

**BIBLIOGRAPHIC DATA SHEET**

1. CONTROL NUMBER

PH-AAJ-486

2. SUBJECT CLASSIFICATION (855)

LD00-0000-G168

3. TITLE AND SUBTITLE (240)

A market survey of prototype core housing units in Mauritius

4. PERSONAL AUTHORS (100)

5. CORPORATE AUTHORS (101)

Padco, Inc.

6. DOCUMENT DATE (110)

1980

7. NUMBER OF PAGES (120)

87p.

8. ARC NUMBER (170)

MP301.54096982.P123

9. REFERENCE ORGANIZATION (130)

PADCO

10. SUPPLEMENTARY NOTES (500)

11. ABSTRACT (950)

12. DESCRIPTORS (920)

Mauritius                      Sector analysis  
Market survey                Community development  
Housing  
Low-income housing  
Surveys  
Analysis  
Project analysis

13. PROJECT NUMBER (150)

912158900

14. CONTRACT NO. (140)

AID/otr-C-1627

15. CONTRACT  
TYPE (140)

16. TYPE OF DOCUMENT (160)

MP  
301.54096982  
P123

PN-AAJ-

A MARKET SURVEY OF PROTOTYPE  
CORE HOUSING UNITS  
IN MAURITIUS

JUNE 1980

AGENCY  
FOR  
INTERNATIONAL  
DEVELOPMENT



OFFICE OF HOUSING

**A MARKET SURVEY OF PROTOTYPE  
CORE HOUSING UNITS  
IN MAURITIUS**

**JUNE 1980**

## TABLE OF CONTENTS

	<u>Page</u>
FOREWORD . . . . .	iii
I. PURPOSE AND PRINCIPAL FINDINGS AND CONCLUSIONS OF THE SURVEY . . . . .	1
A. Purpose of the Survey . . . . .	1
B. Principal Findings of the Survey . . . . .	1
C. Principal Implications of the Survey for Low Cost Shelter Projects . . . . .	4
II. BACKGROUND: PREPARATION AND EXECUTION OF THE MARKET SURVEY . . . . .	5
A. Background of the Project . . . . .	5
B. Preparation and Design of the Market Survey . . . . .	6
C. The Execution of the Survey . . . . .	9
III. THE FINDINGS OF THE SURVEY -- TABLES AND ANALYSIS . . . . .	15
A. Acceptability of the Core House/ Serviced Plot Concepts . . . . .	15
B. Affordability . . . . .	15
C. Present Accommodation . . . . .	24
D. Employment and Activity Status of Respondents and Their Households . . . . .	41
E. Demographic Characteristics of Respondents and Their Households . . . . .	41
F. Plot Ownership and Location of Plots . . . . .	52
G. Location of Dwellings, Place of Employment and Journey to Work . . . . .	57
H. Willingness/Unwillingness to Move and Preference for Locality of Those Willing to Move . . . . .	57
IV. THE PRINCIPAL IMPLICATIONS OF THE SURVEY FOR LOW COST SHELTER PROJECTS . . . . .	67
A. Site Selection . . . . .	67
B. The Mix of Program Components . . . . .	67
C. Design Issues . . . . .	68
D. Public Acceptance . . . . .	68
E. Participation of Women . . . . .	69
ANNEX A -- PROTOTYPE CORE HOUSE DESIGN AND STAGES OF EVOLUTION . . . . .	71
ANNEX B -- THE SURVEY QUESTIONNAIRE . . . . .	75

## FOREWORD

This study was conducted during 1979 and 1980 by Planning and Development Collaborative International (PADCO) under the auspices of the Office of Housing of the Agency for International Development and through funding provided by this office and the Agency's Africa Bureau. The purpose of the study was to survey the effective demand for core housing units in Mauritius.

Two missions in 1979 helped the Government of Mauritius to design the core housing units and to prepare the market survey. The final mission in April 1980 during which the survey results were analyzed was led by James O. Wright, Jr. Ernest Slingsby and Christine Nolan were other team members. Ms. Nolan was the principal author of the final report.

The findings and recommendations of the report have been reviewed in detail and discussed with representatives of the Government of Mauritius. While the report results from close cooperation of the team and its counterparts, it is not to be interpreted as an official position of either the Government or the Agency for International Development.

We hope, however, that the Government of Mauritius will find the report and its recommendations useful as it formulates and implements future shelter programs.



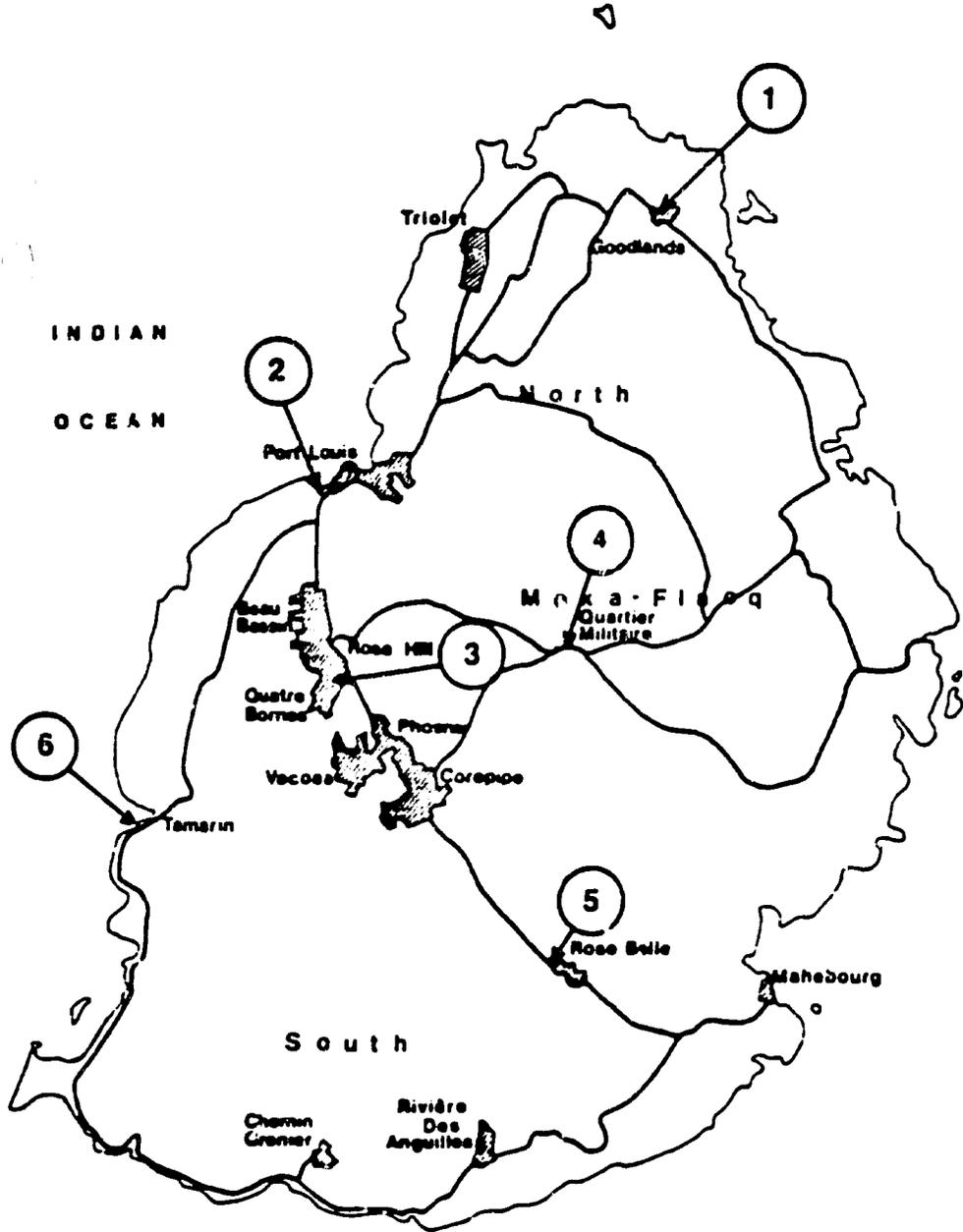
---

Peter M. Kimm  
Director  
Office of Housing

MAP 1

MAURITIUS

PROTOTYPE CORE HOUSING SITES



- 1 GOODLANDS
- 2 GRAND RIVER N.W. PORT LOUIS
- 3 QUATRE BORNES
- 4 QUARTIER MILITAIRE
- 5 ROSE BELLE
- 6 TAMARIN

## I. PURPOSE AND PRINCIPAL FINDINGS AND CONCLUSIONS OF THE SURVEY

### A. PURPOSE OF THE SURVEY

The Government of Mauritius has recently completed a prototype core housing survey with financial and technical assistance from AID. In late 1979, prototype core houses were built in six locations in Mauritius to demonstrate the core house concept and the principal of core house expansion. Two house types were constructed in each site together with larger models illustrating how the core houses could be expanded (see Annex A for design).

In early 1980, a survey was undertaken to determine the market acceptability of core housing. Previous public assisted housing programs had used much higher standards and large subsidies. Therefore, it was important to assess the public reaction to a new policy of lower standards and economic cost recovery prior to embarking on large core housing projects. The following are the principal findings of the survey.

### B. PRINCIPAL FINDINGS OF THE SURVEY

1. Interest in the core housing demonstration project was high, with a total of 7,357 interviews conducted over a two-week survey period.
2. Out of a sample of 2,458 interviewees whose responses were processed by computer, a great majority (89 percent) said they would like to have a core house.
3. Seventy-seven percent of respondents who said they would like a core house preferred the larger "Type B" (315 sq. ft.) unit.
4. Account was taken of the comments and criticisms made by visitors to the demonstration sites. Among the most common were that:
  - Most people would prefer two rooms rather than one (in the basic core house) for bed/sitting/dining purposes and would be willing to forego the verandah (see Annex A) in order to extend available space.
  - The units should be reinforced for vertical expansion.
5. Seventy-nine percent of those wanting a core house would

need to have the land supplied by the government. The rest already own their own plots.

6. Interest in serviced sites was higher than expected: 30 percent of the sample said they would like a serviced site; 24 percent of the sample said they would like a core house but would prefer a serviced plot.
7. Forty-two percent of the individual respondents and 41 percent of the households fell into the probable target income group for core housing projects (Rs. 750-1,250 per month).
8. The median income of individual respondents was Rs. 984 per month. It was Rs. 1,215 per month for households.
9. Ninety-nine percent of those wanting a core house said they would be able and willing to pay for it.
10. Eighty-two percent of the respondents declared having savings. Of these, 99 percent said they would be willing to use their savings for house/plot downpayments.
11. There is also a high demand for shelter solutions in the income group immediately above the target group.
12. A large number of respondents are either renting or living with other households. Only 7 percent of the sample were owner/occupiers of their accommodation; 63 percent were rental tenants and 30 percent were mainly living with parents and other family.
13. About 44 percent pay between Rs. 51-200 per month. The median rent is Rs. 149 per month. Most renting is concentrated in urban areas. Only 17 percent of rental tenants are presently paying Rs. 201-350 per month.
14. Of the total of 2,458 in the sample, 897 or only 36 percent of present dwellings were described as being both "sound" and "on foundation." Thus, 64 percent of dwellings need improvement or replacement.
15. Mauritians strongly prefer dwellings constructed of stone/concrete walls, with concrete slab roofs. However, only 28 percent of the respondents' dwellings were constructed of these materials. The proportion of respondents living in dwellings with iron or tin walls was rather high throughout all income groups, strongly suggesting a real shortage of permanent housing in Mauritius.

16. The average number of habitable rooms per household was 2.5. Eighty-one percent of dwellings with 1-2 habitable rooms were inhabited by families of three or more persons.
17. Just under half (48 percent) of the respondents reported damage to their houses by cyclones in 1979.
18. About 85 percent of respondents were in gainful employment (76 percent employed, 10 percent self-employed).
19. Fifty-one percent of families have only one income earner per household, while 78 percent have 1-2 income earners per household. There is an average of 1.9 income earners per household.
20. The occupations of respondents and their families reflect a largely urban origin and place of employment of the sample. About 50 percent of all household members receiving an income were in the category "Production and Related Workers, Transport and Equipment Workers and Laborers."
21. Household members covered by this survey are predominantly young. Thirty-five percent were under the age of 15 years, 71 percent were under 30 years and 44 percent were under 40 years. The average age of respondents was 34 years (median 35). The average household size was 4.6 persons (median 3.8). The average respondent family consists of two young adults with 0-3 young children and/or one other person.
22. Of all respondent household heads, 16.5 percent were female.
23. Given the problems of the GOM in obtaining land for housing, it was considered important to test the incidence of plot ownership among low income Mauritian families. However, only 14.5 percent of the sample owned plots. Of these, 48 percent were located in the five major urban areas.
24. The majority of respondents (69 percent) were living in the five major urban areas, particularly Port Louis (28 percent). Only 8 percent were residents in the proposed primary and secondary growth poles. The majority (55 percent) were working in the five major urban areas. Of those living in these areas, 68 percent also worked in the same area.
25. About 70 percent of respondents said they would be

willing to move in order to obtain a core house. However, of these, 78 percent expressed a preference for one or more of the five major urban areas and only 5 percent said they would be willing to go to the proposed primary and secondary growth poles.

C. PRINCIPAL IMPLICATIONS OF THE SURVEY FOR  
LOW COST SHELTER PROJECTS

1. The results of the survey indicate that a Housing Guaranty Program to finance core housing and serviced sites is feasible. There is ample need and effective demand among the potential target group.
2. Because demand is concentrated in urban areas, low income shelter projects should concentrate on the five principal municipalities.
3. Serviced sites should be offered with building loans to those individuals who prefer this option to core houses. Construction loans can also be considered for individuals already owning plots.
4. The core house design should be adjusted to reflect the preferences expressed in the survey. Two small rooms are preferable to one large room. The houses should be sufficiently reinforced to allow for eventual vertical expansion. Houses should be carefully sited on plots to maximize the space available for gardens.
5. The high percentage of employed respondents suggests that the present system of collecting mortgage loans through salary deduction would be feasible for many low income households.

The government should continue to educate the public about the necessity of lower standard housing and more economical cost recovery. As part of this effort, it is important to avoid confusing the public by introducing different standards and terms in the various internationally sponsored housing projects which are presently under consideration.

6. Because the potential beneficiaries include a significant proportion of women-headed households, the legal and social status of women should be taken into account in project design.

## II. BACKGROUND: PREPARATION AND EXECUTION OF THE MARKET SURVEY

### A. BACKGROUND OF THE PROJECT

In September 1977, the Government of Mauritius requested the Office of Housing of USAID to investigate the possibilities of financial assistance for the post-cyclone housing reconstruction program in Mauritius. Consequently, AID consultants carried out a shelter sector assessment (SSA) and made recommendations to improve the efficiency of the shelter sector in Mauritius.

The principal conclusions of the "Mauritius Shelter Sector Assessment", submitted in June 1978, were as follows:

1. Construction standards in Mauritius should be reduced.
2. The institutional capacity should be increased and strengthened.
3. Construction industry efficiency should be increased.

The SSA concluded that, since the GOM could not afford the capital subsidies in the present low income housing program, dwelling size and construction standards would need to be reduced. This reduction from high-standard dwelling units to core units affordable by below median-income families (without subsidy) would put the program on a financially self-sufficient basis. It was also suggested that full cost recovery would allow the GOM to replicate its program, thus serving a larger number of low income families.

Core housing and full cost recovery implied a major departure from the established pattern of high-standard and heavily-subsidized post-cyclone shelter reconstruction in Mauritius. Consequently, it was decided to test the acceptability and affordability of the scheme before embarking on a large-scale program.

The GOM selected two prototype core housing designs from among a range developed with AID technical assistance. Two sets of core houses have been built with an AID grant on each of six demonstration sites throughout the island. Each set consists of a basic core house plus two large units which are examples of how the core house can be expanded. These sites are located in Port Louis (Grande Riviere Northwest), Quatre Bornes, Goodlands (St. Antoine), Quartier Militaire, Rose Belle and Tamarin. The selection of sites was based on criteria of visibility, accessibility, physical characteristics, expandability into a future project and representative location.

On each demonstration site, each of the two sets of houses (designated "Type A" and "Type B") consists of the core house, the first stage expansion and a completed house. The "Type A" core consists of a living/bedroom, temporary kitchen, w.c./shower and a small verandah in a total area of 246 sq. ft. It can be expanded into a two-bedroom house of 491 sq. ft. comprising one living/dining room, two bedrooms, permanent kitchen, w.c./shower and open verandah.

The "Type B" core consists of a living/bedroom, kitchen, w.c./shower and small open verandah in a total area of 315 sq. ft. It is expandable into a three-bedroom house of 575 sq. ft. comprising a living/dining room, three bedrooms, kitchen, w.c./shower and verandah. Drawings of the prototype core houses that were constructed are attached as Annex A.

Upon completion of the prototype houses, a market survey was planned to test the acceptability and affordability of the core units, principally to below-median income families. These groups would be invited, by means of an extensive publicity campaign, to visit the demonstration sites and subsequently to fill in a questionnaire. The survey questionnaire was also designed to investigate the extent of ownership of vacant plots for home construction and attitudes towards sites and services plots.

From July 9 through July 27, 1979, an AID consultant team was present in Mauritius to assist in the design and preparation of the market survey and again from February 4 through March 7, 1980 to assist in the execution of the survey, the preliminary processing of data and the evaluation of preliminary results.

The main data from the market survey became available between April 8-25, 1980. This report presents an analysis of the survey data and of the implications of the survey for a possible AID Housing Guaranty loan.

## B. PREPARATION AND DESIGN OF THE MARKET SURVEY

### 1. The Coordinating Committee

During the June-July 1979 mission, a coordinating committee was set up to discuss and decide upon all aspects of the design and execution of the survey. This committee, under the leadership of Mr. T. Ramdin, Project Coordinator<sup>1</sup> (MHL), comprised representatives from the Ministry of Housing, Lands and

---

<sup>1</sup> More recently, Mr. N. Patton has been named Project Coordinator.

Town and Country Planning, the Ministry of Information and Broadcasting, the Data Processing Division (DPD) of the Ministry of Finance, the Central Statistical Office (CSO), the Central Housing Authority (CHA) and the consultant team.

## 2. The Questionnaire -- Form and Content

The design and content of the questionnaire were established fairly quickly. It was decided to obtain data on the following: household size and structure; family employment and income; age and sex structure; rate of home ownership, tenure and costs; present condition of housing (including damage by natural disasters); ownership of land for potential housing construction and size and location of such land; availability of personal savings for housing; attitudes towards the core house/services plots concept, including acceptability/non-acceptability of such shelter solutions as well as willingness and ability to pay for them; locality of residence and willingness to move from the present locality in order to obtain a house or plot; and means of transport to work.

The final format and pre-coding of the questionnaire was carried out by the CSO in cooperation with staff of the DPD, who were responsible for the final processing of survey data by computer. A copy of the questionnaire is attached as Annex B.<sup>2</sup>

## 3. Scope and Coverage of the Survey

Owing to the nature of this survey, it was not possible to pre-select a statistical random sample from among the target population (20th-50th income percentiles). Again, on mainly political grounds, it was felt that it would be inexpedient and impracticable to allow only those eligible in terms of income and inadequate housing to visit the demonstration sites and to be interviewed. It was, therefore, decided that the sites would be opened to the general public, without restriction, and that all those persons who wished to be interviewed subsequently should be allowed to do so. However, in order to discourage ineligible households from coming to be interviewed it was decided to use the survey publicity campaign to inform the public of the costs of the core housing and serviced plots and of the income restrictions for eligibility. In addition, this information was

---

<sup>2</sup> See also two progress reports previously issued: (1) A Market Survey of Prototype Core Housing Units in Mauritius -- Phase I: Design and Preparation of the Survey, PADCO, Inc., August 1979; and (2) A Market Survey of Prototype Core Housing Units in Mauritius -- Phase II: Conducting the Survey, Data Processing; Preliminary Results and Evaluation, PADCO, Inc., March 1980.

to be displayed on demonstration sites and both demonstrators and interviewers were instructed to inform would-be interviewees of the restrictions. These screening devices appear to have had a somewhat limited effectiveness, as 47 percent of total household incomes reported were above Rs. 1,250 per month (Table 5). However, only 17 percent of the individual respondents had incomes over the median (Table 6).<sup>3</sup>

It was estimated that up to 30,000 persons might visit the demonstration sites during the survey period. Interviewing capacity was estimated at 9,000-12,000 interviews over three to four weeks.

From the total population to be interviewed in the survey, it was planned to draw a stratified random sample of 3,000-4,000 questionnaires for processing by computer. Owing to unforeseen circumstances, the survey was actually carried out over a period of just over two weeks, with a total of 7,375 completed interviews. From these, a stratified random sample of 2,458 questionnaires was drawn using a 1:3 sampling ratio. The sample was stratified according to the location of the demonstration sites visited by respondents. The total number of interviews conducted according to site visited and the actual sample size are shown in the following table. It is estimated that around 15,000-20,000 people visited the demonstration sites.

Total Number of Interviews Conducted and Size of  
Random Sample Stratified by Location of  
Sites Visited

Site Visited	Total Interviews	Sample Size
Quatre Bornes	3,435	1,145
Port Louis (GRNW)	2,242	747
Rose Belle	911	304
Quartier Militaire	605	202
St. Antoine/Goodlands	151	50
Tamarin	31	10
	-----	-----
TOTAL	7,375	2,458

<sup>3</sup> The median income has recently been estimated to be Rs. 1,250 per month (US\$1.00 = Rs. 7.60 in April 1980).

## C. THE EXECUTION OF THE SURVEY

### 1. Timing, Duration and Response

The completion of the prototype houses and the commencement of this market survey were considerably delayed by several factors. These included strikes by Mauritian construction workers during the latter half of 1979 and a spell of extremely bad weather commencing with Cyclone Claudette on December 2, 1979 and followed by two more near-strikes by cyclones. These storms caused torrential rains, flooding and heavy damage to roads, property and crops. While the prototype houses were not damaged, construction was delayed and one site (Grande Riviere N.W.-Port Louis) was flooded.

The survey began on February 1, but two days of interviewing were lost due to bad weather. The GOM had arranged for the survey to take place from February 1-15, but, at the consultant's request, this was extended to February 17 to replace the two days lost due to the weather.

Although the survey was carried out for one week less than planned, the overall response of 7,375 persons who were interviewed over the two-week period was quite satisfactory and even slightly greater than estimated. There were no spoiled questionnaires. However, the response rate in two sites -- Goodlands and Tamarin -- was low. This is discussed in Section 2, below.

### 2. Survey Staff and Administration

Owing to the timing of the survey, it was impossible to recruit University of Mauritius students (as originally planned). Accordingly, 35 interviewers and 12 demonstrators were recruited from the following GOM departments:

- Ministry of Housing, Lands and Town and Country Planning (MHL).
- Central Housing Authority (CHA).
- Establishments Division.
- Office of Tourism.
- Ministry of Education.
- Ministry of Agriculture.
- Accountant General's Office.

Supervision of the staff at the demonstration and interviewing sites during the survey was carried out as follows:

Supervisors	Locations
Mr. T. Ramdin (MHL)	Rose Belle
Mr. N. Patten (MHL)	Quartier Militaire
Mrs. C. Nolan (consultant)	Tamarin
	Quatre Bornes
	CHA
Mr. P. Tirvengadam (MHL)	Goodlands
Mrs. C. Nolan (consultant)	Port Louis (GRNW)
	MHL

Supervision of all staff was carried out on a daily basis during the interviewing hours of 2:00 p.m. to 6:00 p.m. (weekdays) and 9:00 a.m. to 6:00 p.m. (weekends). In addition, the consultant and the principal counterpart supervisor acted as overall supervisors and made regular tours of all demonstration and interviewing sites throughout the island.

Despite the fact that four of the sites were not completed at the time of the survey, the GOM decided that all six sites should be opened to the public as planned, and demonstrators were present on all sites throughout the survey.

It had originally been agreed that interviewing would take place at a location close to (but not on) the demonstration sites, in readily accessible public buildings such as schools, church halls, public assistants' offices, village halls, etc. At the last moment, however, a high-level decision was taken that interviewing should take place on the three sites that were in the most advanced stages of completion (Quatre Bornes, Quartier Militaire and Rose Belle) and that the other three sites would be served by interviewers located at the MHL in Port Louis and at the CHA in Rose Hill. This was a regrettable decision because it resulted in a major interviewing error and discouraged response from Tamarin and Goodlands from which potential interviewees would have had to take a lengthy bus ride to their nearest interviewing site.

The state of the sites and houses may also have had some influence on the lower response rate in Goodlands and Tamarin. In the case of Tamarin where the response rate was very low, the erection of signboards (as originally planned) might have increased interest, as the site is somewhat concealed. Potential interviewees in Tamarin did not respond to increased publicity during the survey, although interest increased somewhat in Goodlands.

The pressure of time at the commencement of this survey did not permit a thorough and sufficient training period for the interviewers. A brief training session did take place immediately before commencement of the survey, and interviewers were given a briefing sheet. The consultant also undertook spot checks of interviewers to determine what errors were occurring and took steps to correct them. A certain degree of error of omission (non-response to questions) has occurred due in part to the lack of thorough training on the use of the questionnaire.

Apart from these errors, the standard of interviewing was generally high and efficient, and the interviewers carried out their work with a commendable degree of courtesy and enthusiasm. Demonstration staff appeared to have well understood the core house and affordability concepts and had no problems in explaining these to the public.

At the end of the survey, a debriefing session for all interviewers, demonstrators and supervisors was held at the MHL. This proved a valuable source of information about the general comments, criticisms and suggestions of the public concerning the project. These are set forth in Section 5, below.

### 3. Data Processing

The initial preparation of survey data for computer processing was carried out jointly by staff of the CSO, the Data Processing Division of the Ministry of Finance and the MHL. Coding and editing took place between February 29 and March 4, 1980. Other procedures were carried out by the end of March, and, in spite of some technical problems, about two-thirds of the computer printouts were available by April 8, 1980 -- well ahead of schedule. Unfortunately, some problems were again encountered with some of the tabulations which had to be re-run. Consequently, the final list of tabulations was not completed until April 28.

Five tabulations were run by program and the rest were run by package. In those tabulations run by program, the total was 2,459, while in the rest the total corresponds to the actual sample size of 2,458. This minor variation has not been corrected.

### 4. Accuracy of the Survey Data

As far as is possible, the data presented in the following tables and figures is accurate and reliable. However, it must be noted that owing to pressures of time, extremely thorough checks have not been carried out on (especially) the conversions from numbers to percentages in all the tabulations. Thus, slight inconsistencies and inaccuracies may be found at a later date.

Again, while most data of a concrete nature (e.g. locality, address, interest in core houses/sites and services plots, tenure, etc.) will be reliable, some caution must be exercised regarding data such as income, age and occupation of relatives, the condition of present accommodation (as it was impossible for the interviewers to see respondents' accommodations for themselves) and whether or not dwellings have in fact been damaged by disaster or calamity.

The greatest error occurred in responses to question 13 which pertains to transport. This was probably due to inadequate training of the interviewers. It has not been worthwhile processing this data. Question 11(a), means of transport to work, is also subject to error, but it has been processed and results are shown in Table 37.

A major source of interviewing error arose through the sitting of interviewers at places other than the demonstration site or close to them. Thus, persons coming to be interviewed at either the CHA or the MHL had possibly visited sites at Port Louis, Goodlands, Tamarin or even Quatre Bornes. The interviewers had not been instructed to take account of this in recording "Place of Interview" which would normally have related to the site viewed. Therefore, for the first five days of the survey, interviewers at the MHL and CHA recorded "Place of Interview" as either "MHL" or "CHA" and did not record the name of the site viewed. This procedure was corrected after the arrival of the consultant and the interview schedules on which the error occurred were resorted according to probable site visited, using the addresses of respondents as a guideline. However, there is a slight error in the stratification by location of site visited because of this.

Given the large number of persons interviewed and the problems encountered in carrying out this survey, the data generally has a high degree of accuracy and reliability.

#### 5. Post-Survey Evaluation -- Reactions of the Public

A post-survey debriefing session was held for interviewers, demonstrators and supervisors to discuss the conduct of the survey and the informal reaction of the public to the proposed scheme. This reaction appeared to have been so forceful and definitely expressed that a list of the most common comments was made as follows:

##### a. Comments regarding the design of prototype houses.

- (i) Most people would prefer two rooms rather than one for bedroom/sitting/dining purposes and would be willing to forego the verandah in order to

extend available space. This was the most common and important comment.

(ii) People dislike having the toilet and shower together.

(iii) People dislike having access to bath and toilet direct from the kitchen.

(iv) People would like reinforcement for possible vertical expansion.

(v) People do not want CIS roofing over the verandah. The verandah is too small to be useful.

(vi) They would like a separate enclosed kitchen.

(vii) They would prefer the houses to be detached rather than semi-detached (i.e. duplexes).

b. Administrative questions.

The public wished to know if:

(i) They would be allowed to make temporary additions to the core units in temporary materials.

(ii) Families could have adjacent lots.

(iii) They would be allowed to start expanding immediately.

c. Comments regarding land use.

(i) The land area is too small; there is no space to make a garden.

(ii) Could the houses be placed so that there is a space at the back for a temporary kitchen to be built by the occupants.

(iii) Could they be given bigger lots or more than one lot per extended family.

d. Comments regarding cost and affordability.

(i) Though most people indicated that they would like to be housed under the proposed scheme, there were many complaints that the downpayments, interest rates and monthly installments were too high for what they were getting in return. This is to be expected in Mauritius, however, because of the high standards of previous subsidized programs.

(ii) Some people asked if they could make a bigger downpayment and/or pay off the loan in less than 30 years. They wanted to know if they would then be paying less interest.

(iii) People asked if mortgage insurance would be available in case of death before the 30 year period was up.

(iv) People wanting a serviced site also indicated that they would like a construction loan.

### III. THE FINDINGS OF THE SURVEY -- TABLES AND ANALYSIS

#### A. ACCEPTABILITY OF THE CORE HOUSE/SERVICED PLOT CONCEPTS (TABLES 1-3)

While visitors to the demonstration sites suggested several design modifications to the experimental cores, an overwhelming majority of interviewees sampled for this survey (89 percent) said they would like to have a core house, thus demonstrating the general acceptability of the scheme.

Of the 272 respondents who said that they would not like to have a core house, 41 percent said this was because they thought the houses were too expensive, and 27 percent because they were too small. The core houses seem to have had less appeal in some of the rural areas: 38 percent in Rose Belle and 25 percent in Quartier Militaire did not want a core house. One hundred sixty, or 6.5 percent of the total sample, said that while they would not like a core house, they would like to lease a serviced plot on which to build their own house. About 23 percent of respondents said that although they would like to have a core house, they would prefer to lease a serviced plot. Thus, overall, 30 percent of respondents expressed a preference for a serviced plot solution.

About 77 percent of the respondents who said they would like a core house preferred the larger "Type B" (315 sq. ft.) unit. Seventy-nine percent of those wanting a core house (Types A and B) would have to have land provided by the government. The rest owned their own plots.

#### B. AFFORDABILITY (TABLES 4-8)

Accurate income data is lacking in Mauritius, but the median household income has recently been estimated to be about Rs. 1,250 per month. Seventy percent of the respondents had individual incomes below Rs. 1,250 per month; 42 percent of the respondents fall into the target group for low income housing (Rs. 750-1,250 per month) for the core houses on the basis of their income alone. This means that out of 7,357 (total) respondents, 3,120 would be eligible in terms of income. However, only 6 percent of respondents had individual incomes above Rs. 1,500 per month. The median income group of individual respondents was Rs. 876-1,000 per month and the median income was Rs. 984.

Household incomes vary from personal incomes, indicating the incidence of more than one wage earner, particularly at the higher end of the income scale. Fifty percent of households in this

Table 1

WOULD LIKE/NOT LIKE TO HAVE A CORE HOUSE  
(BY LOCATION OF SITE VIEWED)

Location (site viewed)	Like		Dislike		TOTAL	
	Number	%	Number	%	Number	%
Port Louis	718	96.1	29	3.9	747	100.0
Quatre Bornes	1,070	93.5	75	6.5	1,145	100.0
Quartier Militaire	151	74.7	51	25.3	202	100.0
Rose Belle	187	61.7	116	38.3	303	100.0
Goodlands	51	100.0	0	0.0	51	100.0
Samarin	9	90.0	1	10.0	10	100.0
TOTAL	2,186	88.9	272	11.1	2,458	100.0

**Table 2**  
**REASONS FOR NOT WANTING A CORE HOUSE**

Reason for Dislike	Number	Percent
Too expensive	112	41.3
Too small	74	27.3
Dislikes design	15	5.5
Wishes to build own house	48	17.7
Other	10	3.7
No response, n.c.	12	4.4
<b>TOTAL</b>	<b>271</b>	<b>100.0</b>

**Table 3**  
**PREFERENCE FOR HOUSING SOLUTIONS OFFERED**  
**IN THIS SURVEY**

Preference	Number	Percent	Cumulative Percent
"Type A" core house on government plot.	327	13.3	
"Type B" core house on government plot.	944	38.4	51.7
"Type A" core house on own plot.	49 .	2.0	53.7
"Type B" core house on own plot.	283	11.5	62.2
Would like a core house, but prefer serviced plot.	583	23.7	88.9
Would like a serviced plot only.	160	6.5	95.4
Other/none of the above.	112	4.6	100.0
TOTAL	2,458	100.0	

**Table 4**  
**PERSONAL INCOME OF RESPONDENTS**  
**(INTERVIEWEES)**

Income Group (Rs/month)	Number	Percent	Cumulative Percent
Under 150	49	2.0	
151 - 300	92	3.7	5.7
301 - 500	160	6.5	12.2
501 - 750	387	15.8	27.9
751 - 875	212	8.6	36.6
876 - 1,000	377	15.3	51.9
1,001 - 1,250	451	18.4	70.3
1,251 - 1,500	277	11.3	81.6
1,501 - 1,750	62	2.5	84.1
1,751 - 2,000	52	2.1	86.2
2,001 +	38	1.5	87.7
Not stated or no income	301	12.3	100.0
<b>TOTAL</b>	<b>2,458</b>	<b>100.0</b>	

Median group: Rs. 876-1,000  
 Median income: Rs. 984

**Table 5**  
**TOTAL HOUSEHOLD INCOME**

Income Group (Rs/month)	Number	Percent	Cumulative Percent
Under 150	7	0.3	
151 - 300	13	0.5	0.8
301 - 500	48	2.0	2.8
501 - 750	234	9.5	12.3
751 - 875	183	7.4	19.7
876 - 1,000	327	13.3	33.0
1,001 - 1,250	487	19.8	52.8
1,251 - 1,500	387	15.8	68.6
1,501 - 2,000	324	13.2	81.8
2,001 +	440	17.9	99.7
Not stated	2	0.3	100.0
<b>TOTAL</b>	<b>2,458</b>	<b>100.0</b>	

Median group: Rs. 1,001-1,250  
Median income: Rs. 1,215

Table 6

STATED ABILITY AND WILLINGNESS TO PAY FOR CORE HOUSING  
BY ACTUAL TOTAL HOUSEHOLD INCOME OF THOSE WANTING  
A CORE HOUSE

Income Group (Rs/month)	Able (Yes)		Not Able (No)		N/R		TOTAL	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Under 150	7	0.3	---	---	---	---	7	0.3
151-300	6	0.3	1	7.1	1	11.1	8	0.4
301-500	33	1.5	3	21.4	---	---	36	1.6
501-750	189	8.7	1	7.1	---	---	190	8.7
751-875	159	7.4	1	7.1	---	---	160	7.3
876-1,000	287	13.3	1	7.1	2	22.2	290	13.3
1,001-1,250	432	19.6	1	7.7	---	---	433	19.8
1,251-1,500	351	16.2	1	7.1	---	---	352	16.1
1,501-2,000	297	13.7	2	14.3	1	11.1	300	13.7
2001+	395	18.3	3	21.4	5	55.6	403	18.4
Not stated	7	0.3	---	---	---	---	7	0.3
<b>TOTAL</b>	<b>2,163</b>	<b>100.0</b>	<b>14</b>	<b>100.0</b>	<b>9</b>	<b>100.0</b>	<b>2,186</b>	<b>100.0</b>

Table 7

STATED ABILITY AND WILLINGNESS TO PAY FOR SERVICED PLOT SOLUTIONS BY ACTUAL TOTAL HOUSEHOLD INCOME OF THOSE WANTING A SERVICED PLOT

Income Group (Rs/month)	Able (Yes)		Not Able (No)		N/R		TOTAL	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Under 150	1	0.1	---	---	---	---	1	0.1
151-300	5	0.7	---	---	---	---	5	0.7
301-500	17	2.4	---	---	1	4.3	18	2.4
501-750	80	11.2	2	40.0	---	---	82	11.0
751-875	46	6.4	---	---	2	3.7	48	6.5
876-1,000	38	12.3	---	---	5	21.7	93	12.5
1,001-1,250	152	21.3	1	20.0	7	30.4	160	21.5
1,251-1,500	117	16.4	---	---	1	4.3	118	15.9
1,501-2,000	34	11.7	1	20.0	3	13.0	88	11.8
2,000+	123	17.2	1	20.0	4	17.4	128	17.2
Not stated	2	0.3	---	---	---	---	2	0.3
<b>TOTAL</b>	<b>715</b>	<b>100.0</b>	<b>5</b>	<b>100.0</b>	<b>13</b>	<b>100.0</b>	<b>743</b>	<b>100.0</b>

Table 8

WILLINGNESS TO USE SAVINGS FOR  
HOUSE/PLOT REPAIRMENTS

Willingness	Number	Percent
Willing	1,984	80.7
Unwilling	29	1.2
Has no savings/N.R.	445	18.1
TOTAL	2,458	100.0

Table 9

HOUSEHOLD TENURE

Tenure	Number	Percent
Own house on own land	120	4.9
Own house on serviced land	50	2.0
Tenant (house)	633	25.7
Tenant (rooms)	915	37.2
Other + N.R.	740	30.1
Total	2,458	100.0

Only 2 persons gave no response.

survey had incomes below the national estimated median which indicates that this sample was quite representative of the national population in terms of income. Forty-one percent fell into the target group (i.e., a total of 2,987 respondent households would be eligible for low income housing in terms of household income), and 31 percent of households had incomes above Rs. 1,500 per month. Many potential applicants from households in this income group would in fact be wanting to establish their own households (apart from the extended or large nuclear family). Consequently, their incomes would be considerably lower for purposes of eligibility.

The median income group of households is Rs. 1,001-1,250. The median income is Rs. 1,215 per month, just under the estimated median household income of the general population. The "La Tour Housing Demand Survey"<sup>4</sup> found a median household income of Rs. 1,201 in Port Louis in April 1979. This suggests that this estimate of the median family income in Mauritius is roughly correct, at least for urban areas.

The respondents were informed of the probable costs of core houses and serviced sites. Ninety-nine percent of those wanting a core house stated they would be able and willing to pay for it. Ninety-six percent of those preferring a serviced site said they also would be willing and able to pay for it.

Eighty-two percent of respondents declared having savings. Ninety-nine percent of these said that they would be willing to use their savings for house/plot downpayments. The amount of savings available for housing was not asked because of the difficulties of obtaining reliable responses.

### C. PRESENT ACCOMMODATION

#### 1. Household Tenure (Tables 9-11)

Only 7 percent of the sample were owner/occupiers of their accommodation. Sixty-three percent were rental tenants and 30 percent were "other" which mainly means living with parents or other family. Thus, about 93 percent of the respondents own no housing. The incidence of households renting rooms is higher among the lower income groups, varying from 38 percent to 57 percent of respondents in the Rs. 150-750 per month range. The renting of houses is more frequent among upper income groups,

---

<sup>4</sup> Ministry of Housing, Lands and Town and Country Planning, Planning Division, February-April 1979.

**Table 10**  
**TENURE BY HOUSEHOLD INCOME**

Income Group (Rs/month)	Tenure					Total
	Own house on own land	Own house on leased land	Tenant (house)	Tenant (rooms)	Other N.R.	
Under 150	---	---	2	4	1	7
151-300	---	1	4	5	3	13
301-500	1	4	13	19	11	48
501-750	14	10	33	100	77	234
751-875	12	4	40	66	61	183
876-1,000	20	3	72	132	100	327
1,001-1,250	21	8	115	205	138	487
1,251-1,500	13	6	112	154	102	387
1,501-2,000	15	7	99	124	79	324
2,001+	24	7	140	104	165	440
Not stated	---	---	3	2	3	8
<b>TOTAL</b>	120	50	633	915	740	2,458

**Table 11**  
**TENURE BY HOUSEHOLD INCOME**  
(%)

Income Group (Rs/month)	Tenure					Total
	Own house on own land	Own house on leased land	Tenant (house)	Tenant (rooms)	Other N.R.	
Under 150	---	---	28.6	57.1	14.1	100/0.3
151-300	---	7.7	30.8	38.5	23.1	100/0.5
301-500	2.1	8.3	27.1	39.6	22.9	100/1.9
501-750	6.0	4.3	14.1	42.7	32.9	100/9.5
751-875	6.5	2.9	21.8	36.1	33.3	100/7.4
876-1,000	6.1	0.9	22.0	40.4	30.6	100/13.3
1,001-1,250	4.3	1.6	23.6	42.1	28.3	100/19.8
1,251-1,500	3.4	1.5	28.9	39.8	26.3	100/19.7
1,501-2,000	4.6	2.2	30.5	38.3	24.4	100/13.2
2,001+	5.5	1.6	31.8	23.6	37.5	100/17.9
Not stated	---	---	37.5	25.0	37.5	100/0.3
<b>TOTAL</b>	<b>4.9</b>	<b>2.0</b>	<b>25.7</b>	<b>37.2</b>	<b>30.1</b>	<b>100/100</b>

while there is a greater incidence of owner/occupancy in the income ranges Rs. 151-1,000 per month.

## 2. Rentals (Tables 12-14)

Table 12, showing the distribution of rents paid by tenants of rooms and houses, has been drawn by hand, as the computer printout (which is included as Table 13 for purposes of comparison) was insufficiently detailed in the breakdown of rental ranges. While there is a slight discrepancy in the totals (633 house renters and 915 room renters in the computer printout), the hand tabulation is reliable and much more informative.

Only 16.5 percent of tenants are presently paying rents of between Rs. 201-350 per month. The largest proportion of rental tenants (44 percent) is in the group paying Rs. 51-200 per month. The median rents are Rs. 225 for houses, Rs. 97 for rooms, and Rs. 149 for the total. Prevailing rentals in Mauritius are in fact low due largely to the Landlord and Tenants' Act, which fixed rentals several years ago. However, the rentals shown in the survey are not as low as those revealed by the "La Tour" survey where it was also noted that low rents were also due to provisions of the Landlord and Tenants' Act.

Owing to problems of time and the difficulty of writing the necessary program, data on rentals expressed as a percentage of income was also extracted by hand. The only data available relates solely to rented houses. Although reservations must be expressed about the accuracy of this data, it is reasonably reliable. Table 14 shows that, generally speaking, the proportion of income spent on rent falls with a rise in income level. However, no income groups spent less than 10 percent on rent. (The extraordinarily high rate in the "under Rs. 150" group is due to the fact that this represents only one person -- an old-age pensioner, receiving Rs. 110 per month pension with a rental of Rs. 90 per month.) The average rental for rented houses is Rs. 230 per month and the average proportion of income spent on rent is 14 percent. This is to be compared with the "La Tour" survey where the average percentage spent on rent was 9 percent, the average amount spent was Rs. 146 and 71 percent of the sample spent less than 10 percent of their income on rent.

## 3. Condition of Accommodation and Construction Materials (Tables 15-18; Figures 1-2)

Analysis of the condition of respondents' present accommodation shows that 57 percent of dwellings were on foundations and 41 percent were not. Of those dwellings not on foundations, 91 percent were described as either deteriorated -- i.e. in a state of disrepair (56 percent) or dilapidated -- i.e. damaged beyond repair (35 percent). However, of the 57 percent

Table 12  
**DISTRIBUTION OF RENTS PAID BY TENANTS**  
**(HOUSES AND ROOMS)**  
**Rs/Month**

Monthly Rent	Houses		Rooms		Total	
	Number	Percent	Number	Percent	Number	Percent
Under 25	17	2.8	25	2.8	42	2.8
26- 50	58	9.4	166	18.4	224	14.7
51-100	125	20.3	282	31.2	407	26.8
101-200	177	28.7	247	27.3	424	27.9
201-275	56	9.1	64	7.1	120	7.9
276-350	69	11.2	62	6.9	131	8.6
351-500	65	10.6	36	4.0	101	6.6
500+	49	8.0	22	2.4	71	4.7
<b>TOTAL</b>	<b>616</b>	<b>100.0</b>	<b>904</b>	<b>100.0</b>	<b>1,520</b>	<b>100.0</b>

(Hand extracted table.)

Table 13

DISTRIBUTION OF RENTS PAID BY TENANTS  
(HOUSES AND ROOMS)  
Rs/Month

Monthly Rent	Houses		Rooms		Total		Total Cumulative Percent
	Number	Percent	Number	Percent	Number	Percent	
Free tenant	1	0.2	2	0.2	3	0.2	
Under 25	16	2.5	26	2.8	42	2.7	2.9
26-50	59	9.3	172	18.8	231	14.9	17.8
51-100	129	20.4	273	29.8	402	26.0	43.8
101-350	312	49.3	377	41.2	689	44.5	88.3
351-500	67	10.6	36	3.9	103	6.7	95.0
500+	45	7.1	20	2.2	65	4.2	99.2
Not stated	4	0.6	9	1.0	13	0.8	100.0
TOTAL	633	100.0	915	100.0	1,548	100.0	

(Computer extracted table.)

Table 14

AVERAGE MONTHLY RENTAL PAID BY INCOME GROUP  
AS A PERCENTAGE OF INCOME  
(RENTED HOUSES ONLY)  
Rs/Month

Income Group	Average Monthly Rental Paid	Average Rent As % of Income
Under 150	90.00	81.3
151-300	157.50	63.0
301-500	110.00	25.6
501-750	152.67	23.4
751-875	132.00	16.8
876-1,000	147.54	15.6
1,001-1,250	207.44	18.5
1,251-1,500	199.45	14.3
1,501-1,750	278.44	17.2
1,751-2,000	277.93	14.4
2,000+	336.95	10.8
TOTAL	230.04	14.0

(Hand extracted table.)

Table 15  
CONDITION OF PRESENT ACCOMMODATION

	Sound		Deteriorated		Delapidated		N.R.		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%
On foundation	897	64.5	399	28.7	93	6.7	2	0.1	1391	100
Not on foundation	91	9.0	570	56.3	350	34.6	1	0.1	1012	100
N.R.	14	25.4	17	30.9	7	12.7	17	30.9	55	100
<b>TOTAL</b>	<b>1002</b>	<b>40.8</b>	<b>986</b>	<b>40.1</b>	<b>450</b>	<b>18.3</b>	<b>20</b>	<b>8.8</b>	<b>2458</b>	<b>100</b>

Table 16

## TYPE OF CONSTRUCTION MATERIALS OF PRESENT ACCOMMODATION

WALL	ROOF													
	CONCRETE SLAB		SHINGLES		IRON OR TIN SHEETS		VEGETABLE MATERIAL		OTHER		N.R.		TOTAL	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Stone/concrete	693	66.4	10	1.0	338	32.4	2	0.2	1	0.1	---	---	1044	100.0
Wood	---	---	91	14.3	542	85.2	1	0.1	---	---	2	0.3	636	100.0
Iron or tin sheets	---	---	9	1.2	747	98.3	2	0.3	---	---	2	0.3	760	100.0
Vegetable material	---	---	---	---	---	---	3	100.0	---	---	---	---	3	100.0
Other	---	---	---	---	1	50.0	---	---	1	50.0	---	---	2	100.0
N.R.	---	---	---	---	1	7.7	---	---	---	---	12	92.3	13	100.0
<b>TOTAL</b>	<b>693</b>	<b>28.3</b>	<b>110</b>	<b>4.4</b>	<b>1629</b>	<b>66.3</b>	<b>8</b>	<b>0.3</b>	<b>2</b>	<b>0.1</b>	<b>16</b>	<b>0.6</b>	<b>2458</b>	<b>100.0</b>

Table 17

CONDITION OF PRESENT ACCOMMODATION BY TYPE OF  
CONSTRUCTION MATERIAL

TYPE OF CONSTRUCTION MATERIAL	CONDITION								TOTAL	
	SOUND		DETERIORATED		DILAPIDATED		N.R.			
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Stone/concrete wall and concrete roof	616	88.9	67	9.7	8	1.2	2	0.2	693	100.0
Stone/concrete wall and other roof	186	51.3	142	40.5	27	7.7	2	0.6	351	100.0
Wooden walls and any type of roof	101	15.9	317	49.8	214	33.6	4	0.6	636	100.0
Iron/tin walls and any type of roof	103	13.6	459	60.4	198	26.0	---	---	760	100.0
Vegetable walls and any type of roof	---	---	---	---	3	100.0	---	---	3	100.0
Other walls, other roofs	1	50.0	1	50.0	---	---	---	---	2	100.0
N.R.	1	7.7	---	---	---	---	12	92.3	13	100.0
<b>TOTAL</b>	<b>1002</b>	<b>40.8</b>	<b>986</b>	<b>40.1</b>	<b>450</b>	<b>18.3</b>	<b>20</b>	<b>0.8</b>	<b>2458</b>	<b>100.0</b>

Table 18

## TYPE OF EXISTING DWELLING BY HOUSEHOLD INCOME

Income Group (Rs/Month)	Stone/conc. wall & conc. roof		Stone/conc. wall & other roof		Wooden wall & any roof		Iron or tin walls & any roof		Vegetable walls & any roof		Other walls & other roofs		N.R.		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Under 150	1	14.3	---	---	3	42.8	3	42.8	---	---	---	---	---	---	7	100.0
151 - 300	2	15.4	4	30.8	2	15.4	5	38.5	---	---	---	---	---	---	13	100.0
301 - 500	9	18.8	6	12.5	12	25.0	20	41.7	---	---	---	---	1	2.1	48	100.0
501 - 750	57	24.4	23	9.8	45	19.2	105	44.9	1	0.4	---	---	3	1.3	234	100.0
751 - 875	41	22.4	24	13.1	60	32.8	57	31.1	---	---	---	---	1	0.5	183	100.0
876 - 1,000	81	24.8	48	14.7	87	26.6	110	33.6	---	---	---	---	1	0.3	327	100.0
1,001 - 1,250	128	26.3	72	14.8	127	26.1	157	32.2	2	0.4	---	---	1	0.2	487	100.0
1,251 - 1,500	103	26.6	58	15.0	111	28.7	112	28.9	---	---	1	0.3	2	0.5	387	100.0
1,501 - 2,000	97	29.9	42	13.0	87	26.9	96	29.6	---	---	1	0.3	1	0.3	324	100.0
2,001 +	171	38.9	73	16.6	99	22.5	94	21.4	---	---	---	---	3	0.7	440	100.0
Not stated	3	37.5	1	12.5	3	37.5	1	12.5	---	---	---	---	---	---	8	100.0
<b>TOTAL</b>	<b>693</b>	<b>28.2</b>	<b>351</b>	<b>14.3</b>	<b>636</b>	<b>25.9</b>	<b>760</b>	<b>30.9</b>	<b>3</b>	<b>0.1</b>	<b>2</b>	<b>0.1</b>	<b>13</b>	<b>0.5</b>	<b>2,458</b>	<b>100.0</b>

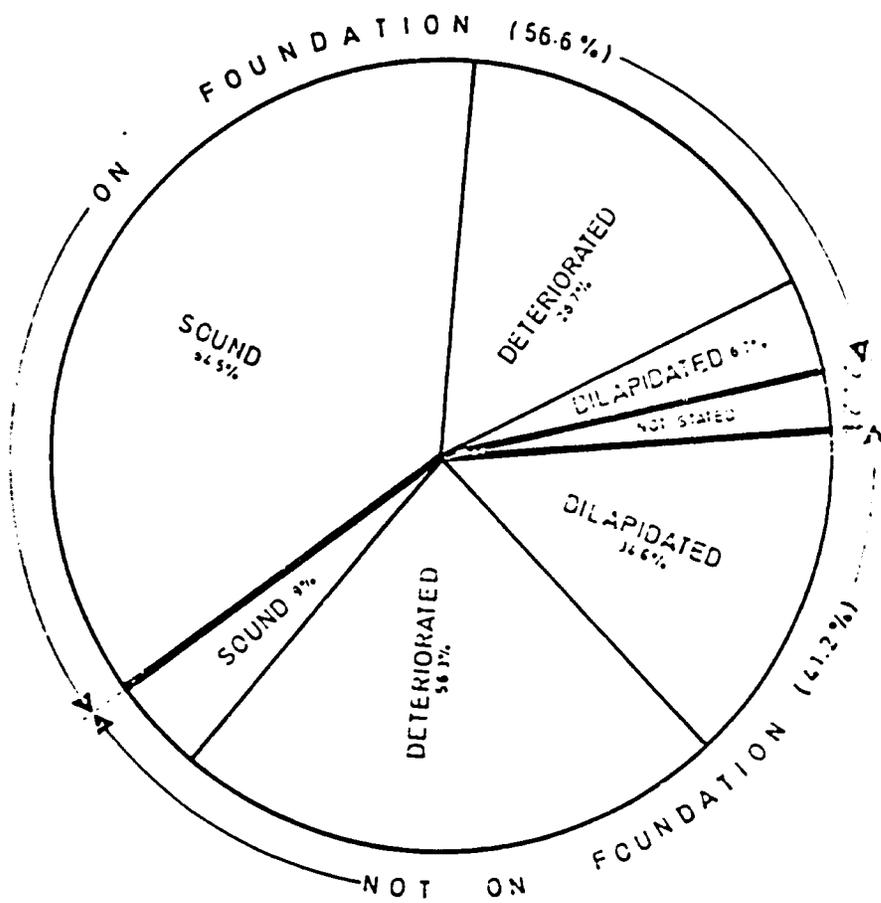


Figure 1

CONDITION OF PRESENT ACCOMMODATION

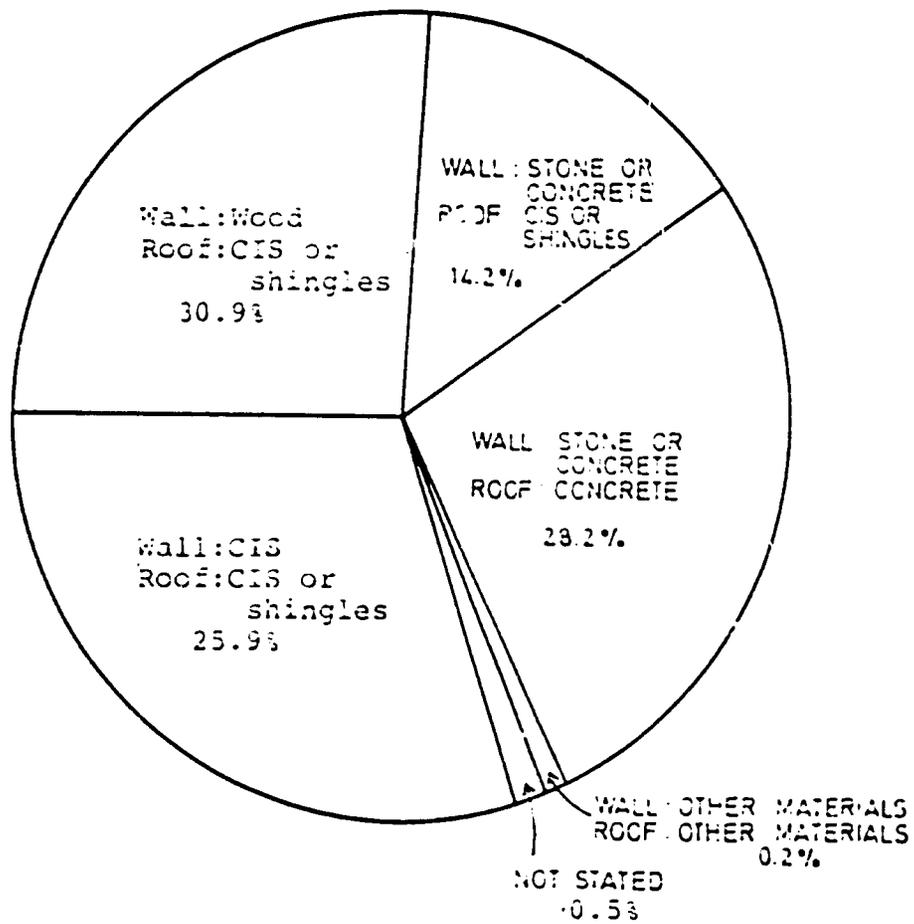


Figure 2

TYPE OF CONSTRUCTION MATERIALS OF PRESENT ACCOMMODATION

of dwellings on foundations, 64 percent were described as being in sound conditions, with only 29 percent deteriorated and 7 percent dilapidated. Of the total 2,458, 897 or only 36.5 percent of dwellings were described as being both "sound" and "on foundations." Thus, 63.5 percent of present dwellings need improvement or replacement.

It is worth comparing the marked preference of Mauritian families for concrete dwellings (visitors to prototypes showed great dislike for the CIS roof on the verandahs) with the actual construction materials of present accommodation. In fact, only 29 percent of respondents' dwellings were of stone/concrete walls and concrete roof. Eighty-nine percent of such dwellings were in sound condition. Fourteen percent of dwellings had stone/concrete walls and "other" (mainly iron or tin) roofs; 51 percent of these were described as sound and 41 percent as deteriorated.

Twenty-six percent of dwellings had wood walls (with mainly iron/tin roofs), and of these, 50 percent were deteriorated and 34 percent dilapidated. As many as 31 percent of dwellings had both iron-tin walls and iron-tin roof, and of these only 14 percent were described as being in sound condition.

The standard of dwellings and type of construction materials does show a correlation with the level of income. Generally speaking, the proportion of respondents living in housing constructed of stone or concrete walls, with concrete or other roofing, becomes higher as household incomes rise. However, it is striking that the proportion of households living in dwellings constructed of iron or tin walls (and any type of roof except concrete) is consistently rather high throughout all income groups. This leads to two main conclusions: first, that many people interviewed during the survey were experiencing a real need for better housing, no matter what their income group; and second, that income levels may have less to do with the standard of dwelling occupied than with the availability of sound dwellings. In any case, both a real need and demand are demonstrated which is not confined to the below-median income groups.

#### 4. Habitable Rooms (Tables 19-21; Figure 3)

The average number of habitable rooms per household was 2.5. The average number of persons per household was 4.6. Fifty-five percent of dwellings consisted of one or two habitable rooms and 40 percent of 3-5 habitable rooms. About 81 percent of dwellings consisting of one to two habitable rooms were inhabited by families numbering three or more persons. Overall, 1,098 families of three or more persons, or 45 percent, were living in houses with one or two habitable rooms.

Table 19

HABITABLE ROOMS BY NUMBER OF HOUSEHOLDS

Number of Rooms	Number of Households	Percent
1	546	22.2
2	806	32.8
3	477	19.4
4	400	16.3
5	110	4.5
6+	80	3.3
N.R.	39	1.6
TOTAL	2,458	100.0

Table 20  
FAMILY SIZE BY NUMBER OF HABITABLE ROOMS

No. of Habitable Rooms	Family Size					Total
	N.R.	1 - 2	3 - 5	6 - 9	10 +	
N.R.	--	4	23	11	1	39
1-2	--	254	830	249	19	1,352
3-5	1	118	510	310	48	987
6+	--	10	30	32	8	80
TOTAL	1	386	1,393	602	76	2,458

Table 21  
DISTRIBUTION OF FAMILY SIZE BY NUMBER OF HABITABLE ROOMS  
(PERCENTAGES)

No. of Habitable Rooms	Family Size					Total
	N.R.	1 - 2	3 - 5	6 - 9	10 +	
N.R.	--	10.3	59.0	28.0	2.6	100.0
1-2	--	18.8	61.4	18.4	1.4	100.0
3-5	0.1	11.9	51.7	31.4	4.9	100.0
6+	--	12.5	37.5	40.0	10.0	100.0
TOTAL	0.1	15.7	56.7	24.5	3.1	100.0

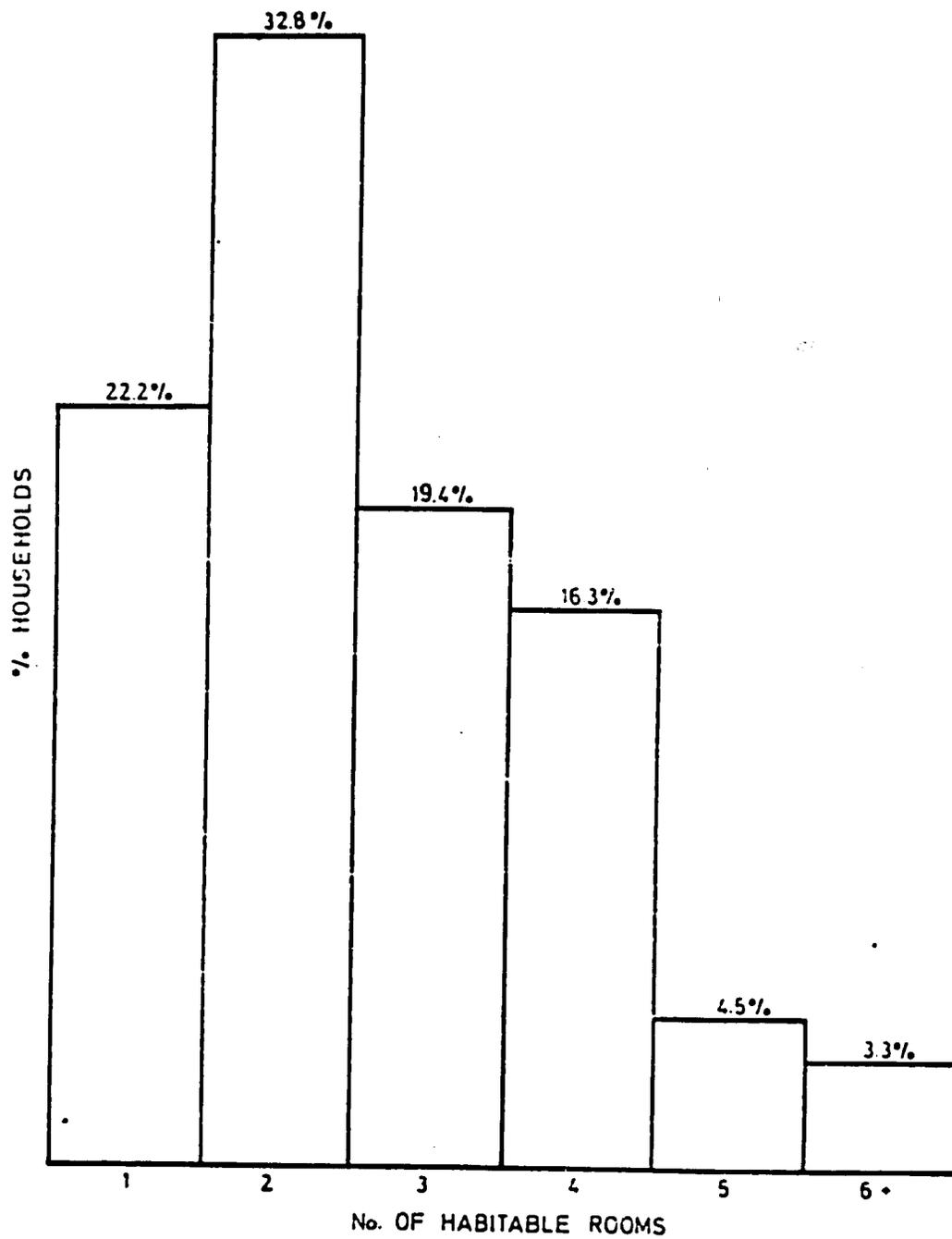


Figure 3

HABITABLE ROOMS BY NUMBER OF HOUSEHOLDS

#### 5. Damage to Dwellings by Calamities (Tables 22-24)

A total of 1,183 or 48 percent of respondents reported damage to their dwellings by cyclone (most likely to be Cyclone Claudette, December 22) in 1979. The proportion of cyclone victims who said they would or would not like to have a core house was about the same as the overall sample -- i.e. about 38 percent -- who said they would like a core house, and 11 percent said they would not like to have a core house.

The most frequent cause of damage to dwellings by calamity between the years 1976-79 was cyclones (97 percent) with other causes totally only 3 percent.

#### D. EMPLOYMENT AND ACTIVITY STATUS OF RESPONDENTS AND THEIR HOUSEHOLDS (TABLES 25-27; FIGURES 4-5)

A total of 76 percent of respondents were employed, and 10 percent declared being self-employed, giving a total of about 86 percent in gainful employment. Only 0.5 percent of respondents are unemployed. Of interviewees' family members, 2,120 are employed or self-employed or about 24 percent (see Tables 25-26). Fifty-one percent of families have only one income earner per household, while 78 percent have one or two income earners per household. There is an average of 1.9 income earners per household. There is a correlation between family size and the number of income earners per household. In households of five persons or less, the average number of income earners is less than two. In households of six or more persons, the average number of income earners increases to between two and four (Table 27).

Figures 4 and 5 show the proportion of interviewees and total household members receiving an income (including the interviewee) in each occupation group. In each case, the category "Production and related workers, transport and equipment workers and laborers" is by far the largest. Other categories also (e.g. service workers, clerical workers) reflect the largely urban origins and places of employment of respondents and their families (see Tables 34 and 35). Of respondents in the largest occupation group or category, 56 percent were earning between Rs. 751 and Rs. 1,250 per month. This percentage is higher than for the total sample (42 percent) because of the relatively low wages in this group.

#### E. DEMOGRAPHIC CHARACTERISTICS OF RESPONDENTS AND THEIR HOUSEHOLDS (TABLES 28-30; FIGURE 6)

The number of respondents sampled in this survey was 2,458, and they -- together with their families -- give a total of

Table 22

RESPONDENTS WITH DWELLINGS DAMAGED BY CYCLONE  
IN 1979 AND LIKE/DISLIKE OF CORE HOUSES

	Number	Percent
Like	1,048	88.6
Dislike	135	11.4
TOTAL	1,183	100.0

Table 23

RESPONDENTS WITH DWELLINGS DAMAGED BY CALAMITY  
AND LIKE/DISLIKE OF CORE HOUSES

	Damaged	Not Damaged	N.R.	Total
Like	1,152	1,031	3	2,186
Dislike	146	125	1	272
TOTAL	1,298	1,156	4	2,458

Table 24

RESPONDENTS WITH DWELLINGS DAMAGED BY CALAMITY  
(by type of calamity and year)

Calamity	1976		1977		1978		1979		N.R.		Total	
	Number	Percent										
Fire	1	1.3	---	---	---	---	1	0.1	---	---	2	0.2
Flood	2	2.6	---	---	1	33.3	30	2.5	---	---	33	2.5
Cyclone	73	96.1	1	100.0	2	66.6	1183	97.3	2	100.0	1261	97.1
Other	---	---	---	---	---	---	2	0.2	---	---	2	0.2
TOTAL	76	100.0	1	100.0	3	100.0	1216	100.0	2	100.0	1298	100.0

Table 25  
EMPLOYMENT STATUS OF INTERVIEWEES

Employment Status	Number	Percent
Employed	1,861	75.7
Unemployed	13	0.5
Self-employed	239	9.7
Retired	37	1.5
Housewife	295	12.0
Other (students, N.R.)	13	0.5
TOTAL	2,458	100.0

Table 26

EMPLOYMENT (ACTIVITY) STATUS OF HOUSEHOLD  
MEMBERS EXCEPT INTERVIEWEES

Employment Status	Number	Percent
Employed	1,906	21.6
Unemployed	564	6.4
Self-employed	214	2.4
Retired	202	2.3
Housewife	1,609	18.3
Student	3,056	34.7
Child under 15 not at school	1,218	13.8
Other	32	0.4
TOTAL	8,801	100.0

Table 27

NUMBER OF INCOME EARNERS PER HOUSEHOLD  
BY HOUSEHOLD SIZE

Household Size	No. of income earners/household										Total No. of Households	
	1	2	3	4	5	6	7	8	9	10+		
1	65											65
2	187	131										318
3	287	127	34									442
4	340	132	41	17								530
5	210	117	49	36	5							417
6	89	69	67	23	10	4						262
7	46	44	38	28	11	7	0					174
8	15	30	25	18	9	4	3	0				104
9	9	11	16	12	9	5	0	0	0			62
10+	8	12	18	18	11	5	4	1	0	0		77
Total No. of H/Holds	1,250	673	288	152	55	25	7	1				2,451

Table 28

## AGE AND SEX OF HOUSEHOLD MEMBERS BY HOUSEHOLD SIZE

H/Hold Size	AGE IN YEARS														Total	
	0 - 15		16 - 20		21 - 30		31 - 40		41 - 50		51 - 60		61 +			
	M	F	M	F	M	F	M	F	M	F	M	F	M	F	M	F
1	---	---	1	---	36	2	3	4	2	6	4	5	1	3	47	20
2	14	12	14	59	204	129	40	34	19	34	8	35	10	26	309	327
3	171	168	40	63	236	248	124	75	28	44	34	47	18	27	651	675
4	433	400	54	83	220	302	227	135	64	62	42	56	28	26	1,068	1,064
5	428	414	108	109	191	215	150	148	82	67	53	65	33	32	1,045	1,050
6	310	299	115	113	152	109	81	111	82	68	51	34	25	22	816	756
7	224	235	111	104	123	88	49	66	51	60	56	30	16	5	630	588
8	142	162	72	74	101	70	28	29	28	39	34	21	17	15	422	410
9	110	80	61	56	72	47	13	23	21	27	24	11	8	5	309	249
10+	161	167	79	64	101	73	35	25	23	28	29	17	17	8	439	382
<b>TOTAL</b>	<b>1,993</b>	<b>1,938</b>	<b>655</b>	<b>728</b>	<b>1,436</b>	<b>1,284</b>	<b>750</b>	<b>650</b>	<b>400</b>	<b>435</b>	<b>335</b>	<b>321</b>	<b>167</b>	<b>169</b>	<b>5,736</b>	<b>5,525</b>

Table 29  
AGE AND SEX OF INTERVIEWEES

Age (in years)	Sex				Total	
	M		F			
	Number	Percent	Number	Percent	Number	Percent
15-19	16	0.9	10	1.4	26	1.1
20-29	651	37.6	180	84.8	831	33.8
39-39	602	34.7	214	29.5	816	33.2
40-49	274	15.8	187	24.9	455	18.5
50-59	149	8.6	116	16.0	265	10.8
60+	39	2.3	25	3.4	64	2.6
TOTAL	1,732	100.0	726	100.0	2,457	100.0

1 respondent not coded.  
Average age: 34 years;  
Median age: 35 years.

Table 30  
NUMBER OF INTERVIEWEES WHO ARE/ARE NOT  
HOUSEHOLD HEADS AND SEX

Status	Sex				Total	
	M		F			
	Number	Percent	Number	Percent	Number	Percent
H/Head	1,538	83.5	305	16.5	1,843	100.0
Not H/Head	194	31.5	421	68.5	615	100.0
TOTAL	1,732	70.5	726	29.5	2,458	100.0

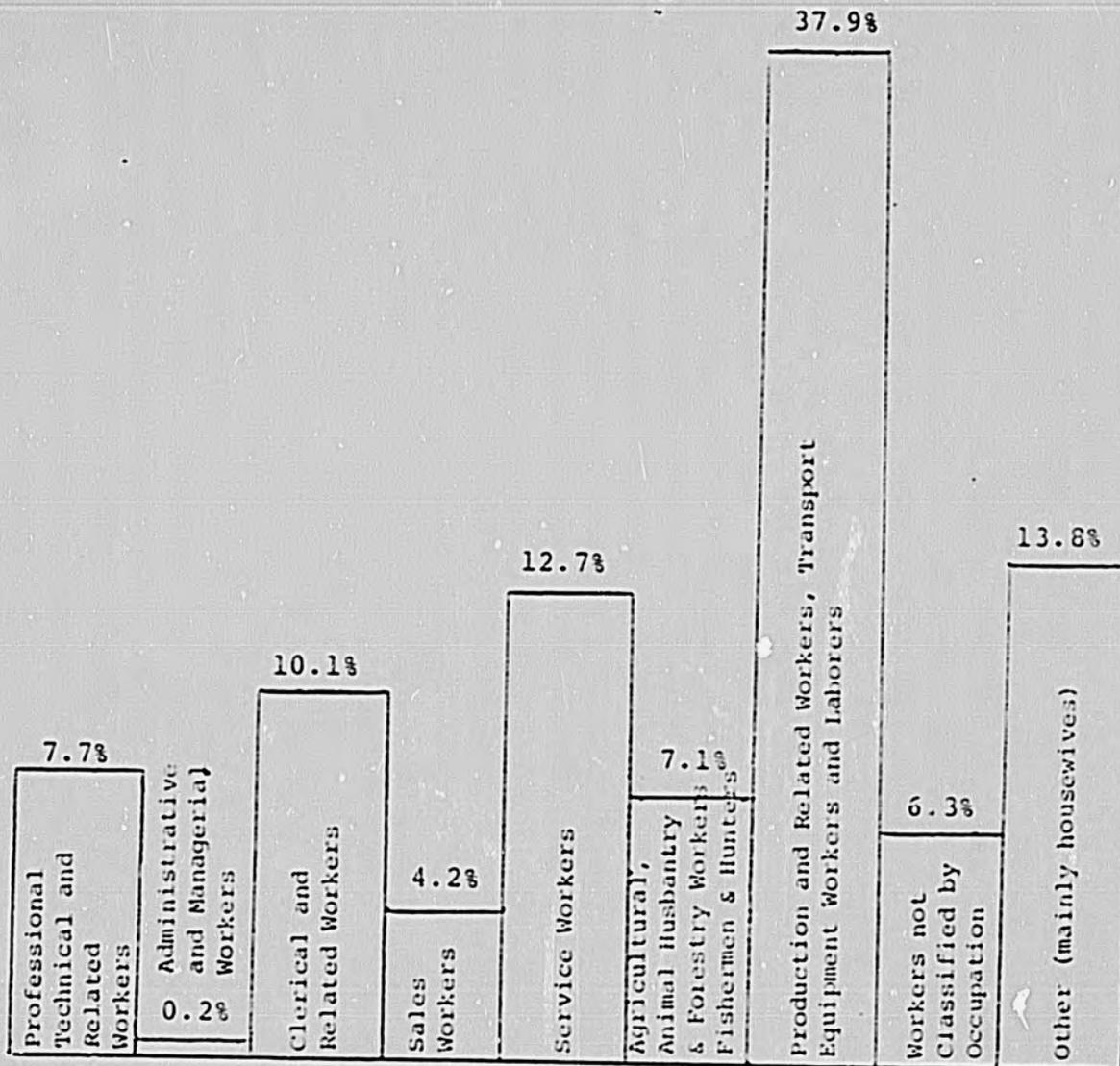


Figure 4

OCCUPATION OF INTERVIEWEES

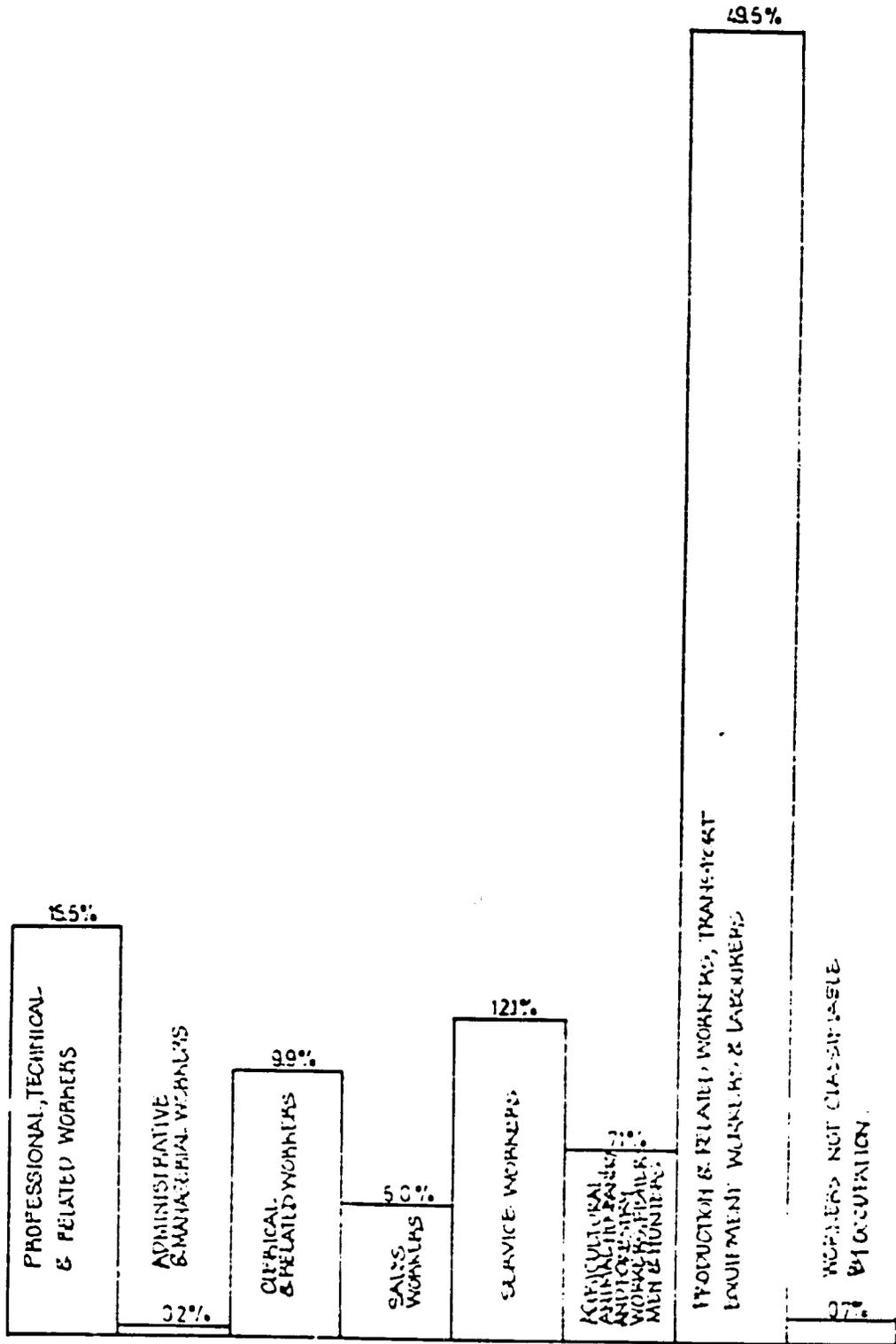


FIGURE 5

OCCUPATION OF HOUSEHOLD MEMBERS RECEIVING AN INCOME

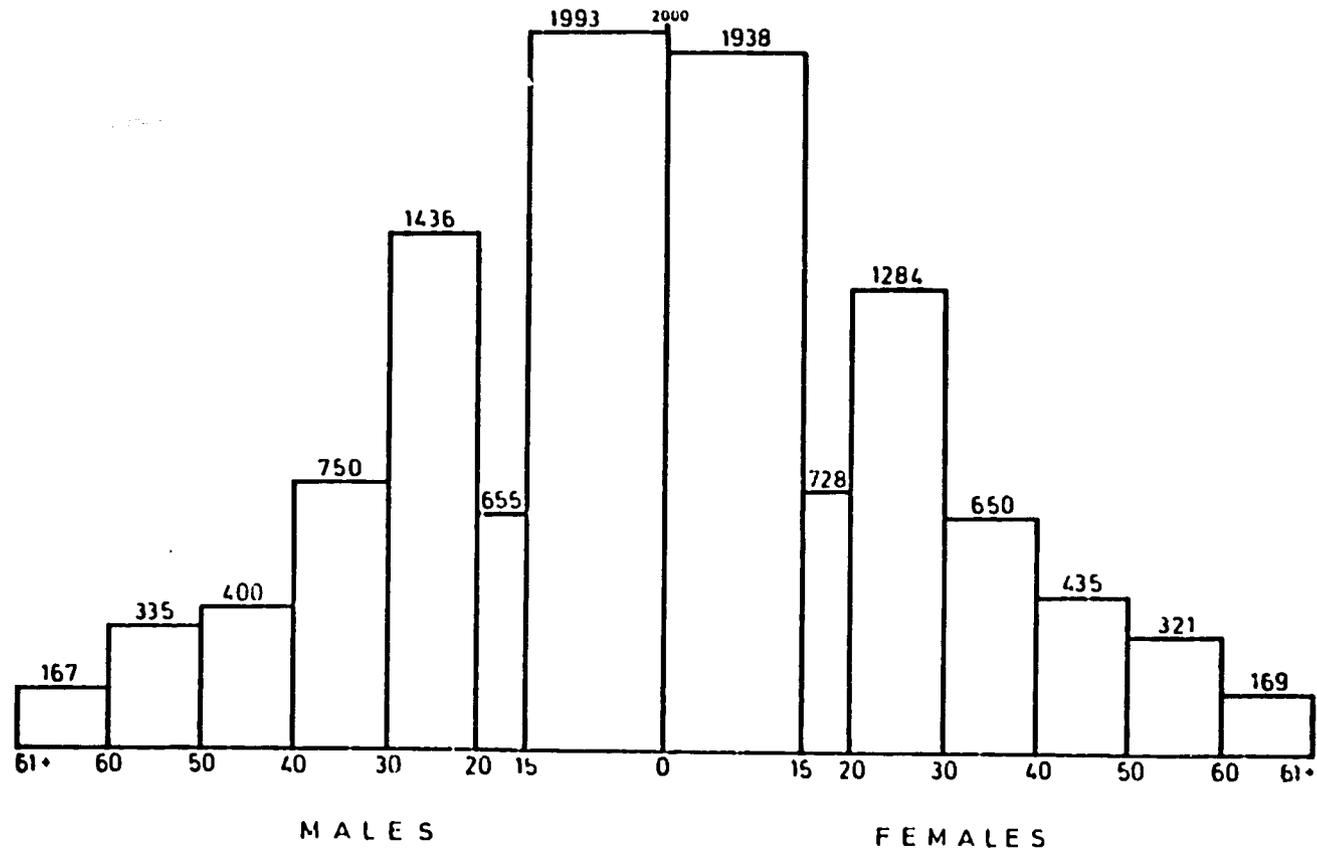


Figure 6  
AGE & SEX OF HOUSEHOLD MEMBERS

11,261 persons covered directly or indirectly by the survey. Of these, 3,931 or 35 percent were under the age of 15 years. Seventy-one percent were aged 30 years or under, and 84 percent were aged 40 or less.

Among individual respondents, 68 percent were aged less than 40 years, and the median age was 35 years (average 34). Thus, households covered by this survey were predominantly young. The average household size was 4.6 persons (median 3.8). During the market survey, as already mentioned, visitors to the demonstration sites repeatedly expressed a preference for a two room core rather than the one room prototypes constructed for this project.

The sex distribution overall (total household members) in each age group is fairly even. Among respondents, 70 percent were male and 30 percent female. Of the female respondents (726), 305 or 42 percent were heads of households. Seventeen percent of all household heads were female. Most of these are probably divorced, separated or widowed, although specific data on marital status was not obtained.

F. PLOT OWNERSHIP AND LOCATION OF PLOTS (TABLES 31-33; FIGURE 7)

Part of the express purpose of this survey was to test the incidence of ownership of plots for house construction among low income Mauritian families. This was considered to be important, given the problems of the GOM in obtaining sufficient land for housing. Only 14.5 percent of the sample owned plots on which they said they would like to build houses, although 30 percent said they would like to have serviced sites.

Forty-eight percent of individually owned plots were located in the five major urban areas, particularly Port Louis (14 percent) and Beau Bassin/Rose Hill (11 percent). Only 4 percent of plots owned were in the proposed "primary and secondary growth poles." The rest (45 percent) were located in "rural" areas, although in Mauritius this does not necessarily indicate that they are isolated from services or that there would be difficulties of access.

The incidence of plot ownership rises, generally speaking, with income levels -- the highest incidences occurring in the Rs. 1,001-1,250 (17 percent) and the Rs. 2,001+ (21 percent) income groups.

Table 31  
PLOT OWNERSHIP

Ownership	Number	Percent
Plot owners	357	14.5
Non plot owners	2,097	85.2
N.R.	7	0.3
TOTAL	2,458	100.0

Table 32

## PLOT OWNERSHIP BY HOUSEHOLD INCOME GROUP

Income Group (Rs/Month)	Plot Owners		
	Number	Percent	Cumulative Percent
Under 150	1	0.3	
151 - 300	1	0.3	0.6
301 - 500	5	1.4	2.0
501 - 750	38	10.6	12.6
751 - 875	32	9.0	21.6
876 - 1,000	47	13.2	34.8
1,001 - 1,250	60	16.8	51.6
1,251 - 1,500	45	12.6	64.2
1,501 - 2,000	49	13.7	77.9
2,001 +	76	21.3	99.2
N.R.	3	0.8	100.0
<b>TOTAL</b>	<b>357</b>	<b>100.0</b>	

Table 33

## PLOT OWNERS BY LOCALITY (OF PLOT)

Location of Plots	No. of Plot Owners	Percent
Port Louis	51	14.3
B B/R. Mill	40	11.2
Q. Bornes	21	5.9
V/Phoenix	25	7.0
Curepipe	35	9.8
Sub-Total	172	48.2
Goodlands	1	0.3
C. de Flacq	2	0.6
R. Belle	4	1.1
Sub-Total	7	2.0
G. Baie	1	0.3
Triclet	3	0.8
Q. Militaire	2	0.6
Mahebourg	1	0.3
Souillac	1	0.3
Tamarin	---	---
Sub-Total	8	2.3
Rest of P. Wilhems	25	7.0
Rest of Pamp.	27	7.6
Rest of Riv. du Remp.	9	2.5
Rest of Flacq	26	7.3
Rest of Moka	23	6.4
Rest of G. Port	19	5.3
Rest of Savanne	10	2.8
Rest of B. River	22	6.1
Sub-Total	161	45.0
N.R.	9	2.5
TOTAL	357	100.0

P A D C O

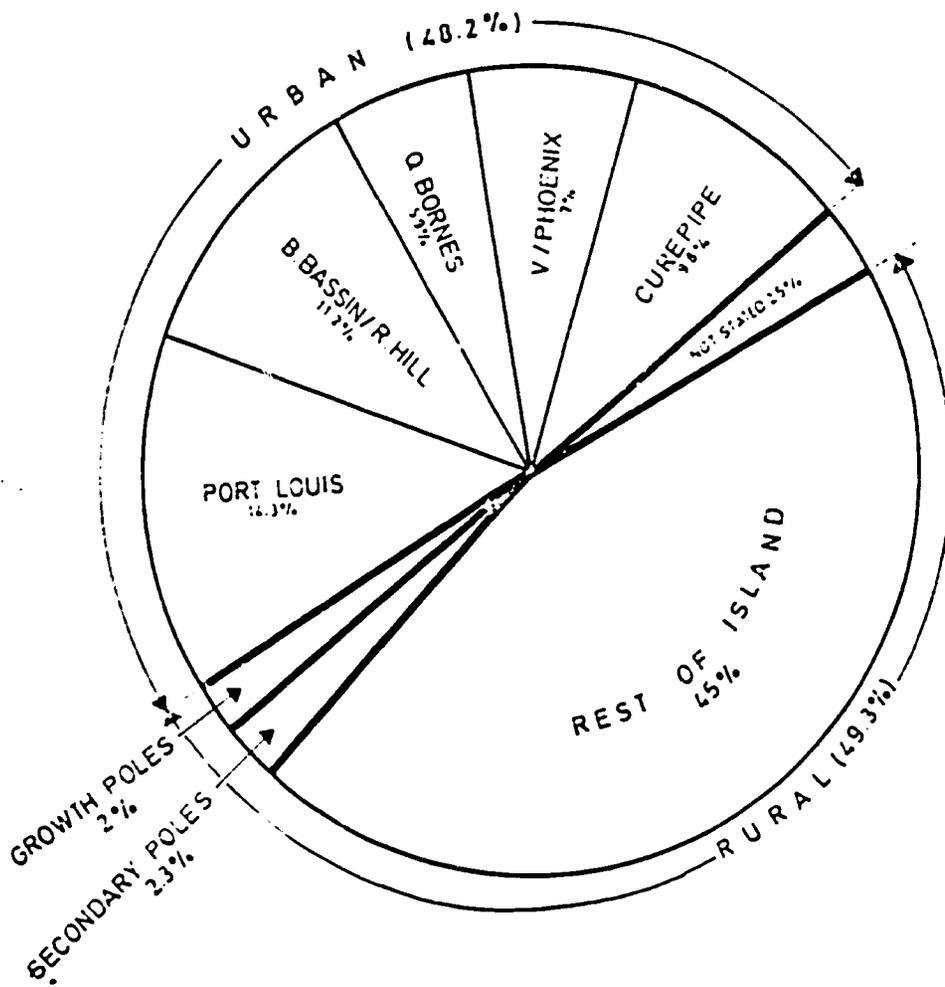


Figure 7

PLOT OWNERS BY LOCALITY (OF PLOT)

**G. LOCATION OF DWELLINGS, PLACE OF EMPLOYMENT  
AND JOURNEY TO WORK (TABLES 34-37; FIGURES 8-9)**

The majority of respondents' dwellings (69 percent) were located in the five major urban areas, particularly Port Louis (28 percent) and Beau Bassin/Rose Hill (20 percent). Only about 3 percent of respondents were residents in the three proposed primary growth poles (Goodlands, Centre de Flacq and Rose Belle) and 5 percent in the six secondary growth poles (Grand Baie, Triolet, Quartier Militaire, Mahebourg, Souillac and Tamarin).

Port Louis is the largest employment center of the respondent group; 30 percent of interviewees worked in the capital. Overall, 55 percent of the interviewees worked in the five main urban areas; only five percent worked in the proposed primary and secondary growth poles. Of the 1,691 respondents living in the urban areas, 1,144 or 68 percent also worked in those areas. Most respondents worked in or close to their place of residence.

No data was obtained on the length of journeys to work or time taken in getting to work or to shopping centers. However, the commonest means of transport to work by respondents is by bus (42 percent) and walking (18 percent). The use of buses is very common in Mauritius even though bus services are not adequate over all the island. The use of private cars for journeys to work is very low (about 1 percent of respondents).

**H. WILLINGNESS/UNWILLINGNESS TO MOVE AND PREFERENCE FOR  
LOCALITY OF THOSE WILLING TO MOVE (TABLES 38-40;  
FIGURE 10)**

Sixty-eight percent of respondents said they would be willing to move to another locality in order to obtain a core house or serviced plot. This is rather surprising in view of Mauritians' general attachment to their home locality. However, 78 percent of those willing to move expressed a preference for one or more of the five major urban centers.

Of those who said that they would be unwilling to move from their present locality, the most frequently given reasons were: (1) because the respondent owns land nearby upon which he wishes to build (40 percent); and (2) because he is living close to his place of employment. Attachment to the home locality accounted for 15 percent of responses, while concern over children's schooling rated rather low (1 percent) among the reasons given for not wanting to move.

Table 34

## PRESENT LOCATION OF DWELLINGS

Location	Number	Percent
Port Louis	688	28.0
B. B/R. Hill	482	19.6
Q. Barnes	222	9.0
V/Phoenix	144	5.9
Curepipe	155	6.3
Sub-Total	1,691	68.8
Goodlands	5	0.2
C. de Flacq	15	0.6
R. Belle	49	2.0
Sub-Total	69	2.8
G. Baie	1	0.0
Triolet	8	0.3
Q. Militaire	19	0.8
Mahebourg	90	3.7
Souillac	3	0.1
Tamarin	4	0.2
Sub-Total	125	5.1
Rest of P. Wilhems	145	5.9
Rest of Pamp.	64	2.6
Rest of Riv. du Remp.	31	1.3
Rest of Flacq	52	2.1
Rest of Moka	118	4.8
Rest of G. Port	109	4.4
Rest of Savanne	31	1.3
Rest of B. River	23	0.9
Sub-Total	573	23.3
TOTAL	2,458	100.0

Table 35

## PLACE OF EMPLOYMENT OF INTERVIEWEES

Location	Number	Percent
Port Louis	747	30.4
B.B./R. Hill	261	10.6
Q. Barnes	106	4.3
V/Phoenix	95	3.9
Curepipe	142	5.8
Sub-Total	1,351	55.0
Goodlands	6	0.2
C. de Flacq	26	1.1
R. Belle	44	1.8
Sub-Total	76	3.1
G. Baie	3	0.1
Triolet	3	0.1
Q. Militaire	5	0.2
Mahebourg	39	1.6
Souillac	2	0.1
Tamarin	2	0.1
Sub-Total	54	2.2
Rest of P. Vilhems	90	3.7
Rest of Pamp.	59	2.4
Rest of Riv. du Remp.	22	0.9
Rest of Flacq	45	1.8
Rest of Moka	147	6.0
Rest of G. Port	114	4.6
Rest of Savanne	29	1.2
Rest of B. River	51	2.1
Sub-Total	557	22.7
Working in more than 1 location	36	1.5
Outside Mauritius	6	0.2
Not stated	1	0.0
Not in employment	377	15.3
TOTAL	2,458	100.0

Table 36

## PLACE OF WORK BY PLACE OF RESIDENCE

PLACE OF RESIDENCE	PLACE OF WORK										Total									
	Port Louis		B.B./Rose Hill		Quatre Bornes		Vacoas/Phoenix		Curepipe			Primary Growth Poles		Secondary Growth Poles		Rest of Island		Other/Unemployed/Housewife		
	No.	%	No.	%	No.	%	No.	%	No.	%		No.	%	No.	%	No.	%	No.	%	
Port Louis	445	64.7	20	2.9	1	0.1	7	1.0	3	0.4	1	0.1	4	0.6	53	7.7	154	22.4	688	100
B.B./Rose Hill	113	23.4	173	35.9	19	3.9	18	3.7	11	2.3	3	0.6	3	0.6	57	11.8	85	17.6	482	100
Q. Bornes	46	20.7	20	9.0	59	26.6	12	5.4	7	3.1	2	0.9	---	---	45	20.3	31	14.0	222	100
V./Phoenix	24	16.7	7	4.9	4	2.8	38	26.4	18	12.5	---	---	---	---	22	15.3	31	21.5	144	100
Curepipe	19	12.3	7	4.5	8	5.2	5	3.5	60	38.7	3	1.9	1	0.6	29	18.7	23	14.8	155	100
Primary Growth Poles	3	4.3	---	---	1	1.4	1	1.4	4	5.8	24	34.8	5	7.2	23	33.3	6	11.6	69	100
Secondary Growth Poles	10	8.0	3	2.4	---	---	---	---	5	4.0	4	3.2	31	24.8	53	42.4	19	15.2	125	100
Rest of Island	87	15.2	31	5.4	14	2.4	14	2.4	34	5.9	39	6.8	10	1.7	275	48.0	69	12.0	573	100
<b>TOTAL</b>	<b>747</b>	<b>30.4</b>	<b>261</b>	<b>10.6</b>	<b>106</b>	<b>4.3</b>	<b>95</b>	<b>3.9</b>	<b>142</b>	<b>5.8</b>	<b>76</b>	<b>3.1</b>	<b>54</b>	<b>2.2</b>	<b>557</b>	<b>22.7</b>	<b>420</b>	<b>17.1</b>	<b>2458</b>	<b>100</b>

Table 37  
 MEANS OF TRANSPORT TO WORK  
 (RESPONDENTS)

Means	Number	Percent
Private car	27	1.1
Taxi	33	1.3
Bus	1,020	41.5
Motorcycle	133	5.4
Bicycle	212	8.6
Walk	442	18.0
Other	145	5.9
N.R.	447	18.1
<b>TOTAL</b>	<b>2,459</b>	<b>100.0</b>

Table 38

WILLINGNESS TO MOVE TO ANOTHER LOCALITY  
FOR A HOUSE OR PLOT

Willingness	Number	Percent
Willing	1,669	67.9
Unwilling	745	30.3
No response	44	1.8
TOTAL	2,458	100.0

Table 39

REASONS FOR UNWILLINGNESS TO MOVE TO ANOTHER LOCATION

Stated Reason	Number	Percent
Because owns land	299	39.6
Close to employment	270	35.8
Likes present location	114	15.1
Because of relatives	31	4.1
Close to schools	10	1.3
Other	18	2.4
No response	12	1.6
TOTAL	754	100.0

Note: Some gave more than one reason.

Table 40

## PREFERENCE FOR LOCALITY OF RESPONDENTS WILLING TO MOVE

Location	Number	Percent
Port Louis	327	19.6
B.B./R. Hill	463	27.7
Q. Barnes	299	17.9
V/Phoenix	89	5.3
Curepipe	127	7.6
Sub-Total	1,305	78.1
Goodlands	6	0.4
C. de Flacq	12	0.7
R. Belle	29	1.7
Sub-Total	47	2.8
G. Baie	5	0.3
Triolet	1	0.1
Q. Militaire	15	0.9
Mahebourg	16	0.9
Souillac	1	0.1
Tamarin	2	0.1
Sub-Total	40	2.4
Rest of P. Wilhems	30	1.8
Rest of Pamp.	36	2.2
Rest of Riv. du Remp.	10	0.6
Rest of Flacq	13	0.8
Rest of Moka	66	4.0
Rest of G. Port	77	4.6
Rest of Savanne	7	0.4
Rest of B. River	17	1.0
Sub-Total	256	15.3
No response	21	1.3
TOTAL	1,669	100.0

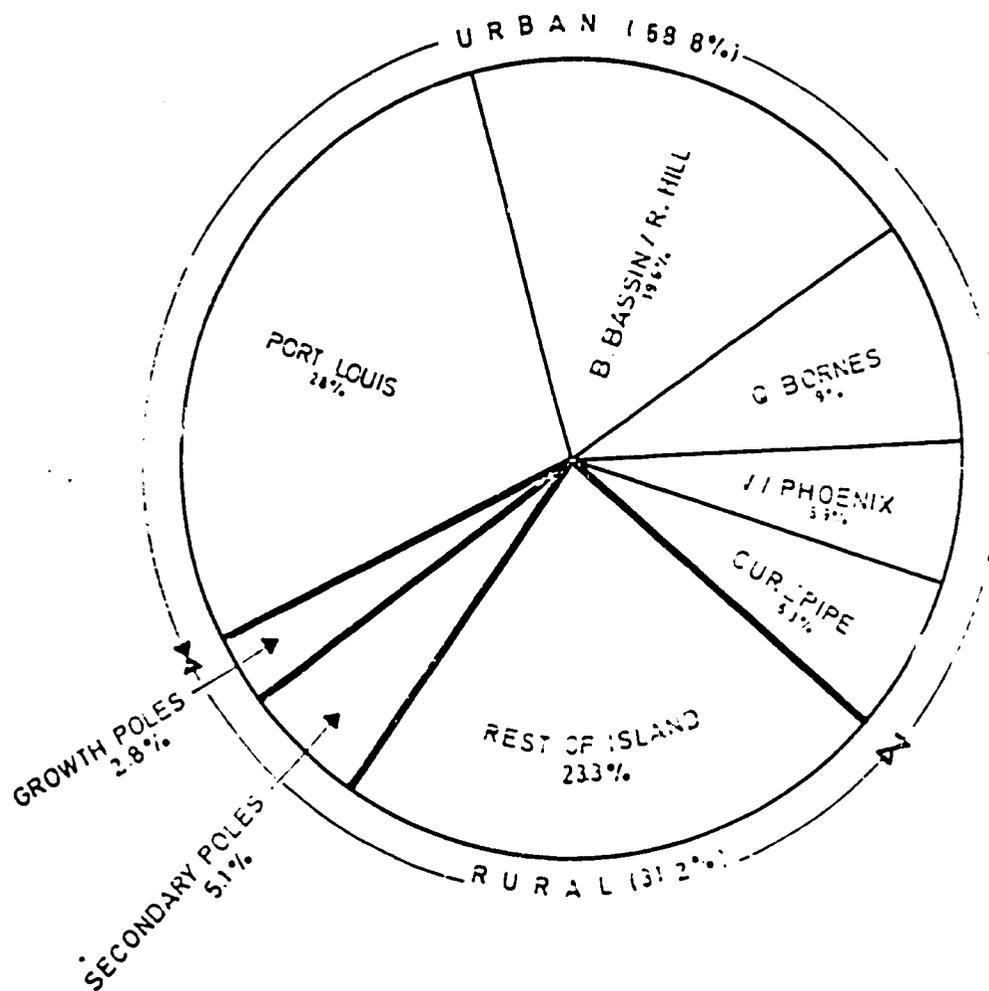


Figure 3

PRESENT LOCATION OF DWELLINGS

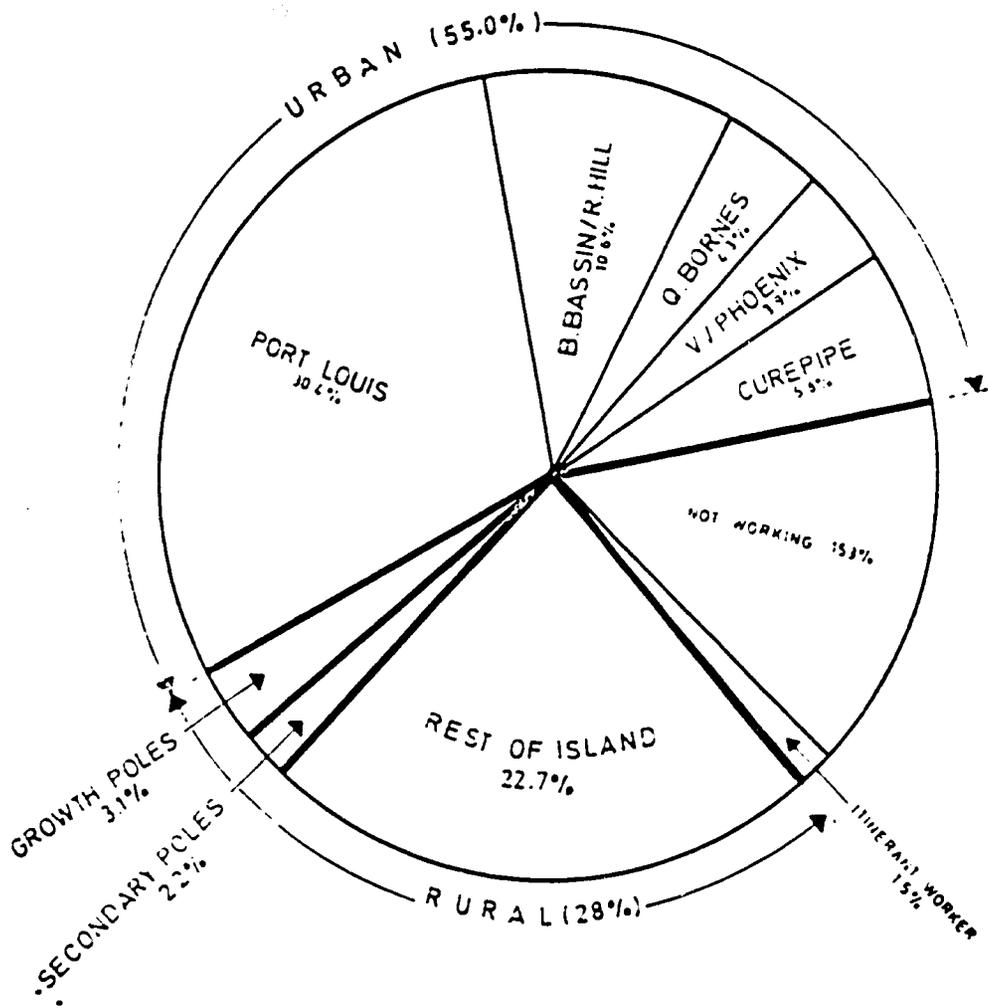


Figure 9

PLACE OF EMPLOYMENT OF INTERVIEWEES

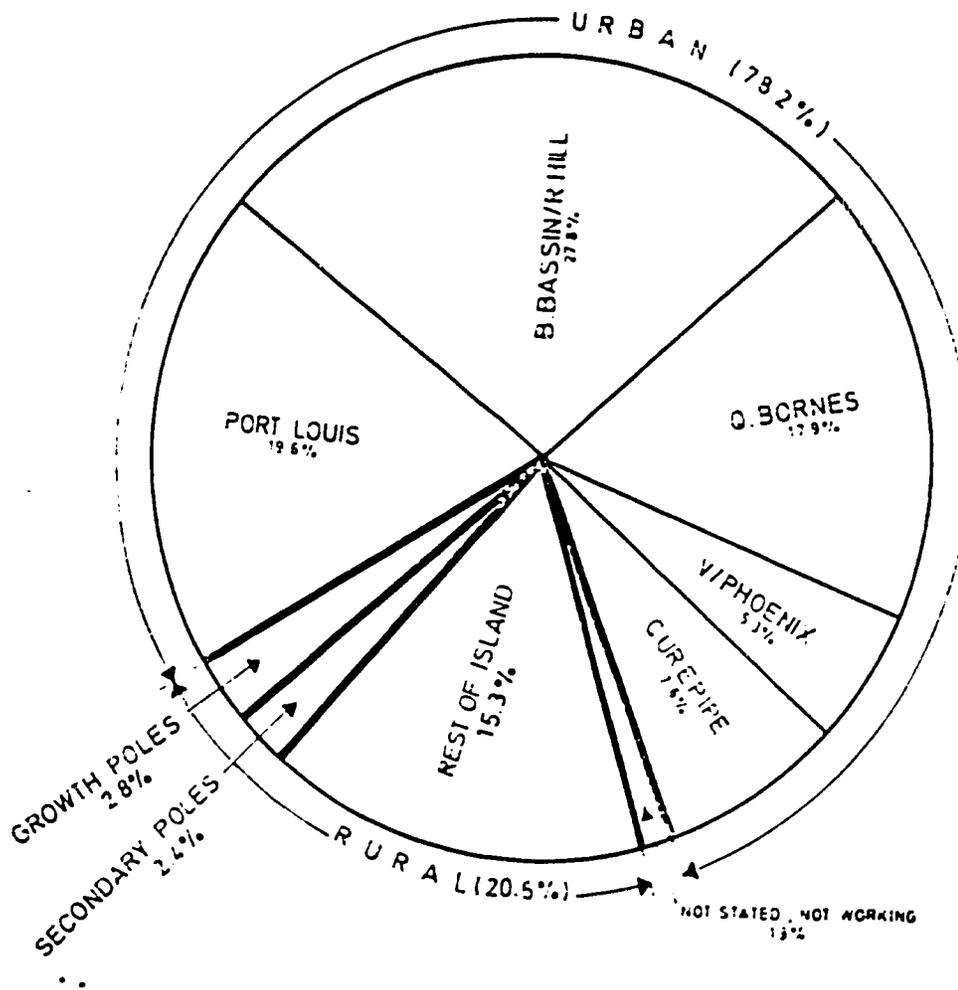


Figure 10

PREFERENCE FOR LOCALITY OF RESPONDENTS WILLING TO MOVE

#### IV. THE PRINCIPAL IMPLICATIONS OF THE SURVEY FOR LOW COST SHELTER PROJECTS

The results of the survey indicate that a Housing Guaranty Program to finance core housing and serviced sites is feasible in Mauritius. There is a large housing need in physical terms. Many households live in overcrowded conditions and many of the existing units are sub-standard. There is sufficient demand for core housing and serviced sites from the target group of households with below median incomes. A total of about 3,000 of the households interviewed would be eligible in terms of income to participate in the program. This group has sufficient willingness and capacity to make the required payments for the core houses. When informed of the cost of the core houses and the required monthly payments, an overwhelming majority said they would still like to purchase one.

Although the results are generally positive, the survey also indicated that care will have to be taken in the final project design and implementation to ensure success. The following points are important to note:

##### A. SITE SELECTION

Demand for core housing and serviced sites is largely in the urban areas. It is especially important for the poor to live close to employment opportunities. Any sites outside the principal municipalities should be carefully scrutinized, including sites in the proposed primary and secondary growth poles where urban services and employment opportunities are generally less available. It is probable that any growth pole strategy should be reassessed in light of the results of this survey.

##### B. THE MIX OF PROGRAM COMPONENTS

There is a large demand for serviced sites as well as for core houses. Serviced sites should be provided as an option in any low cost housing project. This could be combined with building loans for eligible beneficiaries and the provision of a range of house plans for individuals to choose from.

A program of construction loans to individuals already owning plots should also be considered. Most of the plots already owned by individuals are located in the five municipalities which should minimize the problems of connections to urban services.

### C. DESIGN ISSUES

The Mauritian public has been (and remains) keenly interested in this project. One of its major successes is that the public has felt a certain satisfaction in its participation in the planning process. The comments and suggestions made by the public regarding the design of the core houses are highly valid in terms of Mauritian patterns of family life and their cultural and religious preferences. For both this reason and because of the public interest and awareness, the major design modifications suggested should, if possible, be made, and the public should be officially informed of the changes.

Given that the average beneficiary family appears to consist of two young adults and up to three young children and/or one other person, a basic 2-room house seems to be the best solution. However, one room core houses might also be considered as an option, possibly for construction on individual plots or serviced sites. As might be expected, most of the respondents preferred the larger "Type B" core houses. However, smaller, less expensive models might also be considered for the lower income groups after the costs have been more thoroughly considered.

Houses should be carefully sited on plots to maximize the space available for gardens.

### D. PUBLIC ACCEPTANCE

It is clear that with some modification lower standard housing will be acceptable to the public. Respondents indicated overwhelmingly their willingness to meet higher rates of repayment for their housing. However, as indicated by the current low levels of rents, this will require substantive economic as well as attitudinal changes by the Mauritian public. The Government of Mauritius has already begun to establish policies of lower standards and lower subsidies in all its housing projects. This trend should be continued and combined with further public education to assure public acceptance.

It is also important for all internationally-assisted projects to be coordinated to avoid discrepancies in standards and cost recovery that might jeopardize public understanding and acceptance of the new low income housing policies.

**E. PARTICIPATION OF WOMEN**

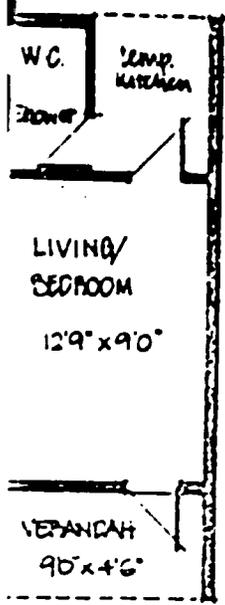
Because a significant proportion of interested households are headed by women, account will have to be taken of the legal and social position of women in Mauritian society. In particular, the rights of separated or divorced women who have only been married in religious ceremonies should be reviewed. The type of marital status is also important for determining whether a spouse's income can be used to calculate eligibility for loans.

**ANNEX A**

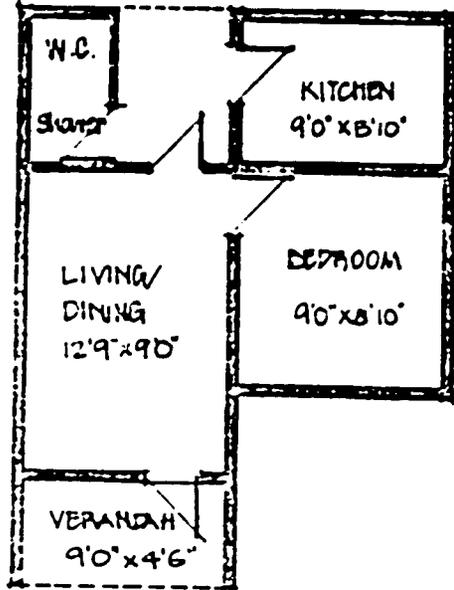
**PROTOTYPE CORE HOUSE DESIGN AND  
STAGES OF EVOLUTION**

# CORE HOUSING : STAGES OF EVOLUTION

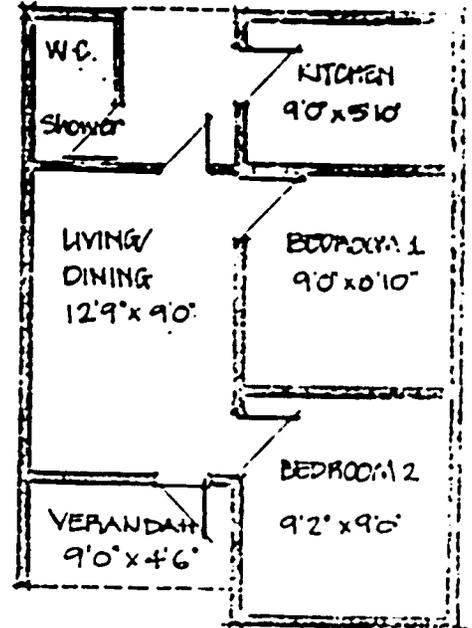
## TYPE A



STAGE 1  
AREA 246 SQFT

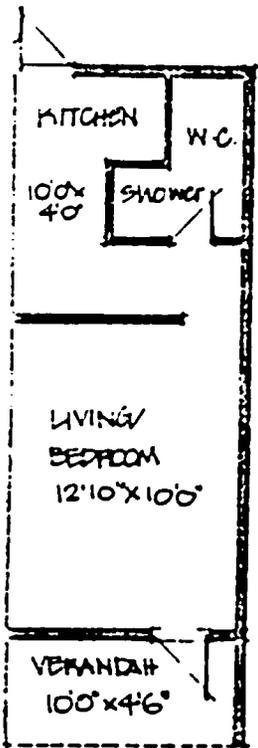


STAGE 2  
AREA 400 SQFT

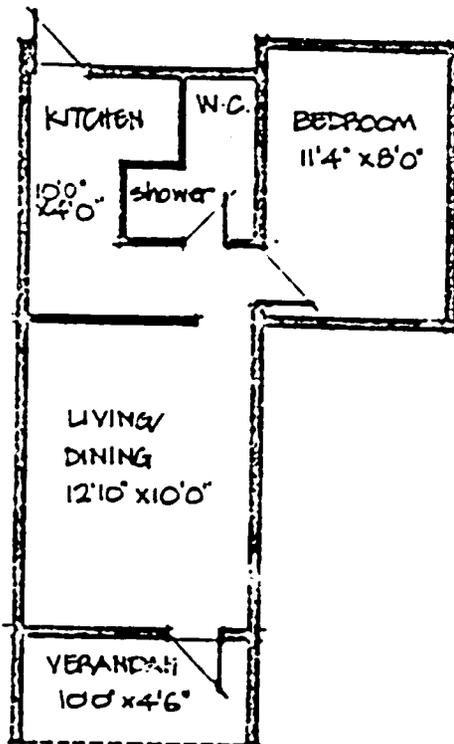


STAGE 3  
AREA 491 SQFT

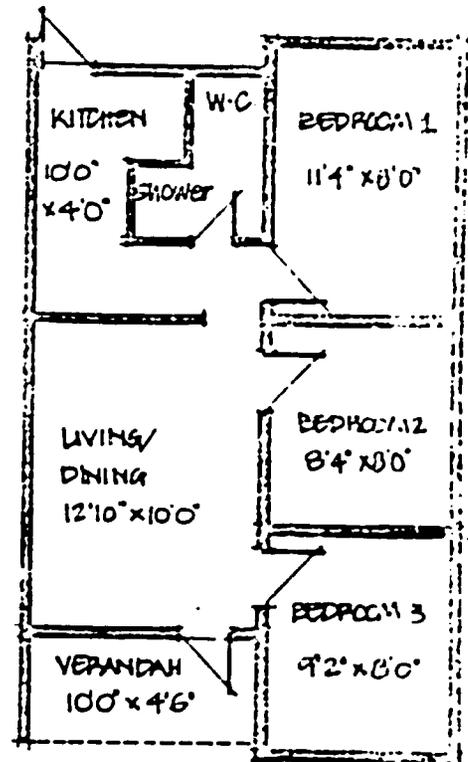
## TYPE B



STAGE 1  
AREA 345 SQFT



STAGE 2  
AREA 418 SQFT



STAGE 3  
AREA 575 SQFT

**ANNEX B**

**THE SURVEY QUESTIONNAIRE**

CONFIDENTIAL

GOVERNMENT OF MAURITIUS  
Ministry of Housing, Lands and Town and Country Planning

SURVEY OF ACCEPTABILITY AND AFFORDABILITY OF  
CORE HOUSING / SITE AND SERVICE PLOTS TO LOW  
INCOME MAURITIAN FAMILIES

TYPE

1

DESIGNATION

2

Schedule No

  
3 7

Interviewer : \_\_\_\_\_

Date

  
8 DAY 4TH YEAR 13

Place of interview \_\_\_\_\_

  
14 15

Details of person interviewed

1. Family name \_\_\_\_\_

Forename \_\_\_\_\_

2. Full Postal Address \_\_\_\_\_  
\_\_\_\_\_

  
16 19

3. Are you the head of the household?

Yes  1  
20

No  2  
20

4. If No, what is your relationship to the head of the household?  
\_\_\_\_\_

  
21

5. Age :    
YEARS  
22 23

6. Sex : Male  1  
24

Female  2  
24

7. Marital Status :  
Never married  1  
25  
Married  2  
25  
Divorced  3,  
25  
Separated  4  
25  
Widowed  5  
25

8. Occupation ----- 

--	--	--	--

  
26 28

9. Employment Status : Employed 

--

 1 Retired 

--

 4 Child under 15 yrs not at school 

--

 7  
Unemployed 

--

 2 Housewife 

--

 5 Other (specify) 

--

 8  
Self-employed 

--

 3 Student 

--

 6 -----

10. Place of employment : ----- 

--	--	--	--

  
30 33

11. Means of transport :

(a) to WORK

(b) to SHOPPING

Private car 

--

 1  
Taxi 

--

 2  
Bus 

--

 3  
Motorcycle 

--

 4  
Bicycle 

--

 5  
Walk 

--

 6  
Other means (specify) 

--

 7  
----- 34

Private car 

--

 :  
Taxi 

--

 2  
Bus 

--

 3  
Motorcycle 

--

 4  
Bicycle 

--

 5  
Walk 

--

 6  
Other means (specify) 

--

 7  
----- 35

12. How long does it take you to walk to the bus stop ?

(a) From house ----- mins 

--	--

  
36 37

(b) From place of work ----- mins 

--	--

  
38 39

13. What are your other transport needs ?

----- 

--

  
40

14. Total monthly cash income (including overtime, bonus, extra remuneration, allowances, benefits, pension, etc.)

Basic wage Rs -----

Other (specify) Rs -----

Total Rs -----

--	--	--	--	--

  
41 44

15. Present housing situation

- (i) Own house on own land  1  
45
- (ii) Own house on leased land  2 Rent of land per annum      
45 46 49
- (iii) Tenant (a) house  3 Rent per month (Rs)      
45 46 49
- (b) rooms  4 Rent per month (Rs)      
45 46 49
- (iv) Other, specify -----  5  
45

16. Describe the house you live in :

- (i) Condition : Sound  1 Deteriorated  2 Dilapidated  3  
50 50 50
- (ii) On foundation Yes  1 No  2  
51 51

(iii) Construction material

- | <u>Wall material</u>           |                                  | <u>Roof material</u>           |                                  |
|--------------------------------|----------------------------------|--------------------------------|----------------------------------|
| Stone, concrete / blocks       | <input type="checkbox"/> 1<br>52 | Concrete slab                  | <input type="checkbox"/> 1<br>53 |
| Wood                           | <input type="checkbox"/> 2<br>52 | Shingles                       | <input type="checkbox"/> 2<br>53 |
| Iron or tin sheets             | <input type="checkbox"/> 3<br>52 | Iron or tin sheets             | <input type="checkbox"/> 3<br>53 |
| Vegetable material<br>eg straw | <input type="checkbox"/> 4<br>52 | Vegetable material<br>eg straw | <input type="checkbox"/> 4<br>53 |
| Other, (specify) -----         | <input type="checkbox"/> 5<br>52 | Other, (specify) -----         | <input type="checkbox"/> 5<br>53 |

(iv) No of habitable rooms -----    
54 55

17. Do you own a plot of land on which you want to build a house ?

- Yes  1 No  2  
56 56

18. If yes, (a) What is the size of the plot ? ----- toises     
57 59

(b) Where is it located ? -----  
-----      
60 63

19. Do you have any savings ?

- Yes  1 No  2  
64 64

If yes, would you be able to put these towards payment for a house or plot of land ?

- Yes  1 No  2  
65 65

20. Would you like to have a core house like one of those you have seen on the demonstration site ?

Yes  1  
↓  
66

No  2  
↓  
66

21. If 'Yes', ask questions 22 to 27.

If 'No', can you tell us why not ?

-----  
-----

67 68

Skip to question 28

22. Which of these core houses, when fully expanded do you think most suitable for yourself and your family ?

Type I  1  
69

Type II  2  
69

23. This is the amount you would have to pay for the core-house you have chosen :

(Approx) Initial downpayment : Type I Rs \_\_\_\_\_ Type II Rs \_\_\_\_\_

(Approx) Monthly payment : Type I Rs \_\_\_\_\_ for \_\_\_\_\_ years

Type II Rs \_\_\_\_\_ for \_\_\_\_\_ years

Would you be able to make these payments ?

Yes  1  
70

No  2  
70

24. Would you prefer to lease a plot on which you could build your own house ?

Yes  1  
71

No  2  
71

25. Such a plot would cost you about Rs \_\_\_\_\_ per month over \_\_\_\_\_ years  
Would you be willing to make these payments ?

Yes  1  
72

No  2  
72

26. Would you be willing to move to another locality in order to obtain one of these houses/plots ?

Yes  1  
↓  
73

No  2  
↓  
73

27. If 'Yes', please list the localities you would be prepared to move to, in order of preference

If 'No', please say why ?

1. -----      
74 77

-----  
-----    
90 91

2. -----      
78 81

3. -----      
82 85

4. -----      
86 89

28. Has your house been damaged by any natural calamity in the period 1976-1979 ?

Yes  1      No  2  
92                      92

29. If yes, was it

Fire	<input type="checkbox"/> 1
	93
Flood	<input type="checkbox"/> 2
	93
Cyclone	<input type="checkbox"/> 3
	93
Other (specify)	<input type="checkbox"/> 4
	93

-----

30. In which year ?

1976	<input type="checkbox"/> 1
	94
1977	<input type="checkbox"/> 2
	94
1978	<input type="checkbox"/> 3
	94
1979	<input type="checkbox"/> 4
	94



Serial Number	Name	Relationship to person interviewed (eg wife, child, brother, father-in-law, no relation etc)	Sex		Age	Marital Status						Activity Status							Occupation (if any)	Total monthly income for those receiving an income
			M	F		Never married child < 15 yrs	Never married person > 15 yrs	Married	Divorced	Widower	Separated	Employed	Unemployed	Self employed	Retired	Housewife	Student	Child under 15 yrs not at school		
			1	2		1	2	3	4	5	6	1	2	3	4	5	6	7		
13			1	2		1	2	3	4	5	6	1	2	3	4	5	6	7		
14			1	2		1	2	3	4	5	6	1	2	3	4	5	6	7		
15			1	2		1	2	3	4	5	6	1	2	3	4	5	6	7		
16			1	2		1	2	3	4	5	6	1	2	3	4	5	6	7		
17			1	2		1	2	3	4	5	6	1	2	3	4	5	6	7		
18			1	2		1	2	3	4	5	6	1	2	3	4	5	6	7		
19			1	2		1	2	3	4	5	6	1	2	3	4	5	6	7		
20			1	2		1	2	3	4	5	6	1	2	3	4	5	6	7		
21			1	2		1	2	3	4	5	6	1	2	3	4	5	6	7		
22			1	2		1	2	3	4	5	6	1	2	3	4	5	6	7		
23			1	2		1	2	3	4	5	6	1	2	3	4	5	6	7		
24			1	2		1	2	3	4	5	6	1	2	3	4	5	6	7		
												Total								