

Dan nuvo sityasyon avek kriz koronaviris:

Demand LALIT lor Lozman

1. Guvernman bizin Uver enn Rezis Nasyonal pu dimunn ki dan problem Lozman!

Statistik ofisyel pa montre lanpler problem-la

2. Guvernman bizin ranz lakaz lwe avek dimunn dan problem lozman atraver enn nuvo institisyon lor model CHA.

Nuvo institisyon bizin anplway dimunn permanan pu ranz lakaz ek ranplas lakaz lamyant.

3. Guvernman bizin rekizisyonn later depi gran propriyeter teryin pu met dibut enn 100enn vilaz integre avek lozman ek later pu prodiksyon alimanter

4. Guvernman bizin aret donn sibsid pu kann ek disik ki pena lavenir

Servi later pu lozman ek sekirite alimanter

5. Aret tu proze IRS, PDS, Smart City!

Aret sibvansyonn lozman milyarder!

Bizin Uver enn Rezis Nasyonal pu dimunn ki dan problem lozman

How the definition of "house owner" used in Statistics hides the reality of lakaz zeritye

Surs: Statistics Mauritius "Mauritius in Figures", 2016

	1990*	2000*	2011*
Average no. of rooms per occupied housing unit	3.9	4.6	4.8
Average no. of persons per room	1.2	0.9	0.8
Average no. of households per housing unit	1.10	1.07	1.10
Households ('000)	236.1	297.9	342.3
Tenure (%)			
Owner	75.9	86.5	88.9
Tenant	14.8	9.4	7.9
Subtenant	0.4	-	-
Free	8.8	4.1	3.0
Other	0.1	-	0.2

A LALIT study in 2013 shows the disparity between statistics and reality

Rajni Lallah : «On règle la crise sociale en recrutant des policiers»

Par Deepa Bhookhun

22 AOÛT 2013
11:02

Une étude menée par des militants de Lalit et dont les conclusions ont été présentées dans le courant de la semaine soutient que contrairement à ce qu'affirme le Bureau des statistiques, moins de 40 % des Mauriciens sont propriétaires de leur maison. L'étude a aussi trouvé que le taux de chômage pourrait en fait être bien plus élevé que les 8 %...

89 % des Mauriciens propriétaires de leur maison, c'est donc un mythe ?

Disons que c'est la définition de «propriétaire de maison» par le Bureau des statistiques que nous remettons en question. Pour déterminer si les gens possèdent une maison, le Bureau des statistiques leur demande s'ils paient un loyer. Si la réponse est oui, c'est qu'ils sont des locataires. Mais si la réponse est non, ils enregistrent la personne comme étant un «home owner». C'est ainsi que le Bureau des statistiques affirme que 89 % de Mauriciens sont propriétaires de leur maison. Nous, à Lalit, nous en avons assez d'entendre le ministre des Finances Xavier Duval et celui des Terres et du Logement Abu Kasenally – de même que les ministres des précédents gouvernements – dire que 90 % de la population était propriétaire de sa maison. On s'est d'ailleurs di

Eligibility requirements for NHDC housing excludes:

From NHDC website:

Devenir propriétaire d'une maison

Les critères d'éligibilité

- Le demandeur ainsi que le conjoint ne doivent pas être déjà propriétaires ou co-propriétaires d'une maison ou d'un terrain.
- Le demandeur ainsi que le conjoint ne doivent pas être déjà bénéficiaires d'un terrain à bail ou d'une aide pour couler la dalle ou l'achat de matériaux de construction.
- Le revenu mensuel de base du couple ou du demandeur doit se situer dans la fourchette de Rs 6 200 et Rs 30 000.

100,000 unemployed

Confinement : prévisions de 100 000 chômeurs jusqu'à la fin de l'année, dit le ministre des Finances - Le Mauricien

Confinement : prévisions de 100 000 chômeurs jusqu'à la fin de l'année, dit le ministre des Finances

"Self employed" without stable revenue and Zeritye not living in lakaz zeritye (co-owners)

From Hansard No. 10 of 2020, 5 May, 2020
Extract - Prime Minister's statement in the National Assembly

I am informed that in respect of the Self-Employed Assistance Scheme, the Mauritius Revenue Authority has, as at 04 May 2020 -

- (i) received 253,102 applications;
- (ii) approved 189,476 applications;
- (iii) paid for the period 16 March 2020 to 15 April 2020 to 177,714 self-employed, representing a disbursement of Rs906 m.; and
- (iv) for the period 16 April 2020 to 30 April 2020, an amount of Rs2,550 has been paid to 138,670 self-employed, representing disbursement of Rs354 m.

Moreover, a Wage Assistance Scheme has also been set up to provide financial support to employees of the private sector to ensure that they have a salary at the end of the month.

- (i) 15,787 applications from enterprises have been received for the month of March 2020, out of which 14,271 have been approved.
- (ii) An amount of Rs1.6 billion has been paid for 15 days of the month of March 2020 in respect of 246,374 employees working in 12,668 enterprises.

How the definition of employment used in statistics hides reality.

Twenty fourth issue of the Digest of Statistics 2017, Statistics Mauritius, July 2018

Labour force

Labour force or the active population is made up of employed and unemployed population.

Employed population

The employed population consists of Mauritians aged 16 years and above (16+) who have worked for pay, profit or family gain for at least one hour during the reference week of a month. It includes those who are temporarily absent from work for reasons such as leave with pay, leave without pay and temporary disorganisation of work (bad weather, break down of equipment, lack of order, etc.).

Number of people who are so tired of looking for stable employment and not finding it, that they have abandoned.

Le Défi

Selon MCB Focus : la taille de la population active inquiétante

12 FÉVRIER 2018

La part de la population active par rapport à la population, ayant 16 ans et plus, est de quelque 59 %, selon Gilbert Gnany. En termes concrets, cela signifie que sur chaque 100 Mauriciens répondant à ce critère, seulement 59 travaillent. La contribution des femmes est encore moindre, soit environ 45 %. À l'autre extrême, dit-il, la taille de la population inactive (retraités, enfants, étudiants) est en progression. Au troisième trimestre de 2017, la taille de cette population inactive est en hausse. Au 30 septembre, elle a été de 402 200 Mauriciens, soit 6 800 de plus comparé au troisième trimestre de 2016 et 10 900 relatifs au deuxième trimestre de 2017.

« Overall, such labour market trends are viewed as quite worrisome insofar as they threaten to impede our future economic development on the basis of the country being subject to proportionately lower factor inputs than it could have possibly afforded and, thus, missing out on a potential source of economic growth », fait ressortir le Chief Strategy Officer du MCB Group.

Guvernman bizin ranz lakaz lwe avek dimunn dan problem lozman atraver enn nuvo institisyon lor model CHA.

Nuvo institisyon bizin anplway dimunn permanan pu ranz lakaz ek ranplas lakaz lamyant.

Below is a brief outline of how the Central Housing Authority (CHA) began.

The damage on the existing housing was so important that the decision was taken to build all new houses in concrete. In partnership with the British Government, the Mauritian government developed a new housing scheme for the construction of 19,300 units (between 1963 and 1991), based on 2 models known as CHA units of 40m², with concrete slab or iron sheet (called EDC) roofs, on either government, private, or sugar estate land. These housing estates were built without any infrastructure (roads, sewage) nor indoor facilities (running water, toilet, kitchen). Each plot was 9 perches large (379.2m²).

This led to the construction of 177 new housing estates all over the island and was the first Government intervention in the mass production of housing for the working class and in the development of the suburban region, without distinction of low income or middle income class groups.

Each house was sold on a Hire-Purchase model, with rent to own agreements of Rs 25/month over 25 years. Soon after people had started living in the newly built units, the government realized that they struggled to pay the minimum installment and/or didn't pay rent. The Government revised the scheme in 1970, proposing rather a tenancy agreement of Rs 12 to Rs 15/month.

¹ Brief History of Housing, Period 1945-2007, The Central Housing Authority-CHA.

² For more information on all governmental stakeholders presented in report, refer to Annexure.

³ Government of Mauritius, Ministry of Housing and Lands. Ramchurn, P. Report on the Republic of Mauritius, Review on Social Housing, 2012.

Guvernman bizin rekizisyonn later depi gran propriyeter teryin pu met dibut enn 100enn vilaz integre avek lozman ek later pu prodiksyon alimanter

This is nothing new: Sugar estates, as they own most of the land, have always needed to be forced into giving land for housing.

Some 100 sugar camps (dankan) and alternative housing provided by tablisman

Cabinet Decision taken 27 August, 1999

2. Cabinet has taken note of the progress achieved in the elimination of Sugar Estate Camps. The first part of the project which involved the elimination of 66 camps has been completed. The second phase of the project which involves the phasing out of 33 camps in the following sugar estates is in progress : Mon Loisir, Mon Desert Alma, Union, Fuel, Belle Vue, Constance, Mon Choisy Ltd., Britania, Riche-En-Eau, Mon Tresor Mon Desert and Beau Plan.

The Government has impressed upon these sugar estates as well as all the institutions concerned to speed up the elimination of the camps without delay so that the project could be completed by the year 2000.

8-9,000 sugar labourers and artisans get land from tablisman

Source: Annual Report 2017 of the Mauritius Cane Industry Authority (MCIA)

Table 22. Status of handing over of title deeds for VRS/ERS/Blue Print

Schemes	No. of Sites	No. of beneficiaries	No. of beneficiaries received title deeds	No. of beneficiaries not yet received title deeds
ERS 2007	8	209	206	3
VRS 2007-2016	63	7,139	6,304	835
Blue Print	16	939	708	231
Total	87	8,287	7,218	1,069

All the outstanding 1,069 title deeds will be handed over to the beneficiaries upon:

- Completion of infrastructural works and receipt of clearances from Authorities.
- Receipt of Letter of Intent, Morcellement Permit.
- Receipt of the Parcel Identification Number (PIN) from Ministry of Housing and Lands.
- Having signed and registered the title deeds.

6.7 Land entitlement

Category of workers	No. of perches
(a) Female agricultural worker of 50 years or more	7.0
Male agricultural or non agricultural worker of 55 years or more	7.0

English/Pages/Sugar-Sector-Strategic-Plan.aspx

3/7

Source: <http://agriculture.govmu.org/English/Pages/Sugar-Sector-Strategic-Plan.aspx>

From UN Habitat - Mauritius National Urban Profile (2012)

Government has negotiated 1,000 acres of land for social housing from the major sugar estates (Mauritius Sugar Producers Association – MSPA). The land however needs to be suitable for the construction of housing which is posing some challenges.

Guvernman bizin aret donn sibsid pu kann ek disik ki pena lavenir Servi later pu lozman ek sekirite alimanter

Mr Speaker, Sir,

61. The sugar cane planters will need our continued support.
62. For crop 2020, Government will ensure that planters receive a guaranteed price of Rs 25,000 per ton for the first 60 tons of sugar.
63. The insurance premium payable to the Sugar Insurance Fund Board by planters producing up to 60 tons of sugar will be waived for Crop 2020.
64. The Mauritius Cane Industry Authority (MCIA) will meet the shortfall arising from the suspension of CESS payments for Crop 2020.
65. The Cane Replantation Programme will be maintained to encourage planters to bring back land under sugarcane cultivation.

From Budget Speech 2020

More than 50% land wasted on sugar cane

Based on Spot XS image updated 2005

Paper published in Journal of Maps

Based on this processing chain, a single-land cover map was produced (Main Map) with the following 11 classes: sugarcane (54.1%), forest (26.7%), sparse vegetation (7.1%), urban areas (5.5%), scrub (2.9%), tea (1.6%), water bodies (0.9%), barren land (0.5%), wetland (0.4%), vegetables (0.2%) and sand (0.1%). A brief description of each land cover class is given below.

note

2.3.8. Built-up or Urban areas

This class comprises residential, commercial and industrial areas as well as hotel complexes and other infrastructure such as the airport, harbour and roads.

Extracts from "Land Cover of Mauritius" by Rody Nigel et Al (2014)

Aret tu proze IRS, PDS, Smart City! Aret sibvansyonn lozman milyarder!

PREFACE

This book was prepared by COMESA Regional Investment Agency in cooperation with Economic Development Board of Mauritius. It was written to give the busy executive a quick overview of the investment climate, taxation, types of business organisation, and accounting practices in Mauritius. Making decisions about foreign operations is complex and requires an intimate knowledge of a country's commercial climate. Companies doing business in Mauritius, or planning to do so, are advised to get current and detailed information from experienced professionals. This book reflects information current as of 2016/2017.

Hospitality & Property Development

Mauritius has successfully positioned itself on the international scene as a renowned up-market tourist destination.

One of the measures announced in the 2015/2016 budget was the restructuring of the Integrated Resort Scheme (IRS) and Real Estate Scheme (RES). As a result, the Investment Promotion Act has been amended through the Finance (Miscellaneous Provisions) Act 2015. The Investment Promotion Act makes provision for the introduction of a Smart City Scheme (SCS) and a Property Development Scheme (PDS), which are administered by the BOI under a new set of regulations.

The Smart City Scheme (SCS) is an ambitious economic development programme to consolidate Mauritius into a full-fledged international business and financial hub with ideal conditions for working, living, and spurring investments. The smart city project aims towards stimulating innovative scientific and technological activities, providing technology-driven facilities to the business community, and creating vibrant cities built around the work-live-play lifestyle. The Government of Mauritius has set up the Smart City Scheme to provide an enabling framework and a package of attractive fiscal and non-fiscal incentives to investors for the development of smart cities across the island.

A smart city project, other than a technopole project, must include:

- Business facilities, with a mandatory innovation cluster
- Residential properties on the condition that the land area planned for the construction of residential properties does not exceed 50 per cent of the total land area

A company investing in the development of a smart city and/or its components is exempted from payment of:

- Income tax for a period of eight years from the issue of the SCS certificate provided that the income is derived from an activity pertaining to the development and sale, rental, or management of immovable property other than an activity in respect of the supply of goods and services.
- Value Added Tax paid on capital goods (building, structure, plant, machinery, or equipment).
- Customs duty on import or purchase of any dutiable goods, other than furniture, to be used in infrastructure works and construction of building within the scheme
- Land Transfer Tax and Registration Duty on transfer of land to a SPV provided that the transferor holds shares in the SPV equivalent to at least the value of the land transferred
- Land Conversion Tax in respect of the land area earmarked for the development of non-residential components (office and business parks, ICT and innovation clusters, touristic, leisure, and entertainment facilities including hotels and golf courses, renewable energy, and green initiatives)
- Mucellement Tax for the subdivision of land

Other tax incentives include:

- First-time Mauritian buyers and buyers under the Mauritian Diaspora Scheme acquiring a residential unit will be exempt from registration duty
- Full recovery of VAT in terms of input tax allowable in terms of capital goods (building structure), plant, machinery, and equipment