

**PART 4 - ANNEX I**  
**OPERATIONAL GUIDELINES ON SOCIAL HOUSING**

## **1.0 BRIEF PROJECT DESCRIPTION**

The Guideline on Social Housing proposes four schemes:

- Scheme 1: Concrete-Cum CIS houses;
- Scheme 2: Participating in a social housing programme;
- Scheme 3: Participating in a social housing programme targeting families with monthly income not exceeding Rs. 10,000; and
- Scheme 3: Upgrading the living environment of vulnerable persons.

## **2.0 SCHEME 1: CONCRETE-CUM CIS HOUSE**

### **2.1 Objective of the scheme**

The objective of the project is to encourage the construction of small but decent housing consisting of a starter pack, which can be subsequently expanded and improved by the beneficiary. These houses would normally replace existing housing often in a shabby condition, and complements the previous NEF CIS housing scheme.

The housing scheme applies to persons living below the poverty line, but who have title to land (either freehold or leasehold) or who have obtained permission to construct a house from parents or grandparents, with guaranteed occupation for at least eight years.

### **2.2 Details**

Each house would cost a maximum of Rs. 165,000. Rs. 75,000 would be met by the National Empowerment Foundation and the remaining Rs. 90,000 funded from the CSR Fund of companies. The maximum limits are subject to periodical revision depending on prevailing construction costs and such amendments will be published on the website of the National CSR Committee ([www.nef.mu/csr](http://www.nef.mu/csr)).

### **2.3 Specifications of the house**

The size of the concrete house with CIS roof should preferably be between 20 to 25 square meters and be modular depending on the size of the land and comprise of:

- Two rooms
- A kitchenette
- A bathroom and toilet

The house should be equipped with sanitary wares, electrical (prepaid meters optional) and plumbing facilities.

All houses should be constructed in accordance with acceptable norms.

#### **2.4 Eligibility criteria**

Beneficiaries should have a monthly family income not exceeding Rs 5,000 (excluding social aids) and/ or be on the list of families compiled by NEF.

The housing scheme applies to persons living below the poverty line, but who have title to land (either freehold or leasehold) or have been given permission to construct a house from parents or grandparents, with guaranteed occupation for at least eight years.

#### **2.5 Responsibilities of the beneficiaries**

Beneficiaries must sign a social contract with the NEF which will stipulate the following conditions:

- Compliance to loan repayment conditions and agree to reimburse Rs. 500 per month for the next 60 months;
- Maintain norms for hygiene and security;
- Follow a family planning programme;
- Ensure that the children attend school regularly;
- Attend to appropriate training offered by NEF/ NGO's/Training institutions so as to increase their employability;
- The house, once built cannot be sold or transferred to a third party also for a period of eight years;

### **3.0 SCHEME 2: PARTICIPATING IN SOCIAL HOUSING PROGRAMME**

Under this scheme corporate entities can participate with the NEF or any other public sector organisation in a social housing programme. The financial contribution of corporate entities from the CSR Fund should be up to an amount not exceeding Rs. 300,000<sup>1</sup> per house.

The size of the concrete house would be up to a maximum of 39 square meters.

Beneficiaries should have a monthly income not exceeding Rs. 5,000 (excluding social aid) and/ or be on the list of families compiled by NEF.

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<sup>1</sup> The maximum limits are subject to periodical revision depending on prevailing construction costs and such amendments will be published on the website of the National CSR Committee ([www.nef.mu/csr](http://www.nef.mu/csr))

#### **4.0 SCHEME 3: PARTICIPATING IN SOCIAL HOUSING PROGRAMME TARGETING FAMILIES WITH MONTHLY INCOME NOT EXCEEDING RS. 10,000**

Under this scheme a Housing Development Trust (HDT) can participate with other public sector organization in the social housing programme for families with monthly income not exceeding Rs. 10,000. The main features of the scheme are as follows:

- (i) The Trust will mobilize financial resources from the CSR Fund of corporate entities to meet one third of the costs of the house. The contribution can either be in cash or in the form of land or both.
- (ii) Government will bear one third of the costs and will provide for offsite infrastructure.
- (iii) Beneficiaries will contribute one third of the cost of the project through a loan.
- (iv) The trust will be responsible for the on-going management of the estates for a period of three years from the completion of the last house.

#### **4.1 Specification of the project**

- (i) Size of house

The size of the concrete house should be a maximum of 39 sq. meters and be equipped with sanitary wares, electrical and plumbing facilities.

#### **4.2 Eligibility criteria**

Beneficiaries should have a monthly family income not exceeding Rs. 10,000 (excluding social aid) as assessed by the Social Register for Mauritius (SRM) and/ or be on the list of families compiled by NEF.

Beneficiaries should NOT be legal owner of a plot of land (either freehold or leasehold)

#### **4.3 Responsibilities of the beneficiaries**

- (i) Beneficiaries will have to disburse one third of the cost of the project in the form of a housing loan contracted from a lending institution.
- (ii) The beneficiaries must enter a social contract with the Trust in view to have possession of the house. The social contract will stipulate the following conditions:
  - Maintain norms of hygiene and security
  - Follow a family planning, where necessary
  - Ensure that their children attend school regularly
  - Attend appropriate training to increase their employability

- Accept jobs offered and/or training with placement
- The house, once built, cannot be sold, transferred or sublet to a third party before eight years, except under exceptional cases.

## **5.0 SCHEME 3: UPGRADING OF THE LIVING ENVIRONMENT**

Under this scheme companies can undertake minor renovation works aiming at upgrading the living environment of vulnerable persons. The works would include among others, construction of toilet, bathroom and minor renovation works. However, the maximum CSR allowable amount per house is Rs. 85,000.

## **6.0 DETAILS OF INVOLVEMENT OF NEF STAFF, WHERE APPLICABLE**

The NEF Staff may facilitate the following:

- (i) Undertake administrative arrangements for the clearance and obtention of the relevant permits.
- (ii) Provide a copy of the construction plan.
- (iii) Take possession, where applicable, and ensure delivery of houses.
- (iv) Provide list of potential beneficiaries to corporate entities
- (v) Prepare a social contract and ensure follow up of the contract with beneficiaries.

## **7.0 SCOPE OF THE PROJECT**

The guideline encompasses the construction of houses and the upgrading of the living environment for beneficiaries residing in mainland Mauritius.