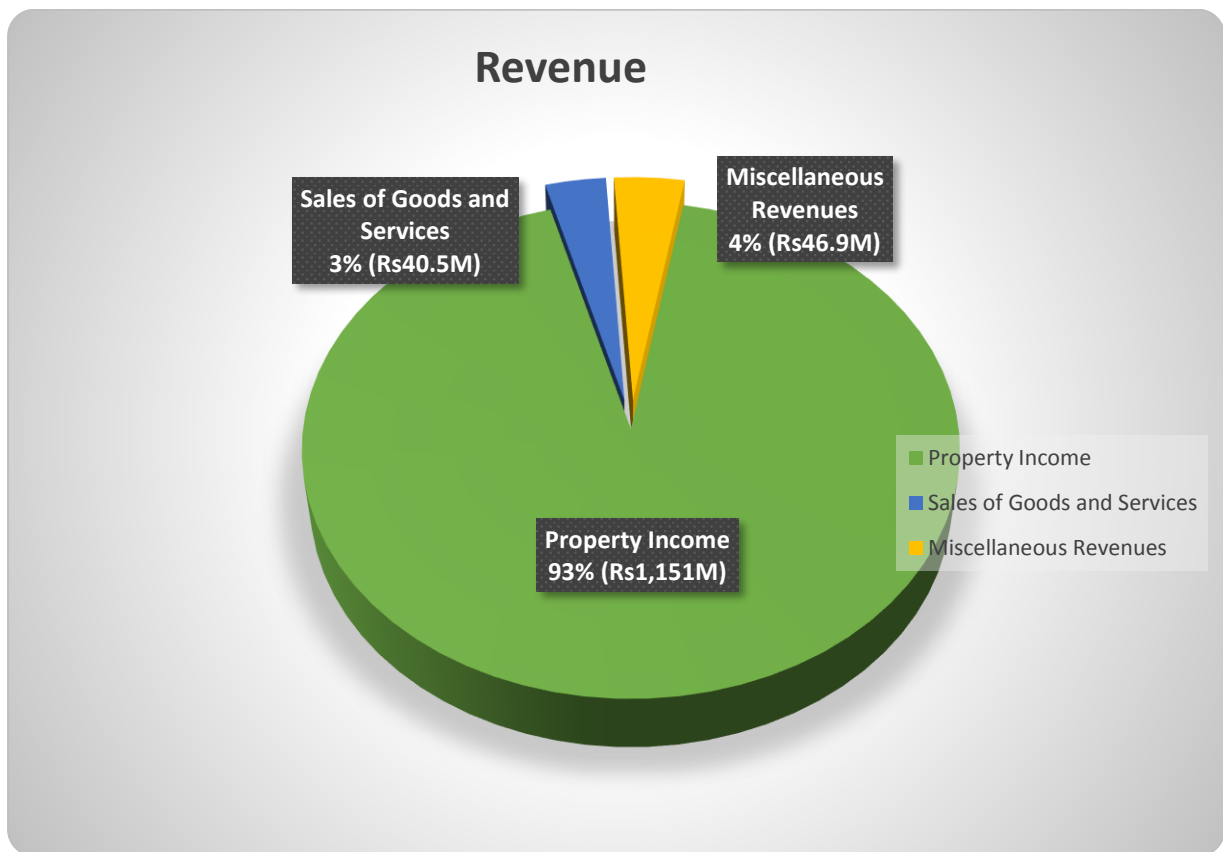


FIGURE 43: PERCENTAGE OF REVENUE COLLECTED PER CATEGORY

3.1.2 STATEMENT OF EXPENDITURE

In the 2017/2018 Budget Estimates, the appropriation of funds by the National Assembly to the Ministry of Housing and Lands were made through the **Vote 5-1**.

The total provision allocated to this Ministry amounted to **Rs 2,162,000,000-** and was divided into the following Sub Head: -

- ▶ 5 -101: General – Rs 134.9M
- ▶ 5 -102: Social Housing Development -- Rs 1,228.1M
- ▶ 5 -103: Land Management and Physical Planning – Rs 799M

At the end of the year under review, the total actual expenditure stood at **Rs 2,084,067,401-**

The table below shows the total actual Expenditure for Vote 5-1. Classified by Economic Categories for the year ended 30 June 2018.

Head/Sub-Head	Expenditure (Rs Million)		
	2016/2017 Actual Expenditure	2017-2018 Estimates	2017/2018 Actual Expenditure
Compensation of Employees	208,740	242,340	220,688
Goods and Services	93,091	106,535	95,451
Subsidies	45,480	30,000	34,917
Grants	10,177	11,125	9,756
Other Expense	953,715	1,180,600	948,658
Acquisition of Non-Financial Assets	665,164	591,400	774,598
Acquisition of Financial Assets	200,000		
TOTAL	2,176,367	2,162,000	2,084,068

FIGURE 44: EXPENDITURE

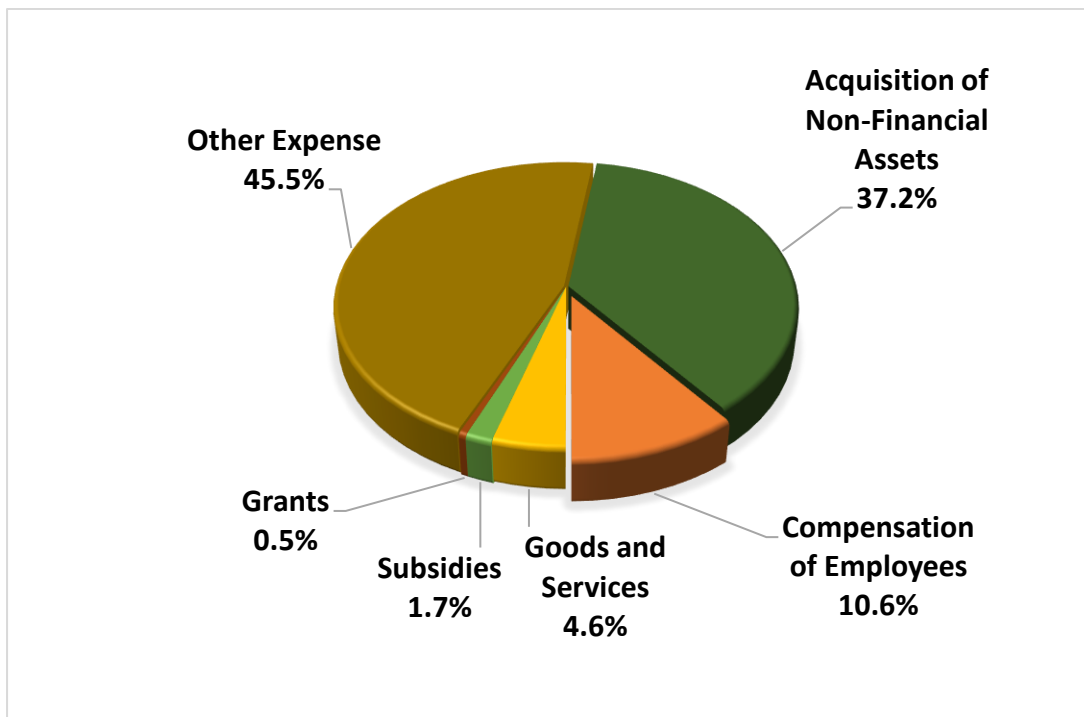


FIGURE 45: ANALYSIS OF EXPENDITURE

3.1.3 ACQUISITION OF NON-FINANCIAL ASSETS

Other Expenses & Acquisition of Non-Financial Assets

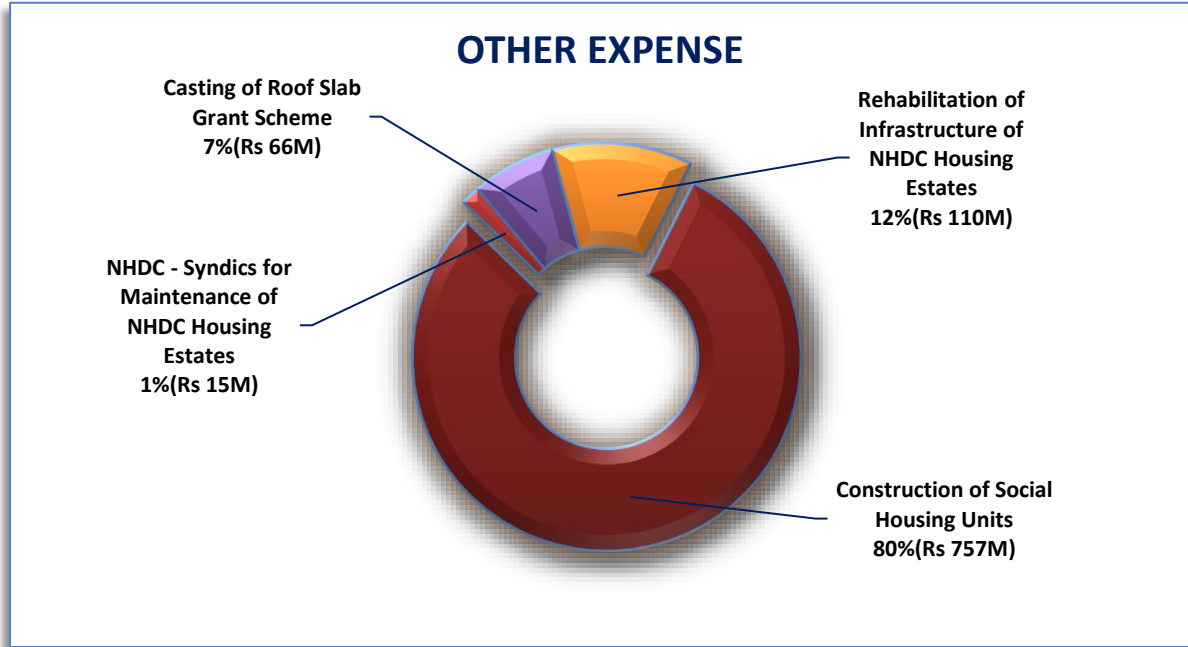


FIGURE 46: OTHER EXPENSES

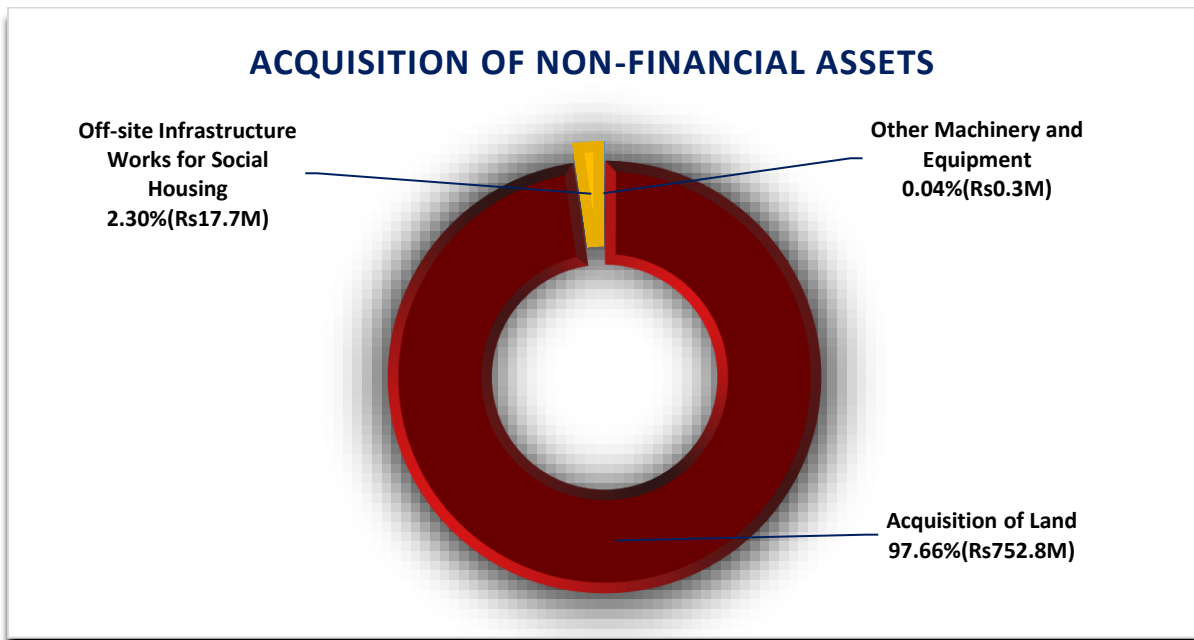


FIGURE 47: ACQUISITION OF NON-FINANCIAL ASSETS

PART IV: WAY FORWARD

4.1 Trends and Challenges

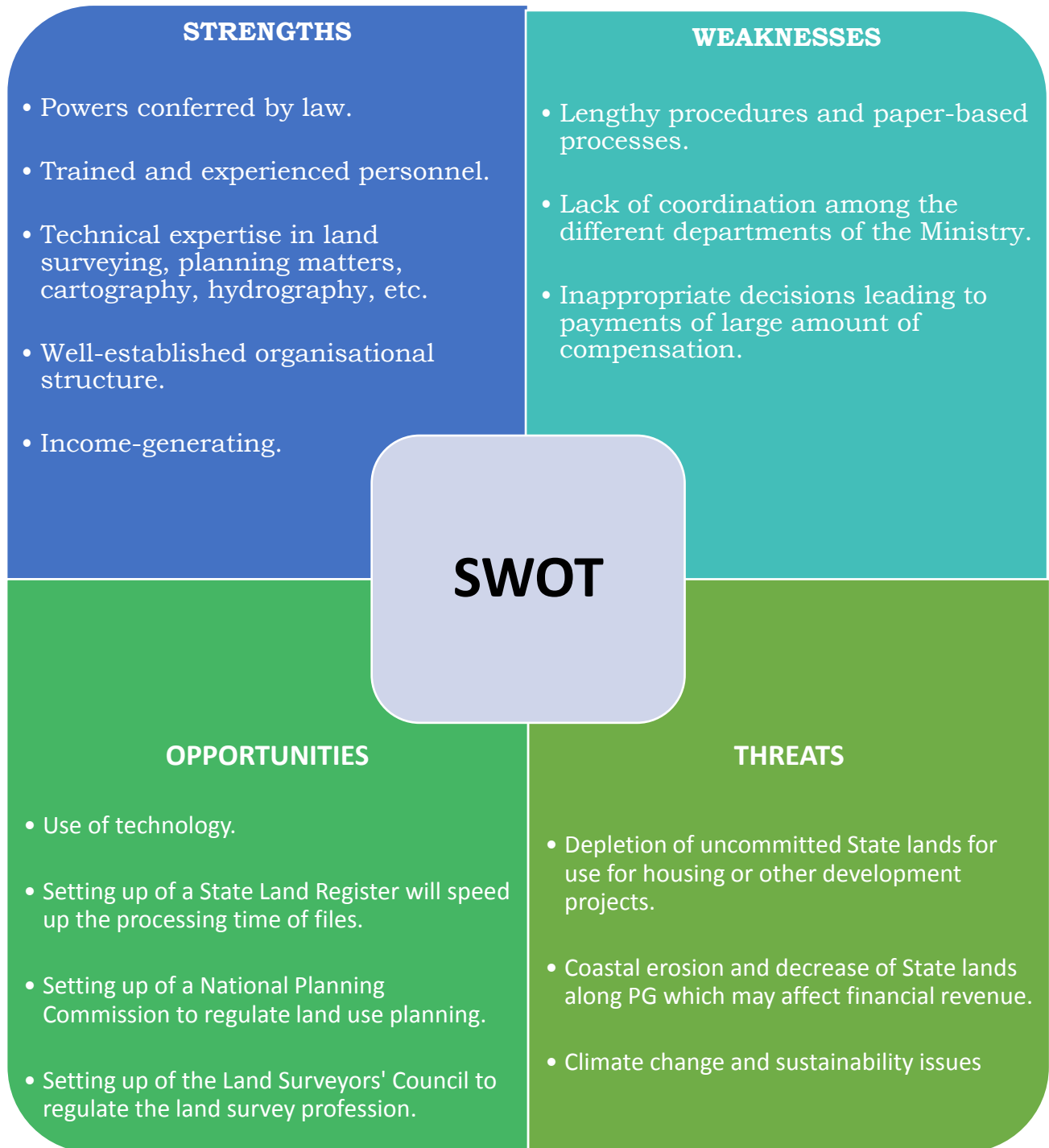


FIGURE 48: SWOT

4.2 Strategic Direction

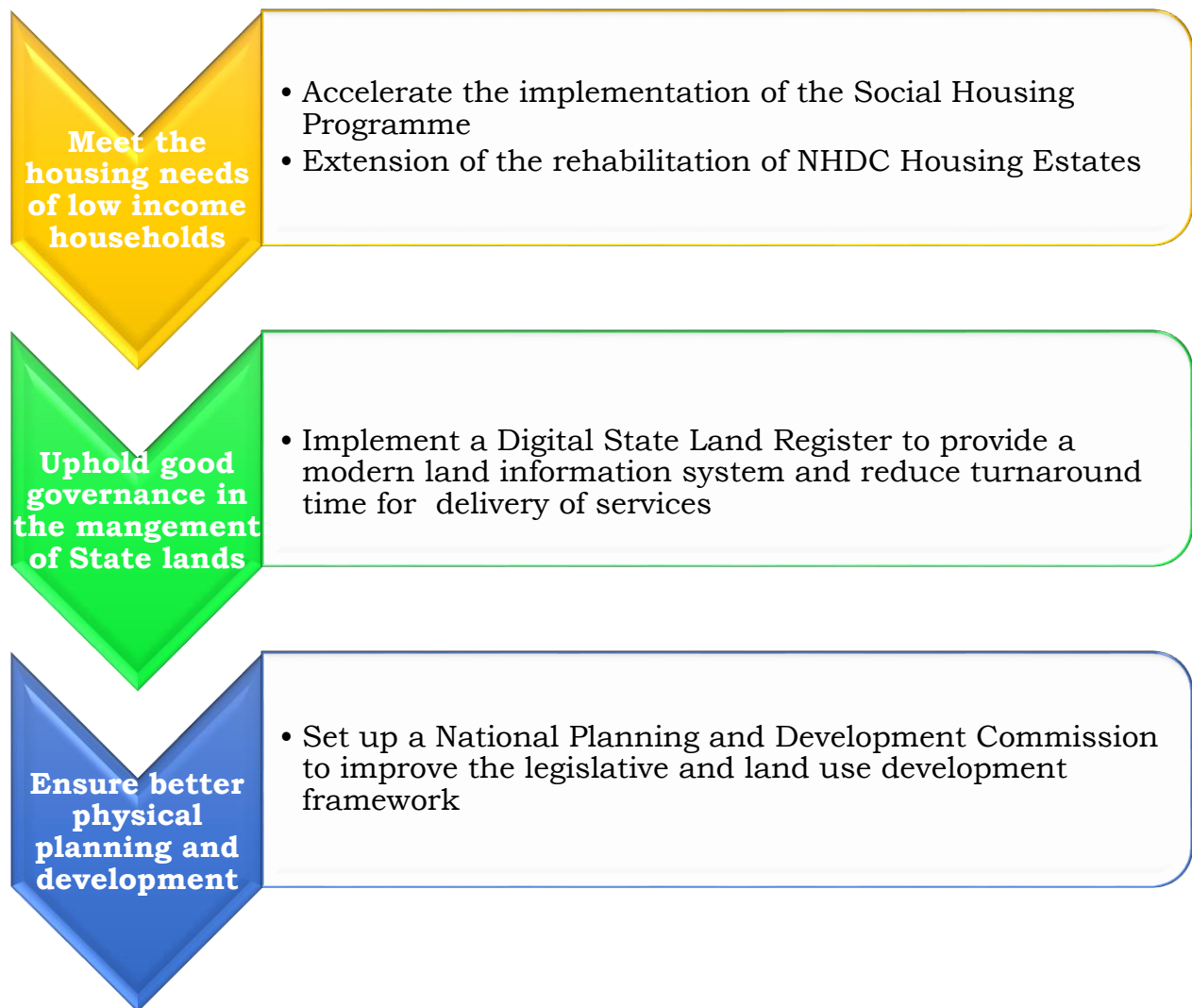


FIGURE 49: STRATEGIES BEING IMPLEMENTED

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