

2000 HOUSING CENSUS - MAIN RESULTS

1. Introduction

The Central Statistical Office conducted the 2000 Housing Census from February to April 2000, following by the 2000 Population Census in July. The data processing for the Housing Census has been completed and detailed results will be published by the end of this year. This report presents a summary of the changes that have occurred, at the national level, in the housing conditions of the population between 1990 and 2000. A detailed analysis of the data, highlighting possible regional differences, will be carried out and published in due course.

The Housing Census enumerated 268,200 buildings (of which 240,300 residential or partly residential), 297,500 housing units, and 297,800 private households with a population of 1,168,100 for the Republic of Mauritius.

Table 1 below gives the number of buildings, housing units, households and population enumerated at the 1990 and 2000 Censuses.

Table 1: Total number of buildings, residential and partly residential buildings, housing units, private households and population, Republic of Mauritius, 1990 and 2000 Censuses

	Housing Census		Increase 1990 - 2000	
	1990	2000	No.	%
All buildings	209,900	268,200	58,300	27.8
Residential/Partly residential buildings	187,600	240,300	52,700	28.1
Total housing units	223,800	297,500	73,700	32.9
Occupied housing units	215,400	278,100	62,700	29.1
Private households	236,600	297,800	61,200	25.9
Population	1,048,100	1,168,100	120,200	11.4

2. Buildings

2.1 Buildings by type

The 268,200 buildings enumerated in 2000 represent an increase of 58,300 over the 1990 Census figure of 209,900. This translates into an average growth rate of 2.48% per annum during the ten-year period. During the same interval, residential and partly residential buildings increased by 52,700 from 187,600 to 240,300, representing an annual growth rate of 2.51%. Table 2 below gives the number of buildings by type of enumerated at the 1990 and 2000 Censuses.

Table 2: Distribution of buildings by type, Republic of Mauritius, 1990 and 2000 Housing Censuses

Building Type	Housing Census		Increase 1990 - 2000	
	1990	2000	No.	%
Under construction	9,500	12,100	2,600	27.4
Wholly residential	180,700	228,900	48,200	26.7
Partly residential	6,900	11,400	4,500	65.2
Hotels and Institutions	300	500	200	66.7
Non-residential	10,400	12,500	2,100	20.2
Other	2,100	2,800	700	33.3
All buildings	209,900	268,200	58,300	27.8

2.2 Construction materials of residential and partly-residential buildings

Parallel with the increase in the stock of buildings there has been an improvement in the type of materials used for construction. Thus, 86.4% of residential and partly residential buildings enumerated in 2000 were wholly in concrete as compared to 70.6% in 1990. Table 3 gives the distribution of residential and partly residential buildings by type of construction materials for the 1990 and 2000 Censuses.

Table 3: Residential and partly residential buildings¹ by construction materials, Republic of Mauritius, 1990 and 2000 Housing Censuses

Type of walls and roof materials	Housing Census				Change 1990 - 2000	
	1990		2000		No.	
	No.	%	No.	%		
Concrete walls and roof	130,900	70.6	206,300	86.4	75,400	57.6
Concrete walls & iron/tin roof	13,600	7.3	9,300	3.9	-4,300	-31.6
Iron/tin walls and roof	33,700	18.2	19,300	8.1	-14,400	-42.7
Wood walls & iron/tin/shingle roof	4,200	2.3	2,200	0.9	-2,000	-47.6
Other	3,000	1.6	1,700	0.7	-1,300	-43.3
Total	185,400	100.0	238,800	100.0	53,400	28.8

¹ Figures exclude detached rooms (2200 for 1990, and 1500 for 2000), used by part of a household

3. Housing Units

3.1 Occupancy

The number of housing units was 297,500 in 2000 compared to 223,800 in 1990. This represents an increase of 73,700 or an average growth of 2.89% per annum. It is to be noted that out of the 297,500 housing units enumerated in 2000, there were 278,100 occupied as principal residence, 3,900 were occupied as secondary residence and 15,500 were vacant. More details on occupancy and vacancy are found in Table 4 below. It is worth noting that the number of vacant housing units available for rent increased from 2,200 in 1990 to 6,100 in 2000, whilst vacant housing units put up for sale increased from 300 to 2,600 during the same period.

Table 4: Distribution of housing units by occupancy status and type of vacancy, Republic of Mauritius, 1990 and 2000 Housing Censuses

Type of occupancy or vacancy	Housing Census			
	1990		2000	
	No.	%	No.	%
Housing units occupied as: Principal residence	216,200	96.6	278,100	93.5
Secondary residence	1,900	0.8	3,900	1.3
Vacant housing units: For rent	2,200	1.0	6,100	2.1
For sale	300	0.1	2,600	0.9
Provided by employer	900	0.4	600	0.2
Under repairs	700	0.3	1,100	0.4
Other	1,600	0.7	5,100	1.7
All housing units	223,800	100.0	297,500	100.0

3.2. Ownership and mortgage status

Table 5 shows that private ownership of housing units, although very high, increased further from 98.6% in 1990 to 99.1% in 2000. Moreover, 16.0% of the private housing units enumerated were mortgaged while 80.6% were not. It was not possible to obtain the mortgage status for the remaining 3.4% since they were either vacant, or were occupied by tenants who were unable to supply the information.

Table 5: Percentage distribution of housing units by ownership and mortgage status, Republic of Mauritius, 1990 and 2000 Housing Censuses

Ownership	Housing Census			
	1990 ¹		2000	
	No.	%	No.	%
Private	220,600	98.6	294,800	99.1
Mortgaged	-	-	47,000	15.8
Nonmortgaged	-	-	237,600	79.9
Not stated	-	-	10,200	3.4
Public	3,000	1.3	1,200	0.4
Not stated	200	0.1	1,500	0.5
Total	223,800	100.0	297,500	100.0

¹ Data on mortgage status not available for 1990 Census

3.3. Tenure

As regards tenure, 86.5% of households owned the housing unit they occupied in 2000 compared to 76.0% in 1990. Conversely, the proportion of households renting their accommodation dropped from 14.8% in 1990 to 9.3% in 2000 as shown in Table 6.

Table 6: Percentage distribution of housing units by tenure, Republic of Mauritius, 1990 and 2000 Housing Censuses

Tenure	Housing Census			
	1990		2000	
	No.	%	No.	%
Owner	179,700	76.0	257,700	86.5
Tenant	35,100	14.8	27,800	9.3
Sub-tenant ¹	900	0.4	-	-
Free	20,700	8.7	12,300	4.1
Other ¹	200	0.1	-	-
All households	236,600	100.0	297,800	100.0

¹ Figures for “Subtenant” and “Other” are negligible for 2000 Census

4. Amenities

The 2000 Housing Census data indicate a marked improvement in the living conditions of the population with regard to amenities available.

Table 7 shows that the percentage of households having access to electricity, piped water, bathroom with running water, and hygienic toilet facilities, has increased markedly over the ten-year intercensal period. Thus, 99.0% of households had electricity in 2000 as compared to the already high figures of 96.8% in 1990; the percentage of households who obtained their water supply from fountains, wells or rivers dropped from 10.5% in 1990 to 1.8% in 2000, and only 1.0% did not have bathroom facilities as compared to 5.5% in 1990. As regards toilets, the percentage of households having the flush type increased from 62.8% to 88.8% while those having pit latrines dropped from 36.5% to 11.0%.

The proportion of households having their kitchen inside their housing unit increased from 64.9% in 1990 and 87.8% in 2000. Conversely, the percentage of households having their kitchen outside their housing units dropped from 32.7% to 11.4% during the same period. However, there are 0.8% of households who still do not have a kitchen as compared to 2.4% in 1990.

There has been a substantial shift towards the use of gas as the principal fuel used for cooking purposes. Thus, the percentage of households using gas increased from 50.3% in 1990 to 91.5% in 2000 while the percentage of households using wood and charcoal dropped from 26.4% to 4.5%. Only 3.4% of households used kerosene as compared to 21.7% in 1990. Furthermore, 0.6% of households reported using electricity in 2000 against 1.6% in 1990.

Table 7: Percentage distribution of households by amenities available, Republic of Mauritius, 1990 and 2000 Housing Censuses

Amenity available	Housing Census	
	1990 (%)	2000 (%)
1. Electricity	96.8	99.0
2. Water supply		
(i) Piped water inside house	56.0	83.7
(ii) Piped water outside on premises	33.5	14.5
(iii) Public fountain, well, river, etc	10.5	1.8
3. Availability of water tank/reservoir ¹	-	36.4
4. Bathroom		
(i) With running water	63.6	89.0
(ii) Without running water	30.9	10.0
(iii) None	5.5	1.0
5. Toilet		
(i) Flush toilet	62.8	88.8
(ii) Pit latrine	36.5	11.0
(iii) Other	0.7	0.2
6. Kitchen		
(i) Inside housing unit	64.9	87.8
(ii) Outside housing unit	32.7	11.4
(iii) None	2.4	0.8
7. Fuel for cooking		
(i) Gas	50.3	91.5
(ii) Wood and charcoal	26.4	4.5
(iii) Kerosene	21.7	3.4
(iv) Electricity	1.6	0.6

¹ Data not available for 1990 Census

5. Method of refuse disposal

Though a direct comparison cannot be made between the 1990 and 2000 data on method of refuse disposal, it can be indirectly deduced, as shown below in Table 8, that there has been a marked improvement in the way people dispose of their refuse. Thus, the percentage of households who had their refuse collected by authorised collectors increased from 47.1% in 1990 to 91.5% in 2000. Conversely, the percentage of households who dumped their refuse on the road or in the backyard dropped from 30.6% to 2.6% during the same period. 5.5% of households reported using an ash pit to dispose of their refuse against 21.2% in 2000.

Table 8: Percentage distribution of households by method of refuse disposal, Republic of Mauritius, 1990 and 2000 Housing Censuses

Method of refuse disposal	Housing Census	
	1990(%)	2000 (%)
Receptacle with cover	30.1	-
Receptacle without cover	10.2	-
Enclosure made of bricks/stones	6.8	-
Regular collection	-	86.7
Irregular collection	-	4.8
Dumped on premises	17.1	1.7
Dumped on roadside	13.5	0.9
Ash pit	21.2	5.5
Other	1.1	0.4

6. Living space

There has been an improvement in the density of occupation as shown by the indicators in Table 9:

Table 9: Number of households per housing unit, household size and number of persons per room, Republic of Mauritius, 1990 and 2000 Housing Censuses

	Housing Census	
	1990	2000
Number of households per housing unit	1.10	1.07
Household size	4.43	3.92
Number of persons per room	1.22	0.91

(i) Number of households per housing unit: In 1990 there were 236,600 private households for 215,400 occupied housing units, giving a national average of 1.10 households per housing unit. In 2000 there were 297,800 households for 278,100 occupied housing units, which gives an average of 1.07 households per housing unit. It therefore seems that the extent to which households are sharing housing units has improved slightly during the intercensal period.

(ii) Household size: The average size of household has decreased from 4.43 to 3.92 between the two census years.

(iii) Number of persons per room: The average number of rooms for living purposes per housing unit has increased from 3.98 to 4.61, whilst the average number of persons per housing unit has decreased from 4.87 to 4.20. However, a better measure of the density of occupation would be the average number of persons per room used for living purposes. This ratio has improved from 1.22 to 0.91 between 1990 and 2000.