

2011 HOUSING CENSUS – MAIN RESULTS

1. INTRODUCTION

This issue of the Economic and Social Indicators (ESI) presents the main results of the Housing Census carried out in the Republic of Mauritius from 31 January to 19 June 2011. It also includes a summary of the changes that occurred since the 2000 Census. A list of definitions is given at Section 8.3.

2. HIGHLIGHTS

- (i) The 2011 Housing Census counted 311,500 buildings, 356,900 housing units and 341,000 households in the Republic of Mauritius as follows:

	Buildings	Housing units	Private households	Population ¹
Republic of Mauritius	311,500	356,900	341,000	1,257,900
Island of Mauritius	297,500	344,700	329,950	1,217,175
Island of Rodrigues	13,900	12,115	10,971	40,440
Agalega	100	85	79	285

¹ Population in both private and communal households

- (ii) Out of the 311,500 buildings in the Republic of Mauritius in 2011, the majority (264,100 or 84.8%) were wholly residential buildings.
- (iii) Between 2000 and 2011, the housing stock grew by 19.9% from 297,700 to 356,900 housing units.
- (iv) Out of all housing units enumerated in 2011, 90.5% were used as principal residence, 1.7% as secondary residence and 7.8% were vacant.
- (v) The number of private households increased by 14.5% from 297,900 in 2000 to 341,000 in 2011 while the average household size decreased from 3.9 to 3.6.
- (vi) Housing and living conditions improved from 2000 to 2011 with higher proportions of households:
- owning their houses (from 86.5% to 88.9%);
 - having access to electricity (from 99.0% to 99.4%);
 - with piped water inside their house (from 83.7% to 94.2%).
- (vii) In spite of the general improvement in housing and living conditions, some households still lack basic amenities as follows:
- 1,400 households did not have piped water in their premises;
 - 1,700 households did not have electricity; and
 - 600 households did not have a toilet.

- (viii) Rodrigues had less favourable housing and living conditions than the island of Mauritius. In 2011, only around half of the Rodriguan households had basic amenities such as piped water inside their house, flush toilet and bathroom with running water as compared to over 95% of households living in the island of Mauritius.
- (ix) ICT use and access is becoming more common in households. In 2011, the proportion of households having:
- mobile phones was 88.2% up from 28.1% in 2001;
 - computers was 37.6% up from 13.3% in 2001; and
 - internet was 31.7% up from 12.6% in 2002.

3. BUILDINGS

Hotels, guest houses and tourist residences shoot up

The 2011 Housing Census counted 311,500 buildings in the Republic of Mauritius. Most of them (264,100 or 84.8%) were wholly residential buildings used by private households though their share declined from 2000 to 2011 at the expense of partly residential buildings, hotels, tourist residence and guest house as well as non-residential buildings.

Table 1: Number of buildings by type, Republic of Mauritius, 2000 and 2011 Housing Censuses

Building Type	Number		%	
	2000	2011	2000	2011
Under construction	12,100	13,100	4.5	4.2
Wholly residential	229,000	264,100	85.4	84.8
Partly residential	11,400	14,500	4.2	4.7
Hotels, Tourist residence & Guest house	400	1,100	0.1	0.3
Institutions	100	200	0.1	0.1
Non-residential	15,300	18,500	5.7	5.9
All buildings	268,300	311,500	100.0	100.0

The building inventory increased by 43,200 or 16.1% from 2000 to 2011 with buildings categorised as *hotels, tourist residence and guest house* experiencing a much higher growth – almost trebling from 400 to 1,100.

4. HOUSING OVERVIEW

4.1 Residential and partly residential buildings

Housing in storeyed buildings is becoming more common

The number of buildings (residential and partly residential) used for housing increased by 16.3% from 238,900 in 2000 to 277,900 in 2011. Buildings with only ground floor declined by 6.5% (from 166,000 to 155,200) while one-storey buildings grew by 64.5% (from 69,300 to 114,000) and higher-storey ones shot by 141.7% from 3,600 to 8,700, indicating that more people now live in higher rise buildings than in 2000.

Figure 1: Non-storeyed and storeyed residential & partly residential buildings, Republic of Mauritius, 2000 and 2011 Housing Censuses



Separate houses dominate but higher density housing is on the rise

The majority of residential and partly residential buildings was made up of separate houses (buildings comprising only 1 housing unit) although their share decreased from 81.0% in 2000 to 77.6% in 2011. Higher density housing, i.e semi-detached houses (comprising 2 housing units) and block of flats (comprising 3 or more housing units) on the other hand, is on the increase. The proportion of semi-detached houses and block of flats went up from 11.5% to 16.6%.

Table 2: Distribution of residential and partly residential buildings¹ by type, Republic of Mauritius, 2000 and 2011 Housing Censuses

Type of Building	Number		%	
	2000	2011	2000	2011
Separate houses	193,400	215,600	81.0	77.6
Semi-detached houses and block of flats	27,500	46,000	11.5	16.6
Partly residential buildings	11,400	14,500	4.8	5.2
Other dwelling	6,600	1,800	2.7	0.6
Total	238,900	277,900	100.0	100.0

¹ Figures exclude detached rooms (1500 for 2000 and 700 for 2011), used by part of household

Houses with iron/tin walls and roof on the decline

As in 2000, concrete is the main type of construction material used for housing. It is becoming even more predominant over time with the proportion of wholly concrete residential and partly residential buildings rising from 86.3% to 92.0%. Conversely, the proportion made of iron/tin walls and roof declined from 8.1% to 4.5% with 6,700 fewer such buildings in 2011.

Table 3: Distribution of residential and partly residential buildings¹ by construction material, Republic of Mauritius, 2000 and 2011 Housing Censuses

Type of construction materials	Number		%	
	2000	2011	2000	2011
Concrete walls & roof	206,200	255,700	86.3	92.0
Concrete walls & iron/tin roof	9,400	7,400	3.9	2.7
Iron/tin walls & roof	19,300	12,600	8.1	4.5
Wood walls & iron/tin/shingle roof	2,200	1,000	0.9	0.4
Other	1,800	1,200	0.8	0.4
Total	238,900	277,900	100.0	100.0

¹ Figures exclude detached rooms (1,500 for 2000 and 700 for 2011), used by part of household

4.2 Housing units

Housing stock increases more rapidly in rural regions

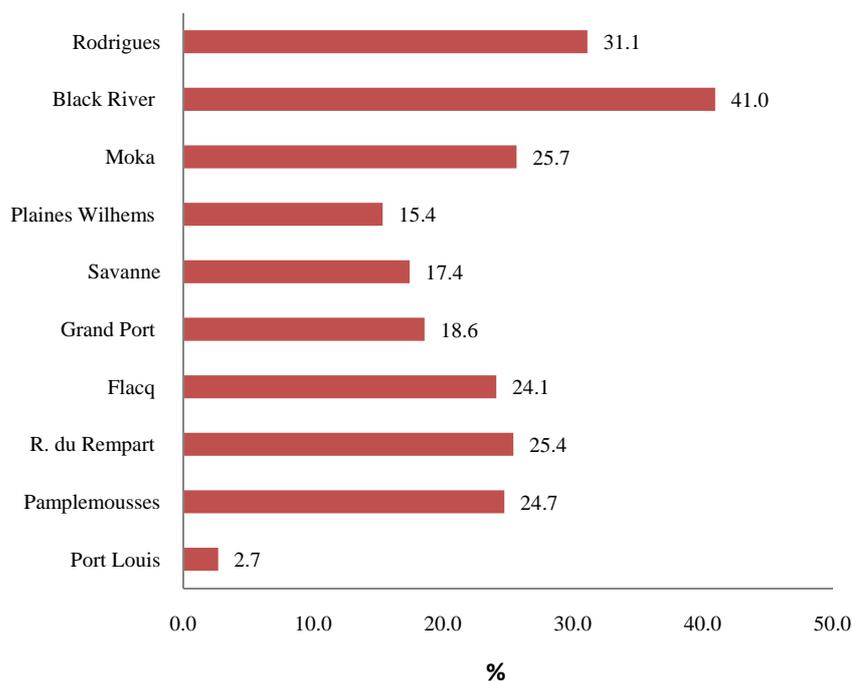
There were 356,900 housing units in the Republic of Mauritius in 2011 up by 19.9% from 297,700 in 2000.

The housing stock increased more in rural than in urban regions. Port Louis, the wholly urban district, registered the lowest growth (2.7%) followed by Plaines Wilhems (15.4%) which is predominantly urban. Black River district which is essentially rural had the highest growth (41.0%).

Albion Village Council Area (VCA) lying in Black River district topped all towns and villages with an increase of 102.3%. Next came Flic en Flac VCA (74.0%), also in Black River. At the other end, the number of housing units decreased in municipal wards 2 (-14.9%) and 5 (-4.9%) of Port Louis as well as in St Hubert VCA (-11.5%).

A map depicting the change in housing stock from 2000 to 2011 is given at Annex.

Figure 2: Increase (%) in housing units, Republic of Mauritius, 2000 - 2011 Housing Censuses



Vacant houses and houses used as secondary residence are on the rise

As in 2000, the majority of housing units (323,000 or 90.5% of all housing units in 2011) had people living in them as principal residence. However the share of principal residences had decreased since 2000 (from 93.5% to 90.5%) with secondary residences and vacant houses gaining ground.

Table 4: Distribution of housing units by occupancy status, Republic of Mauritius, 2000 and 2011 Housing Censuses

Type of occupancy	Number		%	
	2000	2011	2000	2011
Housing units occupied as:				
- Principal residence	278,200	323,000	93.5	90.5
- Secondary residence	4,000	5,900	1.3	1.7
Vacant housing units	15,500	28,000	5.2	7.8
Total	297,700	356,900	100.0	100.0

Home ownership without mortgage dominates

At Census 2011, 99.0% of all housing units were owned by private households – the same proportion as at Census 2000.

Table 5: Housing units by ownership and mortgage status, Republic of Mauritius, 2000 and 2011 Housing Censuses

Ownership	Number		%	
	2000	2011	2000	2011
Private	294,800	353,400	99.0	99.0
Mortgaged	47,000	44,000	15.8	12.3
Non mortgaged	237,600	277,300	79.8	77.7
Not known	10,200	32,100	3.4	9.0
Public	1,300	1,100	0.5	0.3
Not stated	1,600	2,400	0.5	0.7
Total	297,700	356,900	100.0	100.0

Out of the 356,900 housing units enumerated at Housing Census 2011, 77.7% were reported as non-mortgaged and 12.3% as mortgaged. For another 9.0%, the mortgage status could not be determined mainly because the housing units were either vacant or occupied by tenants who were unable to provide the information.

4.3 Households

The number of households increases but household size decreases

The number of private households went up by 14.5% from 297,900 in 2000 to 341,000 in 2011. At the same time, the average household size decreased from 3.9 to 3.6 persons. With fewer persons in each household, more living space was available per person. In fact, the average number of persons per room (used for living purposes) improved from 0.9 in 2000 to 0.8 in 2011.

Table 6: Number of private households, household size and number of persons per room, Republic of Mauritius, 2000 and 2011 Housing Censuses

	2000	2011
Number of Private households	297,900	341,000
Household size	3.92	3.56
Number of persons per room	0.91	0.79

Renting households on the decline

The proportion of private households who rented their houses declined from 9.3% in 2000 to 8.0% in 2011. Conversely, the proportion of households who owned their accommodation went up from 86.5% to 88.9%.

Table 7: Distribution of households by tenure, Republic of Mauritius, 2000 and 2011 Housing Censuses

Tenure	Number		%	
	2000	2011	2000	2011
Owner	257,700	303,200	86.5	88.9
Tenant and Sub-tenant	27,800	27,100	9.3	8.0
Free and Other	12,400	10,700	4.2	3.1
Total	297,900	341,000	100.0	100.0

In 2011, the average monthly rent for housing was Rs 4,400 up from Rs 2,300 in 2000. After adjusting for inflation, housing rent actually remained at the same level as in 2000.

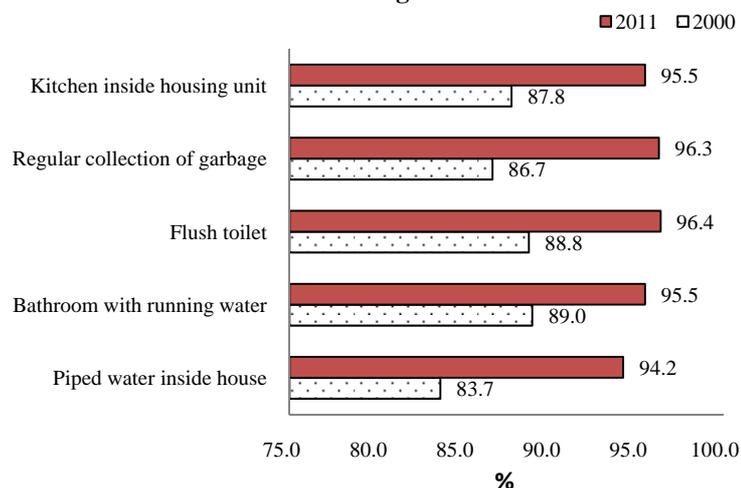
5. HOUSEHOLD AMENITIES

Housing and living conditions improve at national level

Compared to 2000, the general housing and living conditions improved in 2011 with a higher proportion of households having:

- piped water inside their houses;
- bathroom with running water;
- flush toilet;
- kitchen inside their houses; and
- their garbage regularly collected by authorised collectors.

Figure 3: Proportion (%) of households with selected amenities, Republic of Mauritius, 2000 and 2011 Housing Censuses

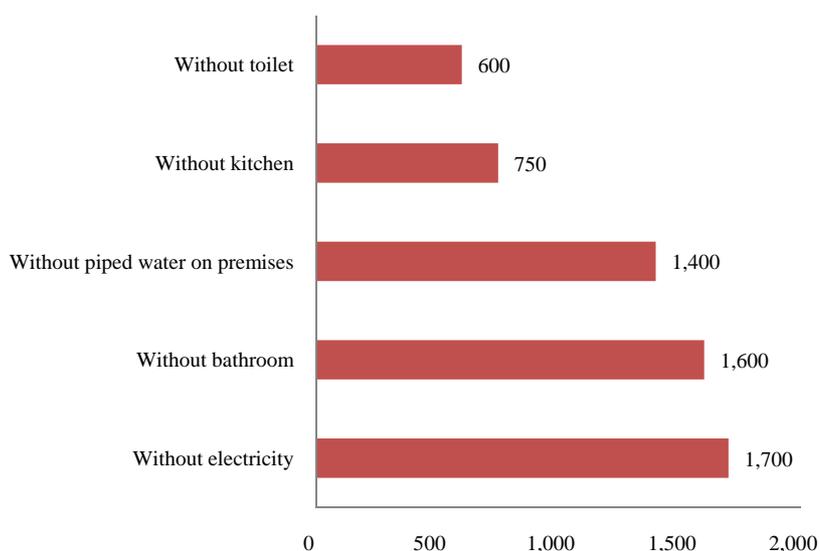


However some households still lack basic amenities

Some households were found to be at the margin of development. Around 150 households lived in improvised shelters. A higher number lacked basic amenities such as:

- piped water in their premises (both inside and outside their house),
- bathroom,
- kitchen,
- electricity, and
- toilet facilities.

Figure 4 : Private households without basic amenities, Republic of Mauritius, 2011 Housing Census



**Table 8: Proportion (%) of households by amenities available, Republic of Mauritius,
2000 and 2011 Housing Censuses**

Amenities available	2000	2011
1. Electricity	99.0	99.4
2. Water supply		
(i) Piped water inside house	83.7	94.2
(ii) Piped water outside on premises	14.5	5.2
(iii) Public fountain, well, river, etc	1.8	0.6
3. Refuse disposal		
(i) Collected by authorised collectors	91.5	98.0
(ii) Ash pit on premises	1.7	1.1
(iii) Dumped on premises/roadside	6.4	0.7
(iv) Other	0.4	0.2
4 Bathroom		
(i) With running water	89.0	95.5
(ii) Without running water	10.1	4.0
(iii) None	1.0	0.5
5. Toilet		
(i) Flush toilet	88.8	96.4
(ii) Pit latrine	11.0	3.4
(iii) Other and None	0.2	0.2
6. Kitchen		
(i) Inside housing unit	87.8	95.5
(ii) Outside housing unit	11.4	4.2
(iii) None	0.8	0.3
7. Main fuel for cooking		
(i) Cooking gas (LPG)	91.5	97.6
(ii) Electricity	0.5	0.3
(iii) Wood and charcoal	4.5	1.9
(iv) Kerosene	3.4	0.1

6. ICT IN HOUSEHOLDS

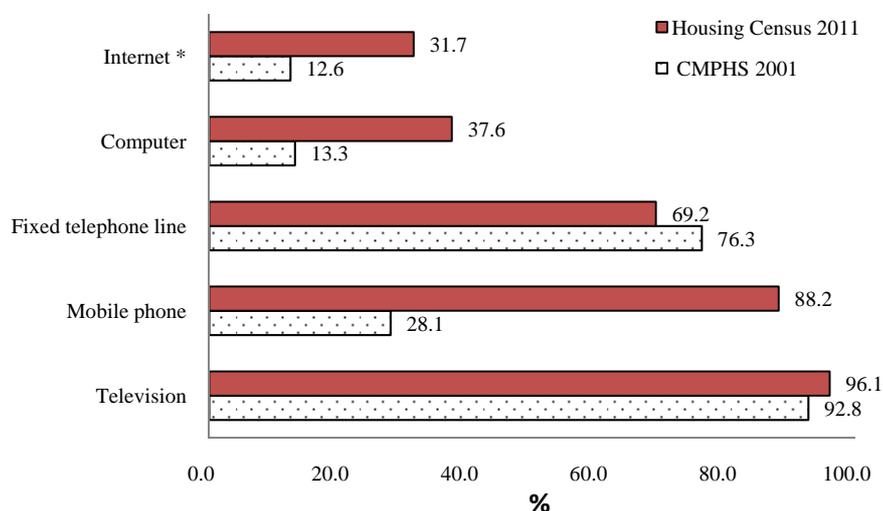
ICT penetration increases

Census 2011 is the first census in the country at which a question on Information and Communication Technology (ICT) is asked. Census data indicate that out of all households in 2011:

- 96.1% had a TV set
- 69.2% had fixed telephone
- 88.2% had mobile telephone
- 37.6% had a computer
- 31.7% had an internet connection.

Compared with the situation some ten years ago based on data collected at the Continuous Multi Purpose Household Survey (CMPHS), there has been a significant increase in the availability of all these ICT devices in households except for fixed telephone which is losing ground due to increased popularity of mobile phones.

Figure 5 : Proportion (%) of households with selected ICT devices, Republic of Mauritius, 2001 & 2011



* Figures refer to 2002

7. GENERAL HOUSING AND LIVING CHARACTERISTICS OF THE MAIN CONSTITUENT ISLANDS OF THE REPUBLIC OF MAURITIUS IN 2011

The general housing and living characteristics of the islands of Mauritius, Rodrigues and Agalega are summarised in Table 9.

7.1 The islands of Mauritius and Rodrigues

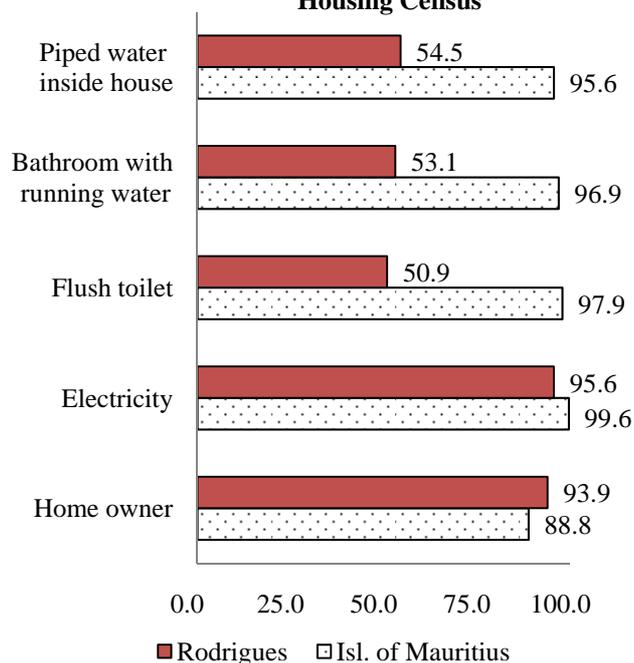
Housing and living conditions are less favourable in Rodrigues

Only around half of Rodriguan households had basic amenities such as piped water inside their house, bathroom with running water and flush toilet as compared to over 95% of households living in the island of Mauritius. Electricity, though available in most Rodriguan households, was still less prevalent than in the island of Mauritius.

However a higher proportion of Rodriguan households were home owners.

The proportion of households owning their homes was 93.9% in Rodrigues against 88.8% in the island of Mauritius.

Figure 6: Proportion (%) of households with amenities, Islands of Mauritius and Rodrigues, 2011 Housing Census



Mobile phones are almost as common in Rodrigues as in the island of Mauritius

Households in the island of Mauritius are more likely to have ICT devices than those in Rodrigues. This is particularly true for:

- fixed telephone (available in 70.0% of households in the island of Mauritius against 45.2% in Rodrigues),
- computer (available in 38.2% of households in the island of Mauritius against 20.4% in Rodrigues), and
- internet (available in 32.2% of households in the island of Mauritius against 17.3% in Rodrigues).

With respect to television and mobile phones, however, the gap is much narrower.

7.2 Agalega

The island of Agalega, with a small population of only 285 persons, enjoys relatively good housing and living conditions. The houses are government-owned and all of them are equipped with flush toilet and bathroom with running water. Out of the 79 private households, 74 are supplied with electricity and 56 have piped water in their premises.

ICT is also prevalent in the island. Mobile phone and television are very common; they are available in more than 70 of the 79 private households. Computer, however, is available in only 9 households but there is no internet connection.

**Table 9 : General housing and living characteristics, 2011 Housing Census,
Republic of Mauritius and its main constituent islands**

Number	Republic of Mauritius	Island of Mauritius	Island of Rodrigues	Agalega
Buildings	311,500	297,500	13,900	100
<i>of which</i>				
Residential/ partly residential buildings	278,600	266,325	12,200	75
Housing units	356,900	344,700	12,115	85
<i>of which</i>				
Occupied	328,900	318,100	10,725	75
Households	342,940	331,750	11,107	83
<i>of which</i>				
Private households	341,000	329,950	10,971	79
Communal households	1,940	1,800	136	4
Population (Persons)	1,257,900	1,217,175	40,440	285
<i>of which in</i>				
Private households	1,212,700	1,172,635	39,800	265
Communal households	45,200	44,540	640	20
Average Household size ¹	3.56	3.55	3.62	3.35
Proportion (%) of all private households by amenities available				
Tenure				
Owner	88.9	88.8	93.9	-
Tenant and Sub-tenant	8.0	8.1	2.0	74.7
Free and Other	3.1	3.1	4.1	25.3
Water supply				
Piped water inside house	94.2	95.6	54.5	70.9
Piped water outside on premises	5.2	4.0	39.6	-
Other (public fountain, well, river, etc)	0.6	0.4	5.9	29.1
Electricity				
Available	99.4	99.6	95.6	93.7
Not available	0.6	0.4	4.4	6.3
Toilet				
Flush toilet	96.4	97.9	50.9	100.0
Pit latrine	3.4	2.0	45.0	-
Other	0.0	0.0	0.1	-
None	0.2	0.1	4.0	-
Bathroom				
With running water	95.5	96.9	53.1	100.0
Without running water	4.0	2.9	36.9	-
None	0.5	0.2	10.0	-
Kitchen				
Inside housing unit	95.5	96.0	79.6	97.4
Outside housing unit	4.2	3.8	16.2	1.3
None	0.3	0.2	4.2	1.3
Refuse disposal				
Regular collection	96.3	97.5	60.6	98.7
Irregular collection	1.7	1.7	3.1	1.3
Ash pit on premises	1.1	0.3	24.8	-
Dumped on premises/roadside	0.7	0.4	8.5	-
Other	0.2	0.1	3.0	-
Availability of ICT devices				
Television	96.1	96.3	88.7	90.0
Fixed telephone	69.2	70.0	45.2	3.8
Mobile phone	88.2	88.3	84.1	93.8
Computer	37.6	38.2	20.4	11.3
Internet	31.7	32.2	17.3	-

¹ refers to private households only

8. NOTES

8.1 Next release on 2011 Housing Census

This is the first publication on the 2011 Housing Census. The figures presented are provisional. A table report containing a comprehensive set of final tables on the housing and living conditions of the country will be published by the end of the year.

8.2 Contact persons

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8.3 Definition of terms

Building

A building is any independent free-standing structure, comprising one or more rooms and other spaces, covered by a roof and usually enclosed within external walls or dividing walls which extend from the foundations to the roof. A building may be used or intended for residential, commercial and industrial purposes or for the provision of services. It may be a detached housing unit, a block of flats, shop, warehouse, factory, workshop, school, church, etc.

Housing unit

A housing unit is a separate and independent place of abode intended for habitation by one household, or one not intended for habitation, but occupied for living purposes by a household at the time of the census.

Household

A household is either:

- (i) a one-person household, i.e., a person who makes provision for his own food or other essentials for living without combining with any other person to form part of a multi-person household; or
- (ii) a multi-person household, i.e., a group of two or more persons living together who make common provision for food or other essentials for living. The persons in the group may pool their incomes and have a common budget to a greater or lesser extent; they may be related or unrelated persons or a combination of both.

Room

A room is defined as a space in a housing unit enclosed by walls reaching from the floor to the ceiling or roof covering or at least to a height of two metres. It is of a size large enough to hold a bed for an adult. Its area is at least four square metres.

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Figure 6: Proportion (%) of households with amenities, Islands of Mauritius and Rodrigues, 2011 Housing Census

Central Statistics Office

Ministry of Finance and Economic Development

Port Louis

August 2011

DESCRIPTION OF CODES OF MUNICIPAL WARDS AND VILLAGE COUNCIL AREAS

CODE	REGION	CODE	REGION
1111	Port Louis Ward 1	1508	Mahebourg
1112	Port Louis Ward 2	1509	Mare Chicose
1113	Port Louis Ward 3	1510	Mare D' Albert
1114	Port Louis Ward 4	1511	Mare Tabac
1115	Port Louis Ward 5	1512	New Grove
1116	Port Louis Ward 6	1513	Nouvelle France
		1514	Vieux Grand Port
1201	Arsenal	1515	Plaine Magnien
1202	Calebasses	1516	Rivière Des Creoles
1203	Congomah	1517	Rivière Du Poste
1204	Creve Coeur	1518	Rose Belle
1205	D' Epinay	1519	St. Hubert
1206	Fond Du Sac	1520	Trois Boutiques
1208	Long Mountain	1521	Union Park
1209	Morcellement St. André	1522	Beau Vallon
1210	Pamplemousses	1523	Petit Bel Air
1212	Plaine Des Papayes		
1213	Pointe Aux Piments	1601	Baie Du Cap
1214	Terre Rouge	1602	Bois Chéri
1215	Triolet	1603	Camp Diabie
1216	Ville Bague	1604	Chemin Grenier
1217	Baie Du Tombeau	1605	Grand Bois
1218	Le Hochet	1606	Rivière Des Anguilles
1220	Notre Dame	1608	Souillac
		1609	Surinam
1301	Belle Vue Maurel	1610	Bel Ombre
1302	Cottage	1611	Benares
1303	Esperance Trebuchet	1612	Britannia
1304	Goodlands	1613	Chamouny
1305	Grand Baie	1615	St. Aubin
1306	Grand Gaube		
1307	Petit Raffray	1703	Midlands
1308	Piton	1711	Beau Bassin Ward 1
1309	Poudre D' Or	1712	Beau Bassin Ward 2
1310	Poudre D' Or Hamlet	1713	Beau Bassin Ward 3
1311	Rivière Du Rempart	1714	Beau Bassin Ward 4
1312	Roches Noires	1721	Quatre Bornes Ward 1
1313	The Vale	1722	Quatre Bornes Ward 2
1314	Amaury	1723	Quatre Bornes Ward 3
1315	Amitié	1731	Vacoas Phoenix Ward 1
1317	Cap Malheureux	1732	Vacoas Phoenix Ward 2
1318	Mapou	1733	Vacoas Phoenix Ward 3
1319	Plaine Des Roches	1734	Vacoas Phoenix Ward 4
1320	Roche Terre	1741	Curepipe Ward 1
		1742	Curepipe Ward 2
1401	Bel Air Rivière Sèche	1743	Curepipe Ward 3
1402	Bon Accueil		
1403	Camp De Masque	1801	Camp Thorel
1404	Camp De Masque Pavé	1802	Dagotiere
1405	Camp Ithier	1803	Esperance
1406	Centre De Flacq	1804	L' Avenir
1407	Clemencia	1805	La Laura Malenga
1408	Ecroignard	1807	Melrose
1409	Grand River South East	1808	Moka
1410	Laventure	1809	Montagne Blanche
1411	Mare La Chaux	1810	Pailles
1412	Medine Camp De Masque	1811	Quartier Militaire
1414	Olivia	1812	Nouvelle Decouverte
1415	Poste De Flacq	1814	St. Pierre
1416	Quatre Cocos	1815	Dubreuil
1417	Quatre Soeurs	1816	Providence
1419	St. Julien Village	1818	Verdun
1420	St. Julien D' Hotman		
1421	Sebastopol	1901	Bambous
1422	Trou D' Eau Douce	1902	Cascavelle
1424	Brisée Verdière	1903	Case Noyale
1426	Lalmatie	1904	Chamarel
1427	Queen Victoria	1905	Flic En Flac
		1906	Grande Rivière Noire
1501	Bambous Virieux	1907	Gros Cailloux
1502	Bananes	1908	Petite Rivière
1503	Grand Bel Air	1909	Tamarin
1504	Bois Des Amourettes	1910	Albion
1505	Cluny	1911	La Gulette
1506	Grand Sable	1912	Le Morne
1507	L' Escalier	1913	Richelieu