
MINISTRY OF HOUSING AND
LAND USE PLANNING

ANNUAL
REPORT
2020 - 2021

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<https://housing.govmu.org/SitePages/Index.aspx>

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**Statement from the Honourable Deputy Prime Minister's,
Minister of Housing and Land Use Planning, Minister of Tourism**



COVID-19 pandemic has struck at the very foundations of our economic growth and development model. This has challenged our society, our economy and our country in so many different ways and has reminded us of the urgency to conduct wide-ranging reforms based on the principles of inclusiveness, sustainability, and efficiency. While global inflation is reaching new highs, and driving cost of households and world's economic outlook is concerning the Government is planning to launch an unprecedented investment drive in our economy in order to create more jobs and wealth for the people.

One of my main priorities is leading Government-wide efforts to support the most vulnerable families as well as low and middle-income families. The Ministry of Housing and Land Use Planning, with the help of the New Social Living Development Co. Ltd and National Housing Development Co. Ltd, are determined to provide families with a decent home during this mandate.

Furthermore, these calling times has forced us to review various aspects of my Ministry, we are trying to optimize efficiency as well as improving the services provided to the various groups of individual through different innovative initiatives.

I take this opportunity to express my continued gratitude and thanks to the the staffs of the Ministry of Housing and Land Use Planning, and all partners for their great support and collaboration throughout this exceptionally challenging year.

*The Hon. Louis Steven Obeegadoo
Deputy Prime Minister,
Minister of Housing and Land Use Planning,
Minister of Tourism*

Supervising Officer's Statement



It gives me great pleasure to be associated with the publication of the Annual Report 2020/2021 for the Ministry of Housing and Land Use Planning.

I acknowledge the contribution and dedication of the staff of the Ministry, the Valuation Department, Mauritius as well as those of the National Housing Development Company Ltd and the New Social Housing Development Ltd in ensuring the timely and efficient implementation of the projects and initiatives of this Ministry.

The Report highlights the Ministry's major accomplishments during the Financial Year 2020-2021; a year which is characterized by the aftermath of the first COVID-19 pandemic wave which broke out in March 2020 in Mauritius. The second wave of the pandemic and national lockdown from 10 March 2021, to 30 April 2021 has indeed been a real challenge for the Ministry to acquire land which requires consequential field works for the 12,000 housing residential units project along with other major Government projects.

During the financial year, the Planning Division participated in the Public Service Award 2021 on the theme "An Agile and Responsive Public Service". The Division submitted the approved Action Area Plan for Apravasi Ghat as a Best Practice and was awarded the Bronze Award winner (3rd Prize) of the PSEA 2021.

Additionally, the Mauritius Hydrographic Service (MHS) participated in the third edition of the National Productivity and Quality Convention – NPQC 2021. The MHS presented a project - "How Mauritius Hydrographic Service (MHS) can Improve Capability to Achieve International Hydrographic Standards" and obtained a Silver award in line with the theme "Pursuing Productivity and Quality Amidst COVID-19".

Last but not the least, I wish to express my appreciation and gratitude to the Hon. Deputy Prime Minister, Minister of Housing and Land Use Planning, Minister of Tourism, for his support

*Mohummad Shamad Ayoob Saab
Permanent Secretary*

OUR VISION

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

OUR MISSION

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

ROLE AND FUNCTIONS

The role of the Ministry of Housing and Land Use Planning 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 Land Use Planning aims to:



Provide a solid basis for the long-term physical development of the country to support the National Development Strategy in a manner which will integrate economic competitiveness with environmental sustainability and social equity



Support and encourage rather than restrict private sector development activities



Achieve more effective management and use of State lands

DIVISIONS OF THE MINISTRY



Housing Division



Survey Division



Planning Division

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

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

Survey Division

Role

The Survey Division manages State lands that may be leased for residential, industrial, commercial, socioreligious, 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.

Functions

The main functions of the Survey Division are to:

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

Planning Division

Role

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

Objectives

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

- 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
- To provide planning advice and views to relevant stakeholders.

BODIES UNDER THE AEGIS OF THE MINISTRY

1. Town and Country Planning Board

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

2. Morcellement Board

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

3. National Housing and Development Co. Ltd

- Responsible for the implementation of Social Housing Project.

4. 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.

5. The New Social Living Development Ltd

- The New Social Living Development Ltd (NSLD), a subsidiary of the National Housing Development Co. Ltd (NHDC).

6. The Valuation Department

The Valuation Department, is an independent body which provides valuation of immovable property services to various Ministries, Departments and Government Bodies.

Town and Country Planning Board

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

Functions

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

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

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.

National Housing Development Co. Ltd (NHDC)

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.

Functions

- Construction of social housing units
- Provision of grants to eligible beneficiaries for the casting of roof slabs and for purchase of building materials
- Rehabilitation of existing social housing units

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 31st December 2020. Hence, any aggrieved landlord or tenant may apply to it for that purpose.

The New Social Living Development Ltd

The New Social Living Development Ltd (NSLD), a subsidiary of the National Housing Development Co. Ltd (NHDC), is a Special Purpose Vehicle (SPV) incorporated as a private company, with the mandate to build 12,000 residential units.

The Valuation Department

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

The main objective of the Department is to meet the need of our stakeholders by delivering their services in a timely, efficient and effective manner, using ICT Technologies and internationally recognized methodologies in line with best practices and most importantly to meet the Government Programme 2020-2024, which is the optimization of use of land through a comprehensive and accurate digital data base pertaining to land occupation and use.

KEY LEGISLATIONS

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

GENDER STATEMENT

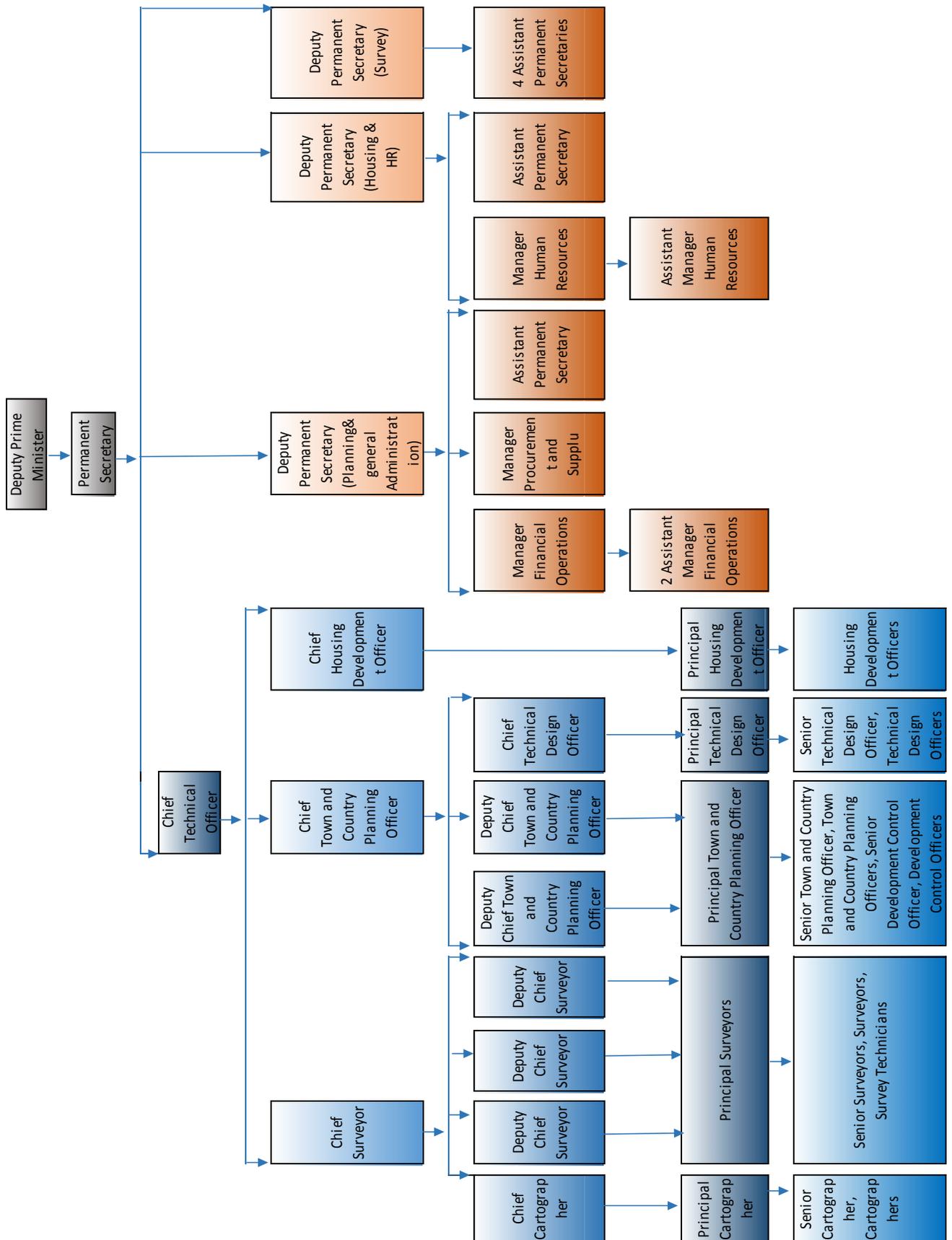
The Gender Policy Statement of the Ministry recalls the key points contained in the National Gender Policy Framework. It assesses the strengths and weaknesses of the prevailing gender culture and mindsets and consequences, makes recommendations for significantly mainstreaming and enhancing gender in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

The Gender Cell's main focus is to identify gender gaps and implement gender mainstreaming strategies in the policy and programmes of the Ministry. The Ministry relies upon the technical know-how and expertise of the Ministry of Gender Equality, Child Development and Family Welfare in its endeavour to improve gender practices. During the financial year 2020-2021, 85 officers from different sections of the Ministry benefitted from training and capacity building programmes on gender concepts and gender mainstreaming.

About our People

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

The organization's structure of the Ministry of Housing and Land Use Planning:



Employee Resourcing

Gender Classification

Categories	Women	Men
Top Management (Salary more than Rs 100, 00)	1	1
Middle Management (More than Rs 40, 000 and less than Rs 100, 000)	33	98
Support and Others (Less than 40, 000)	128	182
Overall	162	281

Local Training and capacity Building

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

Course Name	Grade	No of Officers	Sponsored by :	
Training Programme for Workmen's Group	Office Auxiliary/Senior Office Auxiliary	1	Ministry of Public Service, Administrative and Institutional Reforms	
Training Programme for support staff	Office Management Assistant	1		
	Confidential Secretary	1		
	Management Support Officer	5		
	Word Processing Operator	2		
Training Programme for Frontline/supervisory/Technical Grades	Principal Financial Operations Officer	2		
	Surveyor	1		
Training Programme for Middle Management	Assistant Permanent Secretary	4		
Training Course on First Aid	Town and Country Planning Officer	1		Ministry of Housing and Land Use Planning
	Senior Survey Technician	1		
	Survey Technician	1		
	Office Auxiliary/Senior Office Auxiliary	1		
Business Continuity Management	Senior Town and Country Planning Officer	1		
	Senior surveyor	1		
Anti-Money Laundering	Deputy Chief and Country Planning Officer	1		
	Assistant Permanent Secretary	2		
TOTAL		26		

PART II

ACHIEVEMENTS & CHALLENGES

MAJOR ACHIEVEMENTS FOR FINANCIAL YEAR 2020-2021

OUTLINE PLANNING SCHEMES

The Outline Planning Schemes for the Municipal Council and the District Council lapsed in 2020 and the timeframe has been extended to year 2022 so that there is no legal and administrative void, as from January 2021, in so far as the grant of building and land use permits, among others, is concerned.

PLANNING POLICY GUIDANCE (PPG)

Two new PPGs and two Revisions have been completed and are operational as follows:

- (a) Addendum to PPG 1 on Light Rail Corridor & Ex-Railway Lands (April 2021)

The main objective of this PPG is to regulate all new development along the Light Rail Corridor and Ex-Railway Lands so as to safeguard lands for the future extensions of the light rail system to other areas of Mauritius. It provides for building setback requirements from light rail corridor and ex-railway lands as well as railway specific environment factors to be considered by developers of adjacent properties.

- (b) PPG2 Revision 2 Le Morne Cultural Landscape (May 2021)

The main objective of this revision is to include a plot of land within the Morcellement Gambier which was left out in the PPG 2 (June 2007 Version) where residential development may now be allowed.

(c) Action Area Plan for Urban Heritage Area (AAP 01): Buffer Zone of the Aapravasi Ghat.

UNESCO undertook an advisory mission and requested the Government of Mauritius to prepare a Master Plan integrating the major development projects in and around the World Heritage Property. In response, this Ministry prepared an Action Area Plan (AAP) which was legally adopted in December 2019. UNESCO commended Government on the preparation of the AAP.

PUBLIC SERVICE EXCELLENCE AWARD (PSEA) 2021

The Unit participated in the Public Service Award 2021 on the theme “*An Agile and Responsive Public Service*”. The Unit submitted the approved Action Area Plan 01 as a Best Practice and is the Bronze Award winner (3rd Prize) of the PSEA 2021.

ENACTMENT OF REAL ESTATE AGENT AUTHORITY ACT

The Real Estate Agent Authority Act 2020 has been enacted to provide for the establishment of the Real Estate Agent Authority. This Authority has as objectives to:

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

The Real Estate Agent Authority Act was assented to by the President of the Republic on 04 September 2020. Thereafter, part of the Act was proclaimed on 06 November 2020 and same was published in the Government Gazette (Proclamation Notice No. 10 of 2020).

The following sections of the Act have come into operation on 01 November 2020:

- (i) Sections 1 – 2 of Part I (Preliminary)
- (ii) Sections 3 – 6 of Part II (Real Estate Agent Authority)
- (iii) Sections 7 – 11 of Part III (Sub-Part A – Real Estate Agent Board)
- (iv) Section 17 of Part IV (Sub-Part A – Registration as Real Estate Agent)
- (v) Section 20 of Part IV (Sub-Part B – Obligations and Duties of Real Estate Agents)
- (vi) Sections 33 – 37 of Part VII (Financial Provisions and Accounts)
- (vii) Sections 38 – 41, 43, 45 and 47 of Part VIII (Miscellaneous)

Transfer of title deeds of land/houses Sale of State Land

Section 5 of the State Lands Act provides that a lessee holding a Building Site Lease over an extent not exceeding 10Perches other than Pas Géométriques and on which stands a residential unit may purchase the said State land at the price of Rs 2,000.

- (i) Number of applications received as at 04 May 2021: 13,451
- (ii) Number of applications processed as at 04 May 2021: 9,823 (73%)
- (iii) Number of cases approved for sale as at 04 May 2021: 7462

Parcel Identification Number (PIN)

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

Revenue and Status

- The issue of PIN has generated a revenue of Rs 12,906,000.
- There are about 561,500 parcels mapped in the LAVIMS cadastre, out of which 360,000 are linked to a deed or survey plan.
- 12,925 PINS were issued during the Financial Year 2020–2021

MAURITIUS HYDROGRAPHIC SERVICE (MHS)

1. Protocol on Sale of Navigational Products.

In November 2021, the Government of the Republic of Mauritius and the Government of the Republic of India have signed the revised ‘Protocol on the Sale of Navigational Charts’ now known as the ‘Protocol on Sale of Navigational Products’. The new protocol has been modified to cater for the development of technology in the sector to additionally accommodate sale of Electronic Navigational Charts and Derived Products of Mauritian waters. Under the new protocol, Mauritius will earn the following:

- (a) 40% of the selling price on the revenue accrued from the sales of paper charts;
- (b) 15% on the revenue accrued from the sales of Electronic

Navigational Charts; and

- (c) 40% on the revenue accrued through the sales of derived products.

Survey by Indian Naval Surveying Ship.

Under the provisions of Memorandum of Understanding in the field of Hydrography between the Government of Mauritius and the Government of India, Mauritius Hydrographic Services (MHS) coordinated the visit of Indian Naval Surveying Ship '*Sarvekshak*', which was deployed to undertake Foreign Cooperation Survey in the Mauritian waters from 18 March to 14 April 2021. The ship undertook deep sea surveys of EEZ north of Mauritius for the department for Continental Shelf Maritime Zone Administration and Exploration and for updating the navigational charts of the area.

Survey by MHS. During the financial year 2020/2021, the Mauritius Hydrographic Service undertook hydrographic surveys for the following stakeholder organizations:-

- (a) **Beach Authority** – survey was undertaken for the demarcation of swimming zone at St Felix Public Beach and Belle Mare Public Beach
- (b) **Ministry of Blue Economy, Marine Resources, Fisheries and Shipping** – survey was conducted mainly to delineate the pass, demarcate safe waters for vessel operating in area and to update the existing charts at La Passe Canon (Poste de Flacq)
- (c) **Mauritius Ports Authority**
- (i) survey undertaken at Port Louis Harbour for the identification of underwater obstructions;

-
- (ii) survey to provide Support for Salvage Operation of Chinese Fishing Vessel FV Lurong Yuan YU 588 off Pointe Aux Sable. Bathymetric data was provided to support the salvage operation of grounded Chinese fishing vessel FV Lurong Yuan YU 588 off Pointe Aux Sable. Actions for the promulgation of Navarea warnings and its cancellation on completion of salvage were initiated by this office;
- (d) **Hydrographic Survey of Wreck of MV Wakashio (Off Point D'esny)**
– A multibeam survey was undertaken around the wreck of MV Wakashio in order to facilitate salvage operations.
- (e) **Ministry of Tourism/ Beach Authority Hydrographic Survey of embarkation point I and II at Grand Gaube** was carried out for identifying safe passage and embarkation area for fishing crafts.
- (f) **National Coast Guard**
Survey was undertaken to facilitate navigation of NCG crafts within the lagoon_ at Pte aux Cannoniers
- (g) **Ministry of Housing and Land Use Planning** The delineation of high-water mark at Bras D'eau was carried out for re-computation and exchange of land between commercial resorts to implement housing projects in areas of interest.
- (h) **Ministry of Environment Solid Waste Management and Climate Change**
The survey for the study on erosion along the coastal stretch of the beach of Flic en Flac.

5. **Survey Commitments/ Derived Products/ Miscellaneous Tasks**

(a) **Installation of Navigational Buoys to Demarcate 14 Passes.**

The Mauritius Hydrographic Service assisted in the identification of GPS locations for the installation of navigational buoys for demarcation of navigable passes around the Island of Mauritius as per the request of the Ministry of Blue Economy, Marine Resources, Fisheries and Shipping. The data has enabled the said Ministry to place buoys at 22 passes for the safety of marine community.

(b) **Hydrographic survey and data support for the Fisheries Division of the Ministry of Blue Economy, Marine Resources, Fisheries and Shipping.**

Hydrographic surveys and derived products were provided for the process of extending the coverage of Marine Protected Areas (MPAs) of Mauritius by at least 5000 Ha into the sea. This forms part of the UNDP Funded Mainstream Biodiversity Project and the fair sheets prepared with coordinates of extended limits will be used by the said Ministry for the official proclamation of the MPAs.

(c) **Data for Ministry of Tourism.**

MHS provided the bathymetry data assistance for scientific research to evaluate the carrying capacity of the lagoons/ areas of tourist interest around the Island of Mauritius.

(d) **Bathymetry Sheet for New NCG Post.**

MHS provided the bathymetric fair sheet for safe navigation from Coast Guard Posts/ passes for areas under the newly set up NCG post at Poudre D'Or.

(e) **Data for Rodrigues.**

MHS provided bathymetric data support for the project on construction of the new runway at Plaine Corail Airport, based on study between Crab Island and Rodrigues mainland.

(f) **Data for the Ministry of Environment, Solid Waste Management and Climate Change.**

The Ministry is pursuing projects for coastal protection, landscaping and infrastructural works at priority eroded sites around the Island of Mauritius. Mauritius Hydrographic Service has provided bathymetry data for 16 sites which will be used to tackle coastal erosion and increase the resilience of beaches to the impacts of climate change.

6. **Publications.**

(a) **Compendium of the Survey of Navigable Passes.**

The Mauritius Hydrographic Service (MHS) has published a *“Compendium of the Survey of Navigable Passes”*, collating the availability of survey data of Navigable Passes surveyed since its inception in November 2013. This compilation of the data will bridge the gap between stakeholder projects and knowledge of data availability. The information in the document is imbibed as a vital contributor to the Mauritius Government Marine Spatial Data Infrastructure website “Ocean Observatory E–platform”.

(b) **Document Report on Private Contract Surveys.**

The document prepared by MHS for the Ministry “*Report on the Assessment and Future Prospects of Contract Surveys Complemented by the Status of Hydrography in Mauritius*” is being looked into as a pilot manuscript for facilitating study on pricing and contract hydrographic surveys for private agencies.

(c) **Catalogue of Paper Charts and Electronic Navigational Charts.**

MHS has updated information on all the new, and the new editions of Paper Charts and Electronic Navigational Charts released for the region of Mauritius. The newly compiled “*Catalogue of Paper Charts and Electronic Navigational Charts*” was released on the Ministry of Housing and Land Use planning website in September 2021.

(d) **New Charts.**

Electronic Navigation Charts and Navigational Paper Charts are being produced in collaboration with National Hydrographic Office (NHO), Dehradun, India which is the principal charting authority for Mauritius.

7. Award– National Productivity and Quality Convention

Mauritius Hydrographic Service (MHS) participated in the third edition of the National Productivity and Quality Convention – NPQC 2021. MHS presented its project “*How Mauritius Hydrographic Service (MHS) can Improve Capability to Achieve International Hydrographic Standards*” and obtained a Silver award in line with the theme “*Pursuing Productivity and Quality Amidst COVID-19*”.

Housing Division

Construction of Social Housing Units in Financial Year 2020/2021

Completed

The construction of a total of 772 social housing units at a total cost of Rs 1,241.70 M were completed in the financial year 2020-2021, out of which 593 social housing units were delivered to eligible families.

Ongoing Housing Projects

- The allocation of the remaining 179 social housing units is in progress.
- 1285 housing units are expected to be completed by end of year 2021 at a total cost of Rs 2097 M.
- 463 housing units are expected to be completed and delivered by end of Financial Year 2022-2023.

2.1.3 **Roof Slab Grant Scheme**

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

- During financial year 2020-2021, 1015 families have benefitted from the grant for the casting of the roof slab of their houses and a total of Rs 76.3 M has been disbursed in this respect

Financial Assistance for Transfer of Title Deeds of EX CHA Houses

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

35 families have benefited from this scheme for which Rs 86,500 was disbursed during the course of the year 2020/2021.

2.1.2 Rehabilitation of Existing Social Housing Units

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

During the financial year 2020-2021, rehabilitation works on 968 housing estates have been completed at a total cost of Rs 26.2 M.

Completed Projects

Rehabilitation of existing waste water network and ancillary works on 5 of 10 sites (Lot 1) as listed below:

- a) Rose Belle- 250 Units
- b) Bambous- 506 Units
- c) St-pierre- 72 Units
- d) Vieux Grand port- 56 Units
- e) Highlands- 84 Units

Ongoing Projects

Rehabilitation of Existing Wastewater network and Ancillary Works on 5 of 10 sites (Lot 2) as listed below:

- a) Nouvelle France- 92 Units
- b) Tyack- 68 Units
- c) Riambel- 76 Units
- d) Dagotiere and Firinga- 155 Units
- e) Notre Dame- 104 Units

2.2 Status on Implementation of Budget Measures

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

Budget Para	Budget Measure	Status
171	Construction of 3041 housing units	<p>Revised to 3038 housing units - Construction in progress</p> <p>(i) 1273 housing units are expected to be completed in FY 2019/2020;</p> <p>(ii) Construction of 1238 housing units are expected to be completed by end of FY 2020/2021; and</p> <p>(iii) The remaining 527 units are still at tender stage.</p>
191	Rs 176M for rehabilitation of 41 NHDC housing estates to improve the living conditions of some 62,000 families	<ul style="list-style-type: none"> - Structural remedial works @ Camp Leveux – Taking over Certificate issue on 01 July 2019 - Waterproofing works, Painting and Associated Works @ Poste de Flacq, Baie du Tombeau, Cap Malheureux, Camp Leveux and Dagotiere – works completed - Wastewater Treatment at Nouvelle France, Riambel, Vieux Grand Port, Rose Belle, Notre Dame, Bambous, Dagotiere, St Pierre and Highlands.

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 Land Use Planning which were included in the Budget 2020/2021.

Key Action	Key Performance Indicator	Target 2020/2021	Actual as at 30 June 2021	Remarks
Construction of housing units	Number of units completed under the ongoing programme	2,168	772	Delays were due to COVID-19 Pandemic and implementation of off-site works. Contractual dispute with Contractor on Mare D'Albert site resulting in termination of the latter's services.
	Number of units completed under the New Housing Programme	1,000		Delays due to COVID-19 Pandemic and identification of land suitable for housing projects. Delay was also due to appointment of Project Management Consultant in Construction.
Rehabilitation of NHDC Housing Estates	Number of NHDC Housing Estates rehabilitated	6	1	Delays due to acquisition of land for new Wastewater Disposal Systems
Setting up of a National Planning Commission	New Planning and Development Bill introduced into National Assembly	Dec-20		On-going. Amended draft bill is currently being examined by Ministry prior to submission to AGO for vetting
Setting up of a Smart Mapping GIS Platform for Land Use Planning	GIS enabled mapping operational	Dec-20	Bidding Exercise completed	Completion date: Dec 2021
Preparation of New National Development Strategy for optimum land use planning	New National Development Strategy approved	Mar-21	Consultants are currently revising the draft document based on the feedbacks received during the public consultation process.	Draft National Land Development Strategy (NLDS) submitted in May, 2021. Public consultation process will be carried out in June, 2021.

2.4 Risk Management, Citizen Oriented Initiatives and Good Governance

Internal Control

The Internal Control Unit of the Ministry of Housing and Land Use Planning has been mandated to independently and objectively examine and evaluate the adequacy of the internal control system of the different auditable areas of the Ministry, in line with the approved Annual Internal Audit Plan for Financial Year 2020-2021 and to report weaknesses identified to the Accounting Officer.

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

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

Achievement for the Year

Internal audit exercises were carried out as per the Internal Audit Plan approved by the Accounting Officer and the Director, Internal Control. Nineteen audits, including follow up, were planned for the year 2020/2021.

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

82% of the Approved Annual Plan has been achieved during the Financial year 2020/2021.

Corruption Prevention Review

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

Implementation Plan – Director of Audit

AUDIT COMMITTEE FOR THE FINANCIAL YEAR 2020-21

SN	ACTIVITIES/ RECOMMENDATIONS	Comments of the Ministry	Additional Information
1.	<p>State lands leased for Industrial Projects remain undeveloped for years.</p> <p>The following issues were noted:</p> <p>(a) No significant development at Balaclava and Les Salines despite Government support; and</p> <p>(b) No development at Palmar due to delays in decision making. •</p> <ul style="list-style-type: none"> ▪ <u>Delay in finalising lease agreement</u> 	<ul style="list-style-type: none"> ▪ <u>No significant development at Balaclava and Les Salines despite Government support</u> <p>For one promoter, in September 2020, there has been a change in purpose in the lease agreement from bungalow/boutique hotel to bungalow complex. Deed of amendment is not yet finalised as the lessee has not yet submitted the required documents.</p> <p>For another promoter, the lessee has requested a further delay of six months as from 1 October 2021 to start construction works and a delay of 36 months to complete the work, that is, 30 September 2024.</p> <p><u>No Development at Palmar due to delays in decision making</u></p> <ul style="list-style-type: none"> ▪ <u>Delay in finalising lease agreement</u> <p>Promoter A. The delay is due to enquiries by the Police Service and the Independent Commission Against Corruption. The file is now being processed.</p> <p>Promoter B. The amount of contribution payable for the cost sharing mechanism for infrastructural works has not yet been finalised. Needful is being done to finalise contribution last payable at the soonest. •</p> <p>Promoter C. Planning clearance was issued on 2 December 2019.</p>	<p>Follow-up action initiated</p>

SN	ACTIVITIES/ RECOMMENDATIONS	Comments of the Ministry	Additional Information
	<ul style="list-style-type: none"> ▪ <u>Delay in developing master plan</u> 	<ul style="list-style-type: none"> ▪ <u>Delay in developing master plan</u> The Letter of Comfort is issued by the EDB. In view of the fact that the whole area is not serviced by road infrastructure and utility services, the sites within the master plan cannot, for the time being, be developed. 	
2.	<p>Construction of social housing units and rehabilitation - Targets not achieved The following were noted from an examination of the records of the Ministry: (a) Targets set were not achieved; and (b) Inadequate monitoring by the Ministry over activities carried out by NHDC Ltd.</p> <p><i>Unallocated housing units</i></p>	<ul style="list-style-type: none"> ▪ <u>Targets not achieved</u> As of November 2021, the construction of 953 housing units over ten sites have been completed. Delays were mainly attributable to the restrictions due to the COVID-19 pandemic, inclement weather and contractual dispute. <ul style="list-style-type: none"> • Budgeted Funds could not be used for implementation of Housing projects due to: <ul style="list-style-type: none"> (a) Delays in construction attributed to the restrictions due to COVID-19 pandemic; (b) Change in scope of works to comply with requirements of different authorities; and (c) Lengthy procedures for acquisition of land. ▪ <u>Inadequate monitoring over activities of NHDC Ltd</u> Regular site visits could not be carried out due to the restrictions attributed to the COVID19 pandemic and limited human resource capacity. <i>Unallocated housing units</i> The housing units remained unallocated mainly due to: <ul style="list-style-type: none"> • Selected beneficiaries declined the offer; • Some selected beneficiaries requested for a delay; and • Additional clarifications were sought from some beneficiaries prior to allocation. 	Action initiated

SN	ACTIVITIES/ RECOMMENDATIONS	Comments of the Ministry	Additional Information
	<p><i>Review of Database of Applicants Still in Progress</i> In the absence of an updated and reliable database, it is difficult to assess the actual demand for the NHDC housing units.</p> <p><i>Non-submission of Annual Report and Audited Financial Statements</i> The last Annual Report and the audited financial statements of the NHDC Ltd received at the Ministry relates to the year ended 31 December 2018. Annual Reports and audited financial statements for periods ended 31 December 2019 and 31 December 2020 were not yet submitted to the Ministry.</p>	<p>The NHDC has already appointed an auditing firm for the complete overhauling of the present database. The database has been updated as at end of November 2021 and will henceforth be regularly maintained and updated.</p> <p>NHDC has already submitted the Annual Reports and action initiated for same to be tabled in the National Assembly</p>	
3.	Follow-Up of Matters raised in the Audit Report 2019-2020		
3.1	<p>Administration of State lands - Inadequate controls A comprehensive register of all State Lands was not being maintained by the Ministry.</p>	The Ministry informed that the delay is due mainly to constant changes in specifications as required by service users and to confinement period of COVID -19 Pandemic.	Action Initiated
3.2	<p>Land Acquisition - No improvement in the processing time The module for "Acquisition" on the State Land Register was partially in operation. Preliminary data/information were being recorded and the system was expected to be fully operational by early 2021.</p>	The Acquisition Monitoring Committee is meeting regularly for monitoring.	Action Initiated
3.3	<p>Arrears of Revenue - Lapses still noted in accounting of lease rental and debt management</p> <ul style="list-style-type: none"> ▪ Misstatement of the arrears figure. ▪ Inefficient measures for recovery of debts 	The Ministry informed that the issues raised will be resolved with the coming into operation of the finance module of the State Land Register. The Ministry informed that requests for additional human resources to deal with debt recovery have not been considered favourably during past budgetary exercises. The request will be reiterated during the forthcoming pre-budgetary consultations.	Action Initiated at the level of the Accountant General's Department to set up a centralized Debt Management Unit
3.4	Land Administration, Valuation and Information Management System (LAVIMS) - Revamping not yet implemented and valuation roll not yet completed	As of November 2021 the bid document was submitted to the Central Procurement Board for vetting.	Action Initiated

SN	ACTIVITIES/ RECOMMENDATIONS	Comments of the Ministry	Additional Information
	<p>▪ Cadastre Component- Revamping was not yet implemented and controls for processing of PIN was not improved. For the LAVIMS 2.0 project, documents were still being finalised for launching of the tender. Financial clearance for a Project Manager was being sought.</p> <p>▪ Valuation Component - Valuation Roll (VR) was not yet completed.</p>	<p>Controls over processing of PIN still unchanged, awaiting the upcoming LAVIMS 2.0. Sample checks are carried out on the Digital Cadastral Database.</p> <p>Tender for the appointment of a project manager will be launched in parallel with the LAVIMS 2.0 tendering exercise.</p> <p>The Ministry informed that major part of the delay was attributable to the restrictions due to COVID 19 Pandemic, limited human resource capacity and limited resource capacity</p>	
3.5	<p>Valuation Lists - Updating delays resulting in loss of revenue to Government and Municipal Councils 9,186 cases were still outstanding as of November 2020. Some Rs 7 million were disbursed to clear the outstanding cases.</p>	<p>The Ministry informed that major part of delay was attributable to the restrictions due to COVID-19 Pandemic, limited human resource capacity and limited resource capacity.</p>	
3.6	<p>State Land Register Software Solution - Not yet operational The Ministry informed that once all amendment proposals would be addressed and data migration completed, the system would go live during financial year 2020-21 after a final User Acceptance Test.</p>	<p>The Ministry informed that the delay was due mainly to constant changes in specifications which were not foreseen at the time of drafting and to the confinement period owing to COVID 19 Pandemic, the project is expected to be completed this year at no additional cost.</p>	Action Initiated
3.7	<p>State land leased to a statutory body - Lease agreement not yet renewed The case would be processed for the renewal of the lease for a period of ten years to be effective as from 1 July 2015 at a rental of Rs 1,631,000 per annum.</p>	<p>The Ministry informed that once all issues related to the lease are cleared, a new industrial lease on the value assessed by the Valuation Department and on new terms and conditions will be finalised.</p>	Action Initiated

PART III

FINANCIAL PERFORMANCE

PART III – FINANCIAL PERFORMANCE

3.1 Financial Highlights

3.1.1 Analysis of revenue

Revenue collected by Ministry of Housing and Land Use Planning is classified into three broad categories: -

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

For comparative basis the Actual Revenue collected in fiscal year 2019/2020, the Estimated Revenue 2020/2021 has been used and the Actual Revenue collected in fiscal year 2020/2021 has been used.

Revenue Category	2019-2020 Actual (Rs M)	2020-2021 Estimates (Rs M)	2020-2021 Actual (Rs M)
<i>Property Income</i>	973.980	1,260.000	471.297
<i>Sales of Goods and Services</i>	26.308	36.225	47.308
<i>Miscellaneous Revenues</i>	5.622	15.000	0
Total Revenue	1,005.910	1,311.225	518.605

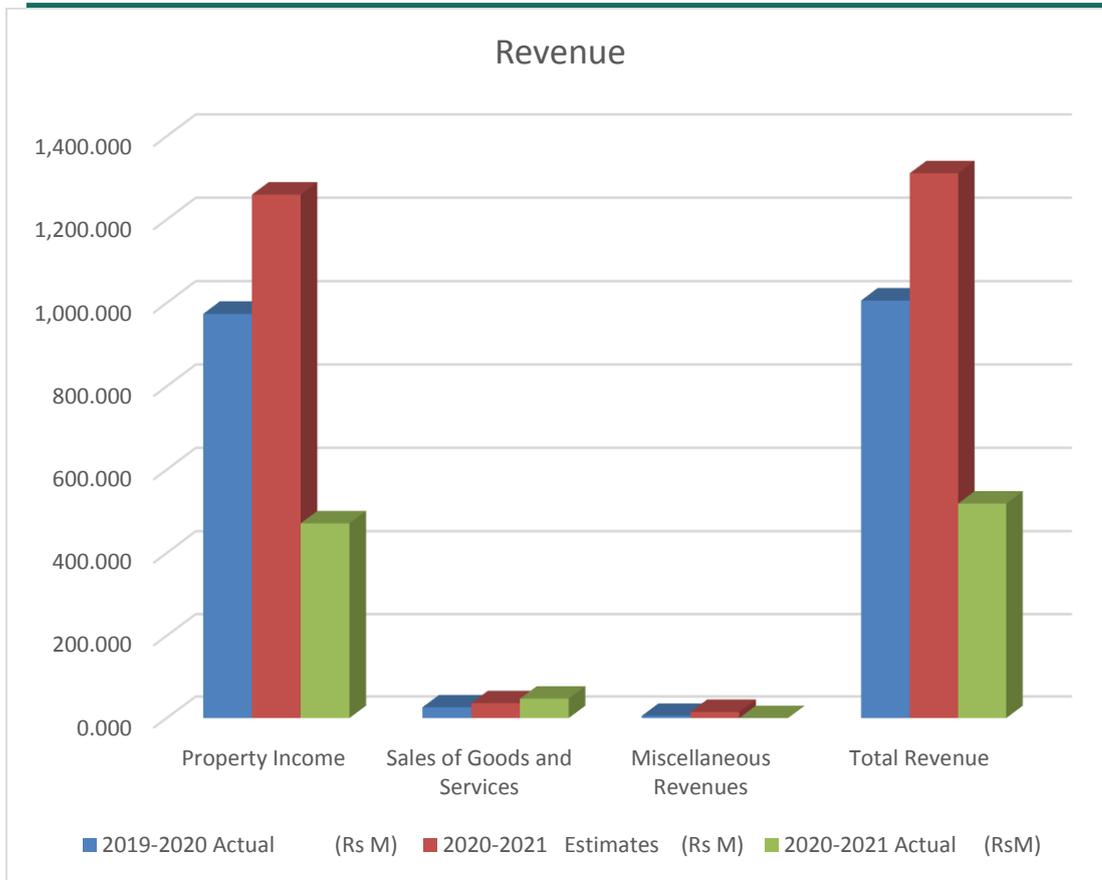
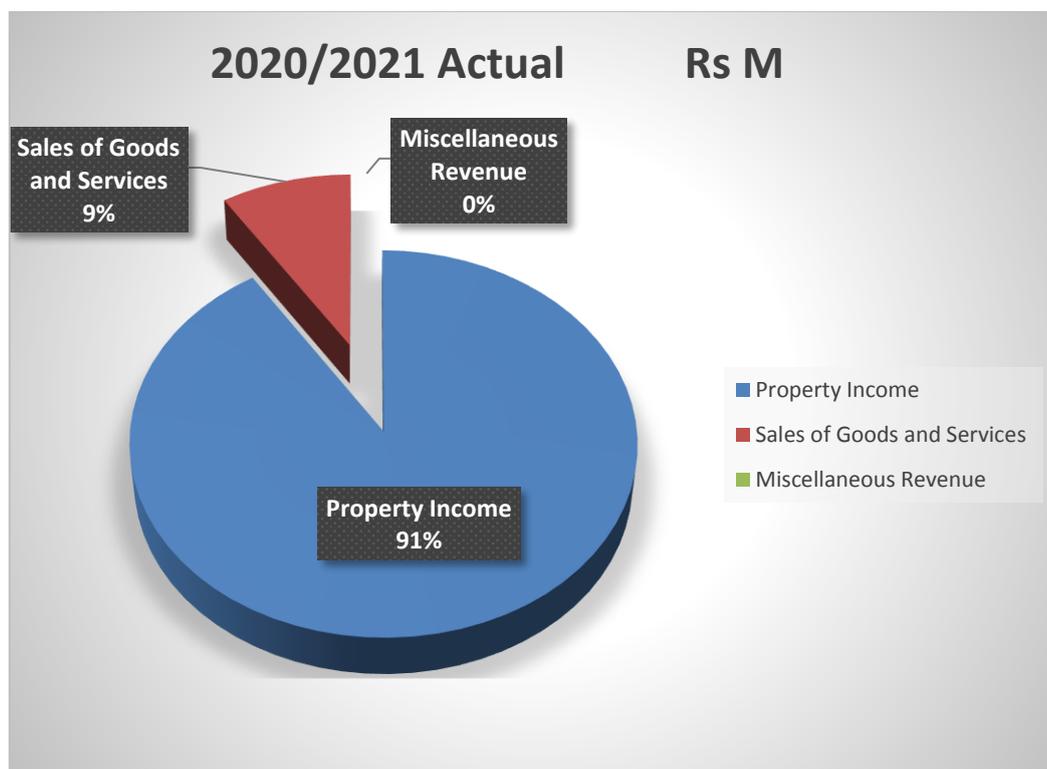


Fig. 1 shows a breakdown of revenue collected by the Ministry of Housing and Land Use Planning

The table below shows the total Revenue collected for Fiscal Year 2020/2021

Revenue	2020/2021 Actual (Rs M)
<i>Property Income</i>	471.297
<i>Sales of Goods and Services</i>	47.308
<i>Miscellaneous Revenue</i>	Nil
<i>Total Revenue</i>	518.605

Fig 2 below provides an illustration of revenue collected in Fiscal year 2020/2021



Sub Head **Property Income** amounting to Rs 471.297 M representing 90.88% of the total revenue comprise of the two main items :-

- (i) Campement Site Leases—Rs 240.651 M
- (ii) Other Land Leases –Rs 230.646 M

Statement of Expenditure

In the 2020/2021 Budget Estimates, the appropriation of funds by the National Assembly to the Ministry of Housing and Land Use Planning were made under the **Vote 09-101**.

The total provision allocated to this Ministry amounted to **Rs 2,625-** and was divided into the following Sub Head: -

- ▶ 09 -101: General – Rs 127.9M
- ▶ 09 -102: Social Housing Development -- Rs 1,224.5M
- ▶ 09-103: Land Management and Physical Planning – Rs 1,272.6M

At the end of the year under review, the total actual expenditure stood at **Rs 2,330.588-**

The table below shows the total actual Expenditure for Vote 09-1. Classified by Economic Categories for the Fiscal Year ended 30 June 2021.

Economic Categories	2019/2020 Actual Expenditure Rs M	2020/2021 Actual Expenditure Rs M
Compensation of Employees	230.533	220.651
Goods and Services	98.509	125.980
Subsidies	40.919	12.919
Grants	8.841	8.941
Other Expense	999.377	703.593
Acquisition of Non-Financial Assets	879.719	1,258.504
TOTAL	2,257.898	2,330.588

Figure 3 below is a comparison of expenditure incurred by economic category between fiscal year 2019/2020 and 2020/2021.

Fig 3

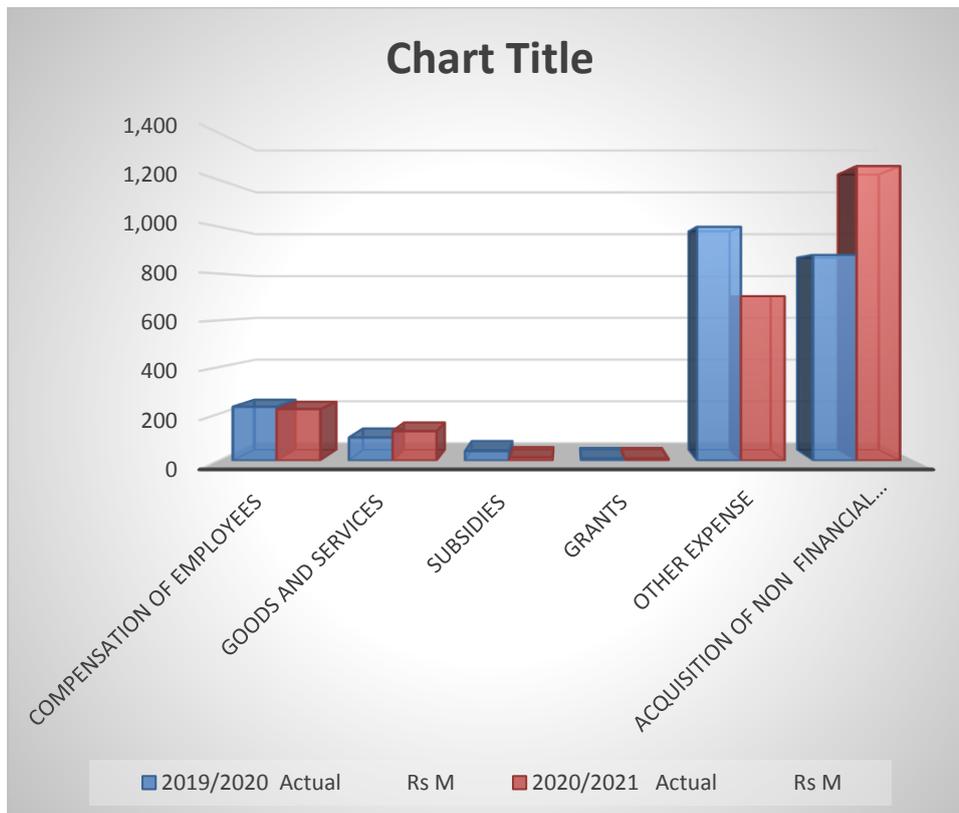


Figure 4 below is an illustration of expenditure by economic category incurred for the fiscal year ended 30 June 2021

Fig 4

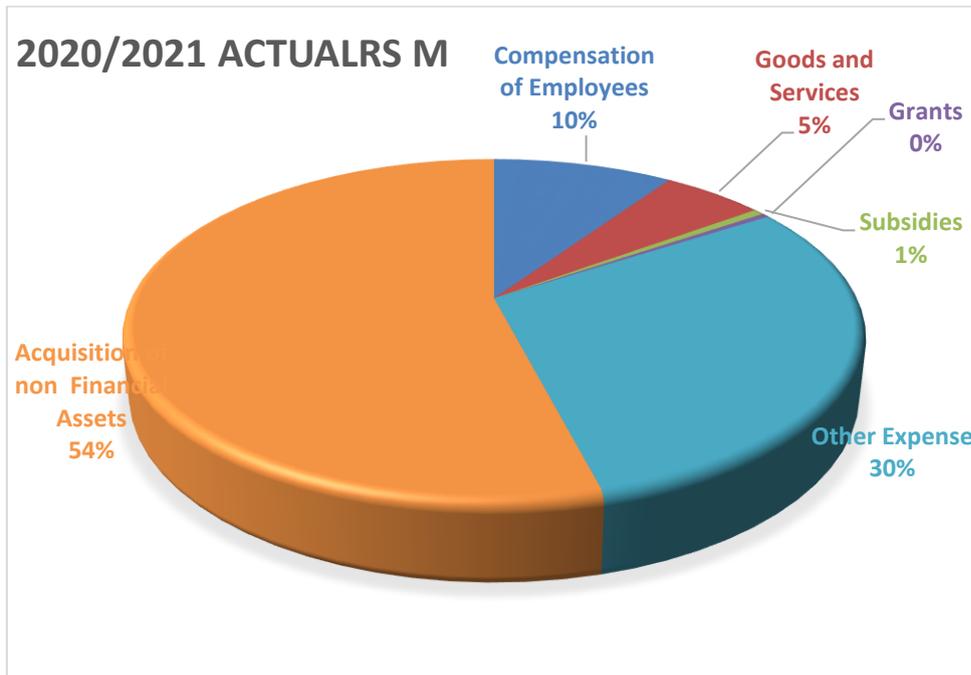


Figure 5 & 6 below provide a breakdown illustration of expenditure under Sub Head Other Expenses & Acquisition of Non-Financial Assets respectively.

Fig 5

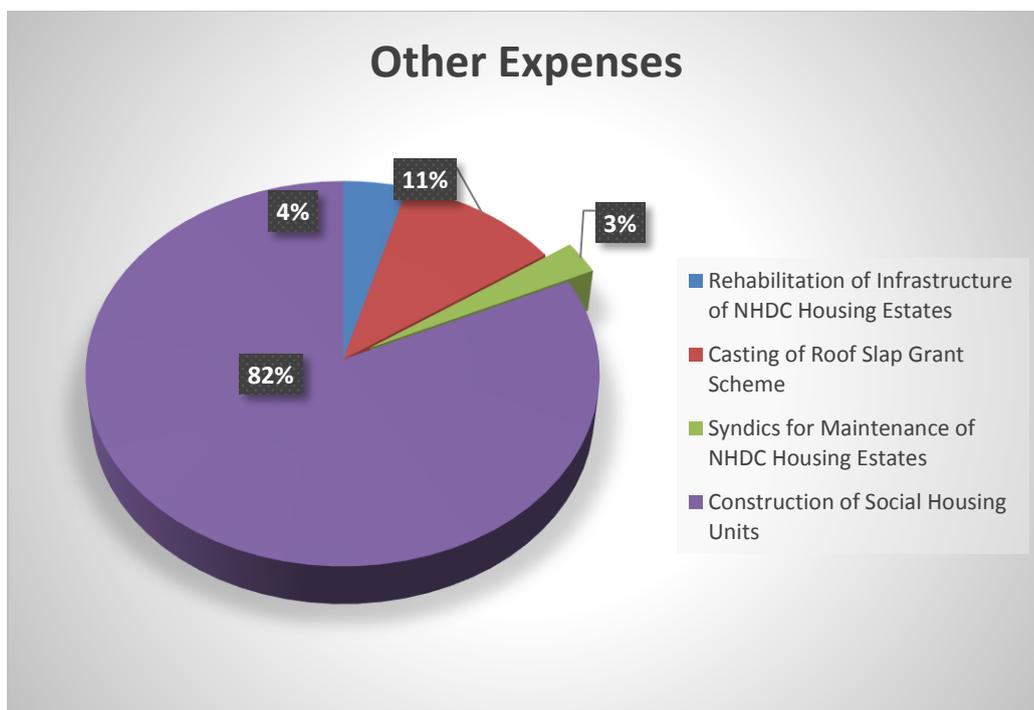
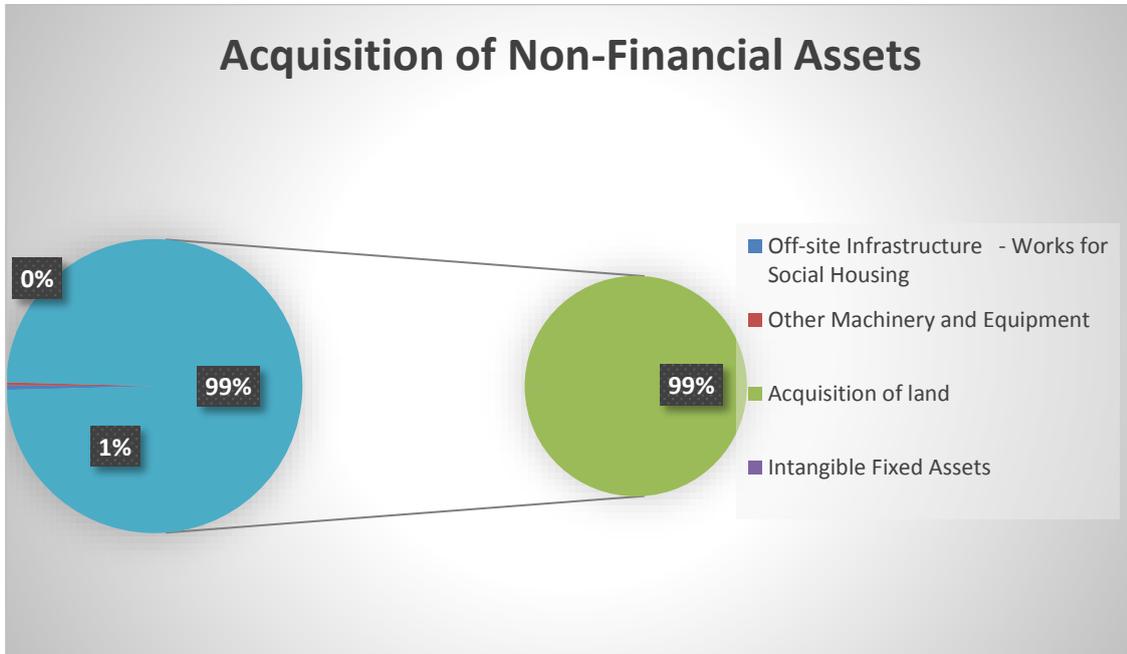


Fig 6



Strategic Directions

Meet the housing needs of low income households

- Accelerate the implementation of the Social Housing Programme
- Extension of the rehabilitation of NHDC Housing Estates

Uphold good governance in the management of State lands

- Implement a Digital State Land Register to provide a modern land information system and reduce turnaround time for delivery of services

Ensure better physical planning and development

- Set up a National Planning and Development Commission to improve the legislative and land use development framework

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