

MINISTRY OF HOUSING AND LANDS

Brief on achievements of Ministry for period July 2005-June 2006

(placed in the Library and to be read in conjunction with Minister's
intervention on the 2006-2007 Budget Speech on 19.06.06)

Introduction

1. This paper lists out the main achievements of the Ministry of Housing and Lands for the period July 2005 - beginning June 2006, it being emphasized that the list is not exhaustive.
2. In the " Programme Gouvernemental de L'Alliance Sociale ", it is clearly indicated that " *La réforme de l'accès à la terre*" is one of the strategic objectives of the process of the democratization of the economy, while " *améliorer le Bien Etre par les logements sociaux*" is an integral part of the policy of " *Les Citoyens au Centre du Développement*".
3. The most important of the several functions of the Ministry of Housing and Lands are:-
First, to satisfy the housing and land needs of the people of Mauritius;
Second, to achieve more effective management and use of State Lands, and
Third, to support and encourage private sector development activities that are in the national interest and that also have social components.
4. Actions related to these functions have been initiated since July 2005 and will continue and spread over the next four years and beyond.
5. The following sets out in brief form the main actions and achievements of the Ministry of Housing and Lands to date.

Housing

6. Various policy issues of the Housing Sector have been and continue to be addressed from a “macro” perspective and in a comprehensive manner, inclusive of spatial/financial dimensions, affordability to the targeted groups, accessibility, and harmonious social integration, the overall objective being -

“UN TOIT POUR TOI”

Housing Units completed and delivered

7. Since July 2005, 1375 housing units have been completed out of which 210 have been delivered.

Construction of 533 housing units

8. Tenders for the “design and build” for the construction of some 533 housing units on 6 sites are currently being processed. A first lot of 288 units will be constructed on 3 sites -

Chebel	54
Bambous	78
Henrietta	156

A second lot of 245 housing units will be built on another 3 sites as follows-

Rivière des Anguilles	91
Ville Noire, Mahebourg	70
Balisson	84

9. The Ministry of Housing and Lands has been ensuring that housing units are provided to as many needy families as possible. In this context, 4 new sites have been identified for NHDC Housing Project. They are-

Site	Approx. No. of Units
Calebasses	140
Glen Park	158
La Tour Koenig	33
Petite Rivière	<u>45</u>
TOTAL	<u>376</u>

10. Some 7 additional sites (Plaine Magnien, Grnd Bel Air, Mare d'Albert, Ville Noire, Britannia, Camp Diable, and Cottage) for a total of 781 low cost housing units have also already been identified .

Sites and Services Project

11. Apart from the benefit of cash as incentives, bare services sites have been provided to those people who prefer to have their own individual design. The sites and services programme provide for serviced sites where beneficiaries have to construct in according to prototype designs that Government is providing free of charge. 57 plots of State Land have been allocated to eligible beneficiaries as follows-

Site	No. of Units
Piton	3
Bambous	14
Bel Etang	30
St. Pierre	<u>10</u>
TOTAL	<u>57</u>

Under this project state land of an extent of about 5 perches is leased for a 60 year period to each beneficiary.

12. The NHDC will embark on other sites and services project under Phase II as follows-

Site	Approx. No. of Units
Ville Noire	56
Glen Park	63
Souillac	<u>123</u>
TOTAL	<u>242</u>

Building Materials and Slab Grant (Rs 55,000)

13. This very popular scheme is of considerable help to low income families which build their houses without financial support from Government agencies. It comprises a grant of Rs 55,000 for a maximum area of 100 m² payable when the house reaches beam level.
14. During the year under review, some 2137 persons have benefitted a total sum of Rs 101.8M under this scheme. An additional 2397 beneficiaries are expected to benefit from this grant in due course.
15. Some 281 persons in Rodrigues have also benefitted from this scheme and the total amount paid is Rs 10.3M.

Provision of Rs22.4M for rehabilitation work on housing estates which were illegally occupied

16. In June/July 2005, some 648 housing units were illegally occupied and substantial damages caused to them. Government agreed that an amount of Rs 22.4M be provided to the NHDC Ltd., through an allocation of capital expenditure, with a view to enabling the latter to arrange for the rehabilitation works.

Sale of State Land on which stands ex-CHA houses

17. In line with Government's firm commitment to empower people to democratize the economy through easier access to capital at cheaper cost and in line with the philosophy of Government of putting people first, Government agreed to the Ministry of Housing and Lands exploring the possibility of selling the state lands on which stand the ex-CHA houses to the owners. The Attorney-General's Office is drafting the appropriate bill to give effect to this agreement.

Public Private Partnership

18. Some 14 promoters have submitted their proposals which have been forwarded to the Ministry of Finance and Economic Development for consideration regarding the proposals to revise the fiscal incentives provided in the existing Housing Development Certificate (HDC) and New Incentives for Residential Development (NIRD) Schemes.

Proposed National Housing Strategy Unit (NHSU)

19. The Ministry of Housing and Lands has initiated action aimed at the setting up of a National Housing Strategy Unit to regroup all stakeholders concerned, with a view to the formulation of a National Housing Policy in the national interest.

Lands

20. The Ministry of Housing and Lands has initiated action for the implementation of a Land Administration and Management System (LAMS) which aims at setting up a modern, integrated, secure, transparent, affordable and efficient land administration and management

system that underpins economic growth, social stability and sustainable resource development in Mauritius.

21. In this context, the Ministry of Housing and Lands has set the ball rolling for the preparation of a Programme Design Project (PDP) to be followed by a Programme Implementation Project (PIP). The detailed design and costing of the land administration reform project will be prepared with the assistance of international consultancy.

Project Implementation Unit (PIU)

22. A Project Implementation Unit has been set up to monitor all aspects relating to the Land Administration and Management System (LAMS).

Hydrography

23. The Ministry of Housing and Lands has made important progress in the field of Hydrography in Mauritius. On 24 October 2005, a Memorandum of Understanding was signed between the Government of India and the Government of Mauritius for cooperation in hydrography. In this context, INS Sarveshak has undertaken hydrographic surveys in the following places -

Approaches to Port-Louis harbour

Port- Louis harbour

G.R.N.W. estuary (fishing port)

Agalega island – complete surround of the island

Deep sea water sampling

24. The Indian team has also verified the hydrographic survey of dredged land at Pte aux Sables which connects the Fisheries Training Centre to the port.

Maritime Boundary

25. Computation and validation bare lines and closing lines coordinates have been computed and validated by the Survey division of the Ministry of Housing and Lands in connection with the establishment of our Maritime boundary in collaboration with the Prime Minister's Office. Preliminary works have also started with a view to delimitating the Exclusive Economic Zone with Seychelles and other neighbouring States. Furthermore the determination of the limits of extended continental shelf for eventual submission to the United Nations is ongoing.

Tsunami

26. The Hydrographic Section of the Ministry of Housing and Lands has also collaborated with Mauritius Oceanographic Institute in the preparation of inundation map and has mapped risk areas as well in the context of protection of our island against the damages likely to be caused by Tsunamis.

Land Information System

27. 190 additional georeferenced stations have been established across the island for the production of digital maps. The existing computerized Land Information System (Smart Database) has been updated with 3417 records.

Lease

28. 757 deeds of lease have been signed for the regularization of squatters on State Land islandwise. 373 leases for various purposes have also been drawn up. 9 leases comprising 708 plots of land have been drawn up in favour of the NHDC for its housing programme under various schemes. Preparation for leases for two other locations concerning 179 plots of land is well advanced.

Site and Services Project

29. 30 leases have been drawn up in connection with the Site and Services Project since July 2005. 92 other leases are being processed for eventual grants of lease. 76 plots have been parcelled out for lease to ex-NHDC-squatters at Camp Levieux, Chebel, and La Tour Koenig.

Cartography

30. The Cartographic Section of the Ministry of Housing and Lands which is involved in the preparation of maps has updated base map 1/100,000 base map 1/500,000. It has also prepared base maps for 10 sheets with details and contours. 51 models for mapping in photogrammetry has also been effected. The Section has also prepared thematic maps for the following Ministry/body -

Ministry of Health

Police Department

Beach Authority

Electoral Office

Squatting Unit

31. The Ministry of Housing and Lands has established a "Police de Terres" with a view to deterring squatting on State Land. This squad effects inspection throughout the island on a day-to-day basis. 62 Notices under the State Land Act for illegal occupation of State Land have been issued by the squatting unit. 2 structures have been demolished, 60 others are being monitored. The squatting unit has also demarcated 1630 plots of land for squatters whose situation Government has decided to regularize, being satisfied with their "extreme hardship cases" status.

Land Acquisition for Government Projects

32. The Ministry of Housing and Lands has acquired a total of 142A63P in connection with the implementation of the following projects -

- | | | |
|-----|-------------------|----------------------|
| (1) | School Projects | 32,054m ² |
| (2) | Community Centres | 5,262m ² |

Planning

33. New Outline Planning Schemes for district councils of Pamplemousses-Rivière du Rempart, Moka-Flacq, Black River and Grand Port-Savanne have been completed. These Outline Schemes are new style plans with emphasis on facilitating development.

34. Masterplans, which are comprehensive integrated plans for proposed new development areas, are in an advanced stage of preparation for -

- Riche Terre/Baie du Tombeau
- Triolet South
- 65A Réduit Triangle
- Balaclava
- Bel Ombre Phase 2
- Melville
- La Chaumière
- Montagne Jacquot

Town and Country Planning

35. The Town and Country Planning Board (TCPB) has prepared and issued new Draft Outline Schemes for Pamplemousses-Rivière du Rempart, Moka-Flacq, Black River and Grand Port-Savanne areas to allow them to control development.

36. The TCPB has also initiated examination of Draft Outline Schemes for the annexed areas of Beau Bassin-Rose Hill, and Quatre Bornes, while it has also examined 45 applications for rezoning of land in the context of the modification of the Vacoas-Phoenix Outline Scheme.
37. The TCPB has processed and submitted to the respective Local Authorities two major I.R.S. Projects (Cie. Sucrière de Mont Choisy and Anahita Hotel).

Morcellement Permits

38. The Morcellement Unit has approved 333 morcellement permits and rejected 49 applications for same.

Advisers

39. The contractual Advisers have generally been contributing significantly to the activities of the Minister of Housing and Lands.
40. Advisers have generally enhanced the capabilities of the CAB Office to receive members of the public, and to date, thousands of them, mostly from the Constituency of the Minister of Housing and Lands have been heard by the Minister and his Advisers, and, within legal, policy, and other official parameters, solutions have been brought to the problems of a vast number of them.
41. The Special Adviser on Housing matters has contributed significantly to the resolution of many problems relating to squatters and squatting, and to issues related to housing generally.
42. The Adviser on Information matters, in close consultations with the Senior Adviser to the Minister of Housing and Lands, has contributed immensely

to the projection of the image of the Minister of Housing and Lands and of his Ministry, and by extension, of Government.

43. The Senior Adviser to the Minister of Housing and Lands has initiated action to reorganize the Ministry of Housing and Lands in close consultation with the Minister and the Permanent Secretary and he has been of invaluable assistance to the Minister, to the Permanent Secretary, and to the Ministry in all matters relating to his contractual duties and responsibilities and beyond.
44. On the whole, the Minister of Housing and Lands has benefitted from the support of his Advisers, and by extension, certain specific works of the Ministry of Housing and Lands have been facilitated by the input of these Advisers.

Conclusion

45. This brief gives a picture of the achievements of the Ministry of Housing and Lands since July 2005, and the year ahead will be one of consolidation and implementation of major housing and land development projects,. The Ministry is being re-engineered to achieve its objectives professionally, cost effectively, and in time.

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