

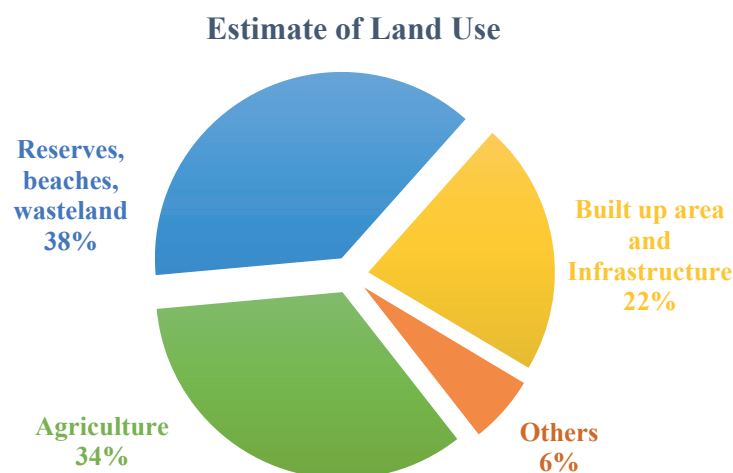
## STRATEGIC OVERVIEW

### I. Mission Statement

- To create access to decent, safe, affordable and ecological residential units within green conscious communities
- To ensure land is used optimally to support economic growth and social inclusiveness whilst protecting the environment and enhancing green living

### II. Current Situation & Challenges

- According to the 2011 Census, there were 356,900 housing units; 88.9 percent of households owned their accommodation, 8 percent rented their houses and the remaining 3.1 percent had free accommodation.
- Government has contributed to the construction of some 92,250 houses which account for about 26 percent of housing stock in Mauritius.
- National Housing Development Co. Ltd (NHDC) has registered a cumulative demand for 25,000 low income housing units. However, a validation is required since the database has not been updated.
- Since July 2020, the construction of 772 housing units has been completed.
- Some 636 arpents of land have been identified for implementation of housing projects.
- Real Estate Agent Authority Act partly proclaimed in October 2020 to regulate and control the business activities of real estate agents, including business activities of land promoters and property developers.
- The Planning Policy Guidance on Light Rail Corridor & Ex-railway Lands has been approved in March 2021.
- An estimate<sup>1</sup> of land usage in Mauritius is as follows:



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<sup>1</sup> Source: EDB, 2016

## Key Challenges

### Housing

- Persistent excess demand for low- and middle-income housing
- Promotion of public/private partnership to address unmet demand for housing units
- Ensuring that the NHDC completes the ongoing construction of 3,310 social housing units
- Ensuring additional 12,000 housing units are constructed by end June 2024
- Lack of expertise dedicated to strategic housing planning & development
- With increasing property prices, social and affordable housing clusters are being pushed further on urban fringes, causing societal inclusivity issues

### Land Use Planning

- Need for acquisition of land in a timely manner for social housing, light rail and other major development projects
- Previous Plans had insufficient stakeholder buy-in leading to difficulty in implementation of Master Plans
- Limited coastal land relative to high demand for new projects
- The current Land Administration, Valuation and Information Management System (LAVIMS) operational since 2009, requires upgrading for an efficient management of our scarce land resources
- While the fast development pace is providing an array of opportunities, the cultural heritage and identity of places are at risk
- Non-integration of smart cities with local settlements
- Flooding and landslide issues due to rapid urbanisation and climate change
- Lack of expertise dedicated to strategic land use planning

## III. Strategic Direction 2021-2024

Strategic Direction	Enabler
<p><b>Accelerated Housing Construction Programme for Low and Middle-Income families</b></p>	<ul style="list-style-type: none"> <li>▪ Completion of on-going Social Housing Programme</li> <li>▪ Construction of additional 12,000 residential units</li> </ul>

Strategic Direction	Enabler
<p><b>Ensure housing needs of hardship cases are considered on a case-to-case basis</b></p>	<ul style="list-style-type: none"> <li>▪ 10% of social housing are allocated to households registered under Social Register of Mauritius</li> <li>▪ The housing allocation policy of the NHDC provides preferential allocation of ground floor accommodation for people with special needs (persons with physical impairment, elderly and infants)</li> <li>▪ Design of all new NHDC housing estates provides for ramps and flat flooring for ease of movement with wheelchair inside the housing unit</li> </ul>
<p><b>Uplift and modernise existing social housing estates including the removal of asbestos in EDC houses</b></p>	<ul style="list-style-type: none"> <li>▪ Pursue rehabilitation of NHDC Housing Estates</li> <li>▪ Revamp the role of Syndics in apartment-type NHDC houses and develop a participatory approach in day-to-day management</li> <li>▪ Initiate self-financing for the maintenance of existing housing estates through rental of commercial space within these estates</li> <li>▪ Empower the role of Residents’ Associations for greater ownership of their living environment</li> <li>▪ Encourage EDC residents to take advantage of Government Schemes (including Public-Private Partnerships) for the removal of asbestos and reconstruction of new housing units</li> </ul>
<p><b>Improve land use planning and promote economic development in the rural and urban areas, whilst enhancing quality of the environment to move towards a more sustainable pattern of development</b></p>	<ul style="list-style-type: none"> <li>▪ Update and review the National Land Development Strategy, Planning Policy Guidance and the Outline Schemes to: <ul style="list-style-type: none"> <li>○ Integrate and sustain the Transit Oriented Development along the Metro Express Line</li> <li>○ Accelerate urban regenerative policies for a more cohesive, inclusive and economically equitable landscape</li> <li>○ Designate where appropriate Coastal Public Parks aligned with UNESCO ‘Geopark’ label</li> </ul> </li> </ul>

**VOTE 3-1: Housing and Land Use Planning - continued**

<b>Strategic Direction</b>	<b>Enabler</b>
<b>Ensure effective and optimal use of land for sustainable development</b>	<ul style="list-style-type: none"> <li>Develop a new digital geospatial data sharing platform (LAVIMS 2.0) for amongst others, land transfer and ownership and land registration</li> </ul>
<b>Develop land use guidelines for sustainable development</b>	<ul style="list-style-type: none"> <li>Prepare Planning Policy Guidance on sustainable principles in liaison with relevant stakeholders</li> </ul>

#### **IV. Key Deliverables & Key Performance Indicators**

<b>Outcome</b>							
<b>Improve the living conditions of the population through access to affordable and decent housing</b>							
<b>Outcome Indicator</b>				<b>Actual 2020/21 (Prov.)</b>	<b>Target 2021/22</b>	<b>Target 2022/23</b>	<b>Target 2023/24</b>
Percentage of Housing Programmes completed (4,082 ongoing and 12,000 New Housing Units)				5%	13%	41%	100%
<b>Delivery Unit</b>	<b>Main Service</b>	<b>Key Performance Indicator</b>	<b>Actual 2020/21 (Prov.)</b>	<b>Target 2021/22</b>	<b>Target 2022/23</b>	<b>Target 2023/24</b>	
<b>NHDC</b>	Construction of housing units	Number of units completed under the on-going Programme	772	1,285	463	1,562	
<b>New Social Living Development Ltd</b>		Number of units completed under the New Housing Programme	-	-	4,000	8,000	
<b>NHDC</b>	Rehabilitation of NHDC Housing Estates	Number of NHDC Housing Estates rehabilitated	1	5	5	-	
<b>Survey Division</b>	Management of State Lands and maintaining the land cadastre	Implementation of LAVIMS 2.0 (a new digital Geospatial data sharing platform)	-	50%	100%	-	

### VOTE 3-1: Housing and Land Use Planning - *continued*

Delivery Unit	Main Service	Key Performance Indicator	Actual 2020/21 (Prov.)	Target 2021/22	Target 2022/23	Target 2023/24
<b>Planning Division</b>	Planning for land use	Finalisation of the Vacoas Town Centre Master Plan	-	Dec 2021	-	-
		Approval of New National Land Development Strategy	-	Dec 2021	-	-
		Smart Mapping GIS Platform operational	-	March 2022	-	-
<b>Valuation Department</b>	Improve valuation of properties through creation of a digital cadastral database	Number of Municipal /District Councils provided with accurate and up-to-date digital data relating to immovable properties	-	1	2	3

## V. Human Resource & Gender Distribution

Staff in Post	Number	Male	Female
Top Management (Salary $\geq$ Rs 100,000)	2	50%	50%
Middle Management (Rs 40,000 $\leq$ Salary < Rs 100,000)	127	76%	24%
Support (Salary < Rs 40,000)	430	55%	45%
<b>Overall</b>	<b>559</b>	<b>60%</b>	<b>40%</b>

*CISD Figures – May 2021*

**VOTE 3-1: Housing and Land Use Planning - continued**

**FINANCIAL RESOURCES**

**Summary by Economic Categories**

Rs 000

Code	Economic Categories	2020/21 Estimates	2021/22 Estimates	2022/23 Planned	2023/24 Planned
<b>VOTE 3-1: TOTAL EXPENDITURE</b>		2,225,000	<b>2,197,000</b>	2,364,000	2,343,000
<b>Recurrent Expenditure</b>		482,900	446,800	459,900	404,900
20	Allowance to Minister	2,400	2,472	2,472	2,472
21	Compensation of Employees	238,560	245,273	254,373	256,973
22	Goods and Services	196,075	153,900	157,900	100,300
25	Subsidies	18,500	17,500	17,500	17,500
26	Grants	10,865	11,155	11,155	11,155
28	Other Expense	16,500	16,500	16,500	16,500
<b>Capital Expenditure</b>		1,742,100	1,750,200	1,904,100	1,938,100
28	Other Expense	1,152,300	1,128,100	1,289,100	823,100
31	Acquisition of Non-Financial Assets	589,800	622,100	615,000	590,000
32	Acquisition of Financial Assets	-	-	-	525,000

**Summary by Sub-Heads**

Rs 000

Details	2020/21 Estimates	2021/22 Estimates	2022/23 Planned	2023/24 Planned
Sub-Head 3-101: General	127,900	126,900	129,800	130,700
Sub-Head 3-102: Social Housing Development	1,224,500	1,228,900	1,355,300	1,414,400
Sub-Head 3-103: Land Management and Physical Planning	872,600	841,200	878,900	797,900
<b>TOTAL</b>	<b>2,225,000</b>	<b>2,197,000</b>	<b>2,364,000</b>	<b>2,343,000</b>

**Sub-Head 3-101: General**

Rs 000

Item No.	Details	2020/21 Estimates	2021/22 Estimates	2022/23 Planned	2023/24 Planned
<b>Recurrent Expenditure</b>		<b>125,900</b>	<b>126,800</b>	<b>129,800</b>	<b>130,700</b>
<b>20</b>	<b>Allowance to Minister</b>	<b>2,400</b>	<b>2,472</b>	<b>2,472</b>	<b>2,472</b>
20100	Annual Allowance	2,400	2,472	2,472	2,472
<b>21</b>	<b>Compensation of Employees</b>	<b>79,760</b>	<b>83,228</b>	<b>86,228</b>	<b>87,128</b>
21110	Personal Emoluments	71,310	75,110	78,067	78,967
.001	Basic Salary	57,084	59,143	61,059	61,880
.002	Salary Compensation	2,720	3,480	3,549	3,549
.004	Allowances	3,000	2,200	3,000	3,000
.005	Extra Assistance	3,500	2,500	2,500	2,500
.006	Cash in lieu of Leave	-	2,600	2,600	2,600
.009	End-of-year Bonus	5,006	5,187	5,359	5,438

**VOTE 3-1: Housing and Land Use Planning - continued**

Rs 000					
Item No.	Details	2020/21 Estimates	2021/22 Estimates	2022/23 Planned	2023/24 Planned
21111	Other Staff Costs	7,625	7,168	7,211	7,211
.002	Travelling and Transport	5,600	5,643	5,686	5,686
.100	Overtime	2,000	1,500	1,500	1,500
.200	Staff Welfare	25	25	25	25
21210	Social Contributions	825	950	950	950
<b>22</b>	<b>Goods and Services</b>	<b>43,740</b>	<b>41,100</b>	<b>41,100</b>	<b>41,100</b>
22010	Cost of Utilities	3,400	2,600	2,600	2,600
22020	Fuel and Oil	1,200	900	900	900
22030	Rent	31,230	32,230	32,230	32,230
22040	Office Equipment and Furniture	450	175	175	175
22050	Office Expenses	920	565	565	565
22060	Maintenance	3,050	1,850	1,850	1,850
22070	Cleaning Services	290	290	290	290
22100	Publications and Stationery	1,420	1,110	1,110	1,110
22120	Fees	720	490	490	490
22900	Other Goods and Services	1,060	890	890	890
	<i>of which</i>				
.955	Gender Mainstreaming	200	200	200	200
<b>Capital Expenditure</b>		<b>2,000</b>	<b>100</b>	-	-
<b>31</b>	<b>Acquisition of Non-Financial Assets</b>	<b>2,000</b>	<b>100</b>	-	-
31122	Other Machinery and Equipment				
.999	Acquisition of Other Machinery & Equipment	1,000	100	-	-
31132	Intangible Fixed Assets				
.401	Upgrading of ICT Infrastructure	1,000	-	-	-
<b>TOTAL</b>		<b>127,900</b>	<b>126,900</b>	<b>129,800</b>	<b>130,700</b>

**Sub-Head 3-102: Social Housing Development**

<b>Recurrent Expenditure</b>		<b>42,300</b>	<b>40,900</b>	<b>41,300</b>	<b>41,400</b>
<b>21</b>	<b>Compensation of Employees</b>	<b>6,670</b>	<b>6,500</b>	<b>6,900</b>	<b>7,000</b>
21110	Personal Emoluments	6,068	5,823	6,216	6,316
.001	Basic Salary	5,357	4,937	5,277	5,367
.002	Salary Compensation	151	175	186	186
.004	Allowances	100	100	100	100
.006	Cash in lieu of Leave	-	200	200	200
.009	End-of-year Bonus	460	411	453	463
21111	Other Staff Costs	540	607	614	614
.002	Travelling and Transport	500	577	584	584
.100	Overtime	30	22	22	22
.200	Staff Welfare	10	8	8	8
21210	Social Contributions	62	70	70	70
<b>22</b>	<b>Goods and Services</b>	<b>1,130</b>	<b>900</b>	<b>900</b>	<b>900</b>
22010	Cost of Utilities	80	70	70	70
22020	Fuel and Oil	40	30	30	30
22040	Office Equipment and Furniture	85	30	30	30
22050	Office Expenses	90	50	50	50
22060	Maintenance	50	40	40	40

**VOTE 3-1: Housing and Land Use Planning - continued**

					Rs 000
Item No.	Details	2020/21 Estimates	2021/22 Estimates	2022/23 Planned	2023/24 Planned
22070	Cleaning Services	100	100	100	100
22100	Publications and Stationery	80	70	70	70
22120	Fees	570	480	480	480
22900	Other Goods and Services	35	30	30	30
<b>25</b>	<b>Subsidies</b>	<b>18,500</b>	<b>17,500</b>	<b>17,500</b>	<b>17,500</b>
25110	Non-Financial Public Corporations				
.004	National Housing Development Company Ltd - Housing Loans	18,500	17,500	17,500	17,500
<b>28</b>	<b>Other Expense</b>	<b>16,000</b>	<b>16,000</b>	<b>16,000</b>	<b>16,000</b>
28212	Transfers to Households				
.023	Syndics for Maintenance of NHDC Housing	16,000	16,000	16,000	16,000
<b>Capital Expenditure</b>		<b>1,182,200</b>	<b>1,188,000</b>	<b>1,314,000</b>	<b>1,373,000</b>
<b>28</b>	<b>Other Expense</b>	<b>1,152,200</b>	<b>1,128,000</b>	<b>1,289,000</b>	<b>823,000</b>
28222	Transfers to Households				
.012	Casting of Roof Slab Grant Scheme	100,000	100,000	100,000	100,000
.013	Rehabilitation of Infrastructure of NHDC Housing Estates	101,000	96,450	155,850	77,530
.015	Transfer of Title deeds of ex-CHA Houses	200	150	150	150
.017	Construction of Social Housing Units	951,000	931,400	1,033,000	645,320
<b>31</b>	<b>Acquisition of Non-Financial Assets</b>	<b>30,000</b>	<b>60,000</b>	<b>25,000</b>	<b>25,000</b>
31113	Other Structures				
.037	Off-site Infrastructure Works for Social Housing	30,000	60,000	25,000	25,000
<b>32</b>	<b>Acquisition of Financial Assets</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>525,000</b>
32145	Loans				
.506	National Housing Development Company Ltd	-	-	-	525,000
<b>TOTAL</b>		<b>1,224,500</b>	<b>1,228,900</b>	<b>1,355,300</b>	<b>1,414,400</b>

**Sub-Head 3-103: Land Management and Physical Planning**

<b>Recurrent Expenditure</b>		<b>314,700</b>	<b>279,100</b>	<b>288,800</b>	<b>232,800</b>
<b>21</b>	<b>Compensation of Employees</b>	<b>152,130</b>	<b>155,545</b>	<b>161,245</b>	<b>162,845</b>
21110	Personal Emoluments	136,610	139,356	144,861	146,461
.001	Basic Salary	111,153	109,045	113,562	115,045
.002	Salary Compensation	2,930	4,765	5,074	5,074
.004	Allowances	3,000	3,000	3,000	3,000
.005	Extra Assistance	10,520	8,700	8,700	8,700
.006	Cash in Lieu of Leave	-	4,600	4,600	4,600
.009	End-of-year Bonus	9,007	9,246	9,925	10,042
21111	Other Staff Costs	14,020	14,589	14,784	14,784
.002	Travelling and Transport	13,700	14,344	14,539	14,539
.100	Overtime	300	225	225	225
.200	Staff Welfare	20	20	20	20
21210	Social Contributions	1,500	1,600	1,600	1,600
<b>22</b>	<b>Goods and Services</b>	<b>151,205</b>	<b>111,900</b>	<b>115,900</b>	<b>58,300</b>
22010	Cost of Utilities	1,400	1,300	1,300	1,300
22020	Fuel and Oil	1,200	900	900	900
22040	Office Equipment and Furniture	300	200	200	200
22050	Office Expenses	660	610	610	610



**VOTE 3-1: Housing and Land Use Planning - continued**

				Rs 000	
Item No.	Details	2020/21 Estimates	2021/22 Estimates	2022/23 Planned	2023/24 Planned
22060	Maintenance	42,220	43,465	43,455	2,440
	<i>of which</i>				
.013	LAVIMS	41,000	41,000	41,000	-
22070	Cleaning Services	225	225	225	225
22100	Publications and Stationery	2,315	2,505	2,505	2,505
22120	Fees	4,085	7,815	7,080	7,195
	<i>of which</i>				
.008	Fees For Consultant	-	3,000	3,000	3,000
.023	Fees icw Oracle License (LAVIMS)	2,600	2,750	2,815	2,930
22130	Studies and Surveys	47,500	38,355	43,100	26,400
.002	Hydrographic Surveys by Indian Navy	1,000	2,600	1,000	1,000
.003	Land Use Planning and Management	46,500	35,755	42,100	25,400
	<i>of which</i>				
	(a) Review of National Land Development Strategy	34,000	32,655	16,600	-
	(b) Council of Professional Planners	500	500	500	500
	(c) Smart Mapping GIS Platform for Land Use Planning	500	2,500	-	-
	(d) New Urban and Rural Outline Schemes	-	100	25,000	24,900
22900	Other Goods and Services	51,300	16,525	16,525	16,525
	<i>of which</i>				
.986	Expenses icw Land Research and Monitoring Unit	50,000	15,000	15,000	15,000
<b>26</b>	<b>Grants</b>	<b>10,865</b>	<b>11,155</b>	<b>11,155</b>	<b>11,155</b>
26210	Contribution to International Organisations				
.129	International Hydrographic Organisation	500	605	605	605
.182	Regional Centre for Mapping of Resources for Development	2,035	2,250	2,250	2,250
26313	Extra-Budgetary Units				
.091	Town and Country Planning Board	8,330	7,700	7,700	7,700
.153	Real Estate Agent Authority	-	600	600	600
<b>28</b>	<b>Other Expense</b>	<b>500</b>	<b>500</b>	<b>500</b>	<b>500</b>
28211	Transfers to Non-Profit Institutions				
.070	Professional Land Surveyors Council	500	500	500	500
<b>Capital Expenditure</b>		<b>557,900</b>	<b>562,100</b>	<b>590,100</b>	<b>565,100</b>
<b>28</b>	<b>Other Expense</b>				
		Project Value Rs 000			
		<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>
28222	Transfer to Households				
.016	Transfer of Title deeds of Land/Houses	100	100	100	100
<b>31</b>	<b>Acquisition of Non-Financial Assets</b>	<b>557,800</b>	<b>562,000</b>	<b>590,000</b>	<b>565,000</b>
31121	Transport Equipment				
.801	Acquisition of Vehicles	-	5,000	-	-
31122	Other Machinery and Equipment				
.802	Acquisition of IT Equipment	1,000	3,550	-	-
.810	Acquisition of Land Surveying Equipment	6,500	1,300	-	-
.999	Acquisition of Other Machinery and Equipment	4,100	1,150	-	-



**VOTE 3-1: Housing and Land Use Planning - continued**

**HUMAN RESOURCES**

SN	Position Titles	Funded	
		2020/21	2021/22
<b>Vote 3-1: Housing and Land Use Planning</b>		<b>459</b>	<b>485</b>
<b>Sub-Head 3-101: General</b>		<b>178</b>	<b>184</b>
1	Deputy Prime Minister	1	1
2	Permanent Secretary	1	1
3	Deputy Permanent Secretary	3	3
4	Assistant Permanent Secretary	6	6
5	Chief Technical Officer	-	1
6	Manager, Financial Operations	1	1
7	Assistant Manager, Financial Operations	2	2
8	Principal Financial Operations Officer	2	2
9	Financial Officer/Senior Financial Officer	4	3
10	Assistant Financial Officer	3	5
11	Manager (Procurement and Supply)	1	1
12	Procurement and Supply Officer/Senior Procurement and Supply Officer	1	1
13	Assistant Procurement and Supply Officer	1	2
14	Assistant Manager, Internal Control	1	1
15	Principal Internal Control Officer	1	-
16	Internal Control Officer/Senior Internal Control Officer	1	1
17	Human Resource Management Officer	-	1
18	Assistant Manager, Human Resources	-	1
19	Human Resource Executive	-	3
20	Office Management Executive	4	3
21	Office Management Assistant	12	12
22	Office Supervisor	2	2
23	Management Support Officer	55	55
24	Confidential Secretary	11	11
25	Senior Word Processing Operator	1	1
26	Word Processing Operator	8	8
27	Executive Officer (Ex-SMEDA)	1	1
28	Clerical Officer/Higher Clerical Officer (Ex-SMEDA)	1	1
29	Receptionist/Telephone Operator	4	4
30	Head Office Auxiliary	2	2
31	Office Auxiliary/Senior Office Auxiliary	17	17
32	Driver	21	21
33	Stores Attendant	2	2
34	General Worker	8	8
<b>Sub-Head 3-102: Social Housing Development</b>		<b>12</b>	<b>11</b>
1	Chief Housing Development Officer	1	1
2	Principal Housing Development Officer	1	1
3	Housing Development Officer	6	7
4	Assistant Housing Officer ( <i>Personal</i> )	1	-
5	Housing Clerk ( <i>Personal</i> )	2	1
6	Housing Attendant ( <i>Personal</i> )	1	1

**VOTE 3-1: Housing and Land Use Planning - continued**

SN	Position Titles	Funded	
		2020/21	2021/22
<b>Sub-Head 3-103: Land Management and Physical Planning</b>		<b>269</b>	<b>290</b>
1	Chief Town and Country Planning Officer	1	1
2	Deputy Chief Town and Country Planning Officer	2	2
3	Principal Town and Country Planning Officer	6	6
4	Senior Town and Country Planning Officer	6	6
5	Town and Country Planning Officer	16	16
6	Chief Technical Design Officer	1	1
7	Principal Technical Design Officer	1	1
8	Senior Technical Design Officer	2	3
9	Technical Design Officer	8	9
10	Trainee Technical Design Officer	1	3
11	Senior Development Control Officer	2	2
12	Development Control Officer	9	9
13	Secretary, Morcellement Board	-	-
14	Secretary, National Planning and Development Commission ( <i>New</i> )	-	-
15	Chief Surveyor	1	1
16	Deputy Chief Surveyor	3	3
17	Principal Surveyor	14	14
18	Senior Surveyor	17	17
19	Surveyor	37	40
20	Principal Survey Technician	2	2
21	Senior Survey Technician	10	10
22	Survey Technician	35	42
23	Chief Cartographer	1	1
24	Principal Cartographer	3	3
25	Cartographer/Senior Cartographer	15	15
26	Trainee Cartographer	-	6
27	Plan and Records Officer ( <i>Personal</i> )	1	1
28	Archives Officer/Senior Archives Officer	1	1
29	Head, Survey Field Worker	16	16
30	Survey Field Worker/Senior Survey Field Worker	57	57
31	Machine Minder/Senior Machine Minder (Bindery) ( <i>on roster</i> )	-	1
32	Plan and Printing Operator	1	1
<b>TOTAL</b>		<b>459</b>	<b>485</b>