



PDS for Senior Living

Guidelines

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PREFACE

This publication contains guidance for promoters who want to develop a project under the Property Development Scheme (PDS) relating to senior living. These guidelines are based on provisions of the Economic Development Board Act and the Economic Development Board (Property Development Scheme) Regulations 2015 and are designed to provide information and assist in decision-making. They are neither intended to replace the provisions of the laws and should not be construed as one nor should they be interpreted as prescribing an exclusive course of management.

Whilst care has been taken to ensure that the information provided herein is accurate and correct, at the time of publication, users of this publication are advised to seek guidance from the Economic Development Board in case of uncertainty or ambiguity encountered in reading. The Economic Development Board shall, in no circumstances whatsoever, be held liable to any person arising from use of information contained herein.

PART 1: SENIOR LIVING RESIDENCES

1.1 DEVELOPMENT OF SENIOR LIVING RESIDENCES

The demand for senior living residences and senior care services is expected to grow rapidly in the coming decades as the proportion of seniors in the world is increasing.

Property developers have real opportunity to explore this opportunity. Mauritius has all the attributes to attract foreign retirees to come and live in purpose-built luxury retirement-based communities.

Retirement home operators, care providers, and specialized real estate companies can benefit from this predictable and strong demand growth.

1.2 INCENTIVES

1.2.1 INCENTIVES TO A PROMOTER DEVELOPING A PROJECT

- a) Income derived by a PDS company implementing a project for senior living is exempt from income tax under the Income Tax Act for a period of 5 years in respect of income derived from residential properties,

exclusively used, for use or occupied by retired persons and provision of services and other facilities to retired persons.

With respect to exemption period mentioned, the exemption period for **an already constructed building** starts from the date of issue of the PDS Certificate.

With respect to exemption period mentioned, the exemption period for **a new building**, the exemption period starts from the income year in which the company starts its operation.

- b) Where a PDS Company implementing a project relating to senior living imports any dutiable goods, other than furniture, to be used in infrastructure works and construction of buildings under the scheme, no customs duty is paid on those goods.
- c) Where a PDS Company implementing a project relating to senior living imports furniture in such condition that it would, to the satisfaction of the EDB with the concurrence of MRA Customs Department, require further processing resulting into value addition of at least 20% of the c.i.f value at import, no customs duty is paid on that furniture.

1.2.2 INCENTIVES TO A PERSON ACQUIRING A RESIDENTIAL UNIT

- a) A retired non-citizen who has acquired a residential unit from a PDS Company relating to senior living is eligible to apply for a residence permit in respect of **himself and his spouse or common law partner**. The residence permit remains valid for so long as the retired person will occupy the residential unit.
- b) Any income derived from outside Mauritius during the five (5) succeeding income years by a retired person or his spouse or common

law partner, who has acquired the status of resident in Mauritius, is exempt from income tax.

The income year starts as from the income year in which the retired person or his spouse or common law partner comes to Mauritius.

1.2.3 INCENTIVES TO A PERSON ENTERING A LIFE RIGHT

- a) A retired non-citizen who has acquired a right to live in a residential unit from a PDS Company relating to senior living is eligible to apply for a residence permit in respect of himself and his spouse or common law partner. The residence permit remains valid for so long as the retired person will occupy the residential unit.
- b) Any income derived from outside Mauritius during the five (5) succeeding income years by a retired person or his spouse or common law partner, who has acquired the status of resident in Mauritius, is exempt from income tax.

The income year starts as from the income year in which the retired person or his spouse or common law partner comes to Mauritius.

1.2.4 INCENTIVES TO A PERSON RENTING A RESIDENTIAL UNIT

- a) A retired non-citizen who rents a residential unit from a PDS Company relating to senior living is eligible to apply for a residence permit in respect of himself and his spouse or common law partner. The

residence permit remains valid for so long as the retired person will occupy the residential unit.

- b) Any income derived from outside Mauritius during the five (5) succeeding income years by a retired person or his spouse or common law partner, who has acquired the status of resident in Mauritius, is exempt from income tax.

The income year starts as from the income year in which the retired person or his spouse or common law partner comes to Mauritius.

1.3 REGULATORY FRAMEWORK

To benefit from the incentives, senior living residences have to be developed under the Property Development Scheme (PDS).

The PDS for Senior Living is regulated under the Economic Development Board Act and Economic Development Board (Property Development Board) Regulations 2015.

PART 2: APPLICATION FOR A PDS CERTIFICATE FOR SENIOR LIVING

1.4 ABOUT THE SCHEME

- 1 A person intending to develop a project relating to senior living under the Property Development Scheme must develop that project through a company, incorporated in Mauritius, and which shall have as sole purpose or object the promotion, development and implementation of a PDS project exclusively for senior living.
- 2 The company must apply for a PDS Certificate relating to senior living and shall be issued, upon meeting all the conditions of the approval letter, with a PDS certificate in order to develop and sell the residential units, both to Mauritians and non-citizens.
- 3 A Company issued with a PDS Certificate relating to senior living cannot sell a residential property to a person who is not a retired person or enter into an agreement with a person who is not a retired person or providing that person a right to live in the residential unit for the rest of his life free of rent.

1.4.1 PROJECT UNDER THE SCHEME

- 4 To qualify under the Scheme, a new development or the redevelopment of an existing building, relating to senior living, must:
 - a) have at least 25 residential units, exclusively for use or intended to be occupied by retired persons;
 - b) provide or arrange for personal care services and homecare services that may include, but not limited to, provision or arrangement for a nurse station, daily food services, individualized service plan, 24-hour on-site monitoring for any emergency health service;
 - c) provide for leisure facilities for the retired persons that will stay or occupy in the residential units;

1.4.2 EXTENT OF LAND

- 5 Promoters will be allowed to construct purpose-built buildings or bring an existing building under the scheme provided that the land area is not less than 1 arpent

1.4.3 RETIRED PERSON

- 6 A retired person is a person who is aged **not less than 50 years** and includes a non-citizen.

1.5 APPLICATION FOR A PDS CERTIFICATE FOR SENIOR LIVING

1.5.1 STEP FOR APPLICATION FOR A PDS CERTIFICATE RELATING TO SENIOR LIVING

1.5.2 APPLICATION FOR PDS CERTIFICATE

1. An application for a PDS Certificate relating to senior living must be made to the Chief Executive Officer of the Economic Development Board. The document should be signed by the director of the company making the application. Where an application is submitted by a third party (e.g. consultant), a Power of Attorney or a mandate letter given by the applicant to the third party must be submitted.
2. The duly completed and signed application form must be submitted with the following mandatory documents (submitted in both soft and hard copies):
 - a. **Certificate of Incorporation together with the register of shareholders** – Conclusive evidence issued by the Registrar of Companies that a company is incorporated under the Companies Act 2001 and is a body corporate with the name by which it is registered.

- b. **A Board resolution nominating ‘the director’ who will act on behalf of the PDS Company (i.e, the person who is authorised to sign the application form and other documents)**
- c. **Detailed business plan, not limited to, comprising:-**
 - i. Background of promoters and investors
 - ii. Project components and description
 - iii. Proposed date of start of construction (in case of new project)
 - iv. Marketing plans
 - v. Detailed financial structure of project (projected cash flow, annual income statement, selling price)
- d. **Site/location plan by sworn land surveyor and context plan as per Outline Scheme** – Plan showing the exact location of the immovable property
- e. **Detailed master plan** for the whole project – A document that describes, with a map, the overall development concept.
- f. **Title Deed** of the present landowner in case the promoter is bringing land as “*apport en capital*” in the project or;
Presale agreement (promesse de vente) between the present landowner and company making an application for a PDS Certificate where there shall be a sale.

- g. **Documents showing proof of funds** - A bank confirmation or a letter of arrangement that demonstrates that the **investor has the ability and funds available for the project.**

Note 1: An application shall be considered as ready for processing by the EDB at the date by which all the information, particulars and documents have been duly submitted and considered as complete by EDB.

Note 2: A project under the Scheme will be allowed for development only after assessment by relevant authorities and approval of the Board of the Economic Development Board.

1.5.3 SITE VISIT AND OR/TECHNICAL COMMITTEE

Once the above documents are submitted to EDB, a site visit shall be carried out. The promoters are required to highlight, during the site visit, the:

- a. project details, site details and characteristics
- b. the issues that may hinder the realisation of the project
- c. areas requiring EDB and other authorities involvement

A technical committee may be convened where there are complex issues to be discussed with representatives of all relevant public sector agencies.

1.5.4 APPROVAL OF PROJECT BY BOARD OF EDB AND ISSUE OF LETTER OF APPROVAL

A Letter of Approval is issued to the company making the application for the PDS certificate where:

- a. the project meets the criteria of the scheme as stipulated in the Economic Development Board (Property Development Scheme) Regulations 2015 and;
- b. the technical committee members have no objection to the project
- c. the project is approved by the Board of the EDB.

The Letter of Approval (LOA) is valid for a period of 12 months from the date of the letter. The LOA stipulates all the conditions that should be met for the issue of the PDS Certificate to the company and may include the following, inter-alia:

- d. a written declaration that the landowner(s) shall retain shareholding in the PDS company at least 1 year after completion of the project;
- e. where applicable, obtention of the EIA Licence or PER from the Ministry responsible for Environment, Sustainable Development, Disaster and Beach Management;
- f. obtention of the Building and Land Use Permit from the District or Municipal Council
- g. Furnishing a bank guarantee of 50, 000 rupees per residential property in favour of the Economic Development Board. This guarantee is to ensure that the PDS Company shall complete the construction works as per implementation plan submitted.
- h. Letter from a registered financial institution confirming that it will provide a 'Garantie Financière d'Achèvement' (GFA) for the project

for sales made under the provisions of the vente en l'etat futur d'achèvement.

In case of substantial change in the ownership or transfer of shares in the company subsequent to the issue of the letter of approval which could impact on the control of the company, the Letter of Approval would automatically be considered as null and void

1.5.5 ISSUE OF PDS CERTIFICATE

A PDS Certificate is issued after submission of the following to the EDB:

- a. the title deed duly registered and transcribed that witnesses the transfer of land to the company holding the letter of approval for the purposes of the PDS project relating to senior living;
- b. the EIA Licence (if applicable) and the Building and Land Use Permit from the District or Municipal council
- c. an implementation plan relating to the project(s) with full details including and timeframe for completion;
- d. Letter from a registered financial institution confirming that it will provide a 'Garantie Financière d'Achèvement' (GFA) for the project for sales made under the provisions of the vente en l'etat futur d'achèvement;
- e. a bank guarantee of 50,000 rupees per residential property is furnished in favour of the Economic Development Board;
- f. a no objection letter from the Ministry of Social Security, National Solidarity and Environment and Sustainable Development (Social Security and National Solidarity Division and or the Ministry of Quality of Life.

A PDS Certificate is issued subject to the following terms and conditions:

- g. The PDS Company shall at all times be responsible for the execution, promotion, development and the proper implementation of the scheme in accordance with the approval granted by the Economic Development Board.
- h. (a) The PDS Company shall only conduct such business or activity, being business or activity permissible under the laws of Mauritius. Where such business requires any licence, authorization, permission, or consent (however described), the business must not be undertaken until such has been obtained.

(b) The PDS Company shall keep at its registered address a copy of such business licence/authorization, permission or consent (however described) obtained from any other Authority in relation to the conduct of its activities.
- i. The PDS Company shall forthwith notify the Economic Development Board of any material change from the scheme as approved by the Board.
- j. The PDS Company shall –
 - i. implement the scheme as approved by the Board;
 - ii. not change the use to which each major part of the integrated development area shall be put without the approval of the Board.
- k. The PDS Company shall provide the Chief Executive Officer, **every month, a progress report** on:
 - (i) the building works certified by a principal agent; and

- (ii) the implementation of the scheme.
- I. The PDS Company must appoint an independent quality assurance contractor who shall ensure that
 - i. Construction works conform with standards set out in the contract with the builder and in accordance with the *notice descriptive* required under articles 1601-7 and 1601-29 of the Code Civil Mauricien;
 - ii. At the time of delivery of a residential property to a purchaser, issue a clearance certificate stating that the construction works conform with the standards set out in the contract between the PDS Company and the builder.
- m. The PDS Company shall not sell any residential property under the Scheme unless the person acquiring the residential property has obtained the authorization under the Economic Development Board (Property Development Scheme) Regulations 2015.
- n. The Economic Development Board shall be informed of any change in shareholding structure and the general financial condition of the PDS Company during the entire phase of the implementation of the scheme. Where the PDS Company has delegated, subcontracted or assigned any part of the works required in pursuance to the scheme, the Economic Development Board shall be notified forthwith of such appointments.
- o. The income tax payable by the PDS Company as well as the exemption from income tax on dividends paid to shareholders shall be in accordance with the provisions of the Income Tax Act as amended.
- p. The PDS Company is warned that pursuant to section 27 (1) of the Investment Promotion Act any person who contravenes the Investment Promotion Act and the Economic Development Board (Property Development Scheme) Regulations 2015 shall commit an offence and shall, on conviction, be liable to a fine not exceeding 100,000 rupees and to imprisonment for a term not exceeding 3 years.

PART 3: DEVELOPMENT GUIDELINES

Planning and developing properly designed housing in purpose-built retirement communities is an increasingly important way of ensuring that senior citizens enjoy their older days.

The following design standards may be considered to provide minimum criteria for new senior housing developments. These standards are intended to establish quality appearance, compatibility of character, variety of design and enhanced community values.

It is vital that the development for senior living and the facilities are designed with these key principles.

3.1.1 LOCATION & CONTEXT

When designing a Senior Living housing development, consideration must be given to the location and context of site as well as the site's extent. A good location promotes access to the wider community particularly for residents who reduced mobility and cognitive impairment.

The sites selected for Senior Living housing development are as follows:

- within defined settlement boundary in inner town centres;
- within defined settlement boundary at edge of town centre, in growth zone or in business area;
- within tourism zones but within or adjacent to existing settlements, resorts and campment sites; and
- outside tourism zones, in open coastal or countryside or mountainous locations or in environmentally sensitive areas excluding wetlands.

Where a Senior Living housing development is proposed within or adjoining ESA's, the proposed development should demonstrate how it will contribute

to maintain and enhance the environmental character of the area. An EIA licence or a PER may be required.

3.1.2 SITE CONTEXT

An analysis of the context is particularly important to understand the site's limitations and opportunities. The nature and scale of the development should be in harmony with its surrounding and its architectural quality should enhance the character of the area.

3.1.3 DESIGN

Senior Living housing should achieve high standards of design making a positive contribution to the public realm as well as responding to the functional design requirements.

3.1.4 ACCESSIBILITY AND INFRASTRUCTURE

Successful integration with existing connections plays a key role in physically and visually integrating a new development with its surroundings.

Proposed sites for Senior Living housing shall be easily accessible and should be capable of connection to existing utility supplies and transport networks or may be connected. Isolated stand-alone proposals are not likely to be acceptable if they would inhibit the comprehensive development of an area unless they are of a scale which would contribute to the enhancement or maintenance of the surrounding environment.

The following elements should be considered:

- Linkages and connections (road and utilities)
- Modes of travel
- Parking capacity and layout
- Traffic management
- Road gradient

3.1.5 PLOT COVERAGE

Plot coverage would be controlled by the specific demand of site, its context and location. It is what remains after provision has been made for setbacks, on-site parking, sewage disposal, landscaping and other considerations such as existing structure of the area.

3.1.6 AMENITIES

An essential part of Senior Living is the communal and recreational facilities. Recreational facilities and activities shall be included within the Senior Housing Development. Some examples of the facilities are, **but not limited to**:

- Nurse station
- Provision of an intermediate (recuperative) care unit
- Services of medical practitioners
- Dining area/café, restaurant
- Lounge
- Recreational centers
- Fitness center
- Clubs
- Tennis court
- Beauty salon

3.1.7 TRANSPORT AND PARKING PROVISION

Senior Living housing often presents a challenge to ensure that the transport and parking needs of residents, staff and visitors are properly met. Senior Living housing should reflect the varying needs of residents throughout their tenure.

Consideration will need to be given to the operational needs of the development including staff in terms of providing emergency vehicle access,

including ambulances, drop off areas or parking for a mini-bus and delivery of goods.

3.1.8 RESIDENTS

Senior Living accommodation should be 'enabling' in terms of the likely impairment's residents may experience with increasing age and frailty. The residential units may be designed to suit the type of independent senior occupiers as well people having the following issues:

- Wheelchair accessibility;
- Supporting frailty;
- Memory care issues; and
- Hearing impairment.

3.1.9 LOUNGE

The design of the living area is critical, since residents will spend most of their time there. Special care must be taken to ensure the lounge is a generous, well proportioned, attractive space.

3.2.0 BEDROOM

At least one bedroom within a dwelling should be capable of accommodating a 1.5m wide double bed with space around it to allow a wheelchair user access to all parts of the room. It should be possible for a wheelchair user to gain access to the far side of the bed to open and close curtains and then to return without needing to reverse. A direct link to the shower or bathroom should be also be allowed.

3.3.0 SANITARY CONDITIONS AND PHYSICAL STATE OF BUILDING

Design of the buildings should have a logical layout that can be easily understood.

3.4.0 SAFETY AND SECURITY

Providing a physical environment that supports residents to feel and be safe and secure within the physical built is important. The residential unit should be planned to be safe for a resident with a broad range of abilities and allow the resident to perform their daily tasks without fear of slips, trips and falls.

The resident should also feel safe from their neighbours with preferably privacy screens and a lockable front door. A resident should be able to call for help for both medical and security emergencies. This can be achieved with the following:

- Personal panic medic button;
- An intercom system in the house; and
- A smart house system that recognizes a resident is under duress and alerts appropriate external sources.

3.5.0 COMMUNICATIONS AND INNOVATION

Technology allow residents to achieve a better lifestyle through increased connectivity, mobility, communication and access to information. While designing the Senior Living project, designers should make allowance and provide appropriate infrastructure to support new technologies as they emerge. The following elements should be considered:

- Control of fixtures and fittings within the physical environment remotely or using technology that is more sophisticated than the simple switching currently used in most circumstances;
- Connectivity and technological immersion (the Internet of Things) and the facilitation of 'on demand' entertainment;
- The residential units may be equipped with Assistive Technology e.g houses incorporating a communication network that connects the key

electrical appliances and services, and allow them to be remotely controlled, monitored or accessed. Assistive technology can be further subdivided into memory devices (clocks, calendars, medications aids etc), telecare with safety devices (environmental, motion and tracking sensors) or telehealth with health monitoring devices.

- The creation of integrated solutions where communications and technology support operational and lifestyles outcomes in a meaningful way

PART 4: SALE OF RESIDENTIAL UNITS

This section deals with the sale of built-up residential properties including sales made under the provisions of a vente en l'état futur d'achèvement (VEFA).

The following persons may acquire a residential property from a company holder of PDS Certificate for Senior Living:

- i. a citizen of Mauritius
- ii. a non-citizen
- iii. a member of the Mauritian Diaspora registered under the Mauritian Diaspora Scheme
- iv. a company incorporated or registered under the Companies Act
- v. a société, where its deed of formation is deposited with the registrar of companies
- vi. a limited partnership under the Limited Partnerships Act
- vii. a trust, where the trusteeship services are provided by a qualified trustee
- viii. a Foundation.

4.1 BASIS OF SALE OF A RESIDENTIAL PROPERTY

1. A residential property under the PDS for Senior Living may be sold either on the basis of a plan, during the construction phase or when the construction is completed.
2. Where the acquisition of an immovable property is made on the basis of a plan or during the construction phase, the contract shall be governed by the provisions of a "vente à terme" or vente en l'état futur d'achèvement (VEFA)", as the case may be, in accordance with provisions of articles 1601-1 to 1601-45 of the Code Civil Mauricien.

3. A sale for future delivery is the contract by which the seller undertakes to deliver the building on its completion, and the buyer undertakes to take delivery of it and to pay the price of it at the date of delivery. The transfer of ownership is achieved by operation of law by the acknowledgement of the completion of the building through an authentic instrument; it is effective retroactively on the day of the sale.
4. A sale in a future state of completion is the contract by which a seller transfers at once to the buyer his rights in the ground as well as the ownership of the existing structures. The works to come become the property of the buyer as they proceed; the buyer is bound to pay the price of them as the work proceeds.
5. In accordance with the provisions of Article 1601-30 of the Code Civil, the price of a residential unit when sold under "vente en l'état futur d'achèvement" is payable in instalments as the work progresses, as follows:
 - a. Upon signing of the deed: 25%
 - b. Upon completion of the foundation works: 10%
 - c. Upon completion of roofed-in phase: 35%
 - d. Upon completion: 25%
 - e. Upon availability of premises: 5%

4.2 FINANCING OF RESIDENTIAL PROPERTY

1. Where a residential property is acquired by a non-citizen or a company whose shareholders are non-citizens or a trust whose beneficiaries are non-citizens or the associates of a société are non-citizens or limited partners of a limited partnership are non-citizens or beneficiaries of a foundation are non-citizens, the payment can be made in US dollars or its equivalent in any other freely convertible foreign currency.
2. Where a residential property is acquired by a non-citizen, the investment in the acquisition of that residential property must be

financed by the purchaser from funds outside Mauritius and transferred to Mauritius through any reputable bank listed in the Banking Almanach recognized by the Bank of Mauritius.

3. Where a loan is contracted in Mauritius currency with a bank in Mauritius, the first 500,000 US dollars must be paid in USD or its equivalent in any other freely convertible foreign currency; and the repayment of the loan must be effected in any freely convertible foreign currency.

4.3 APPLICATION TO ACQUIRE PROPERTY UNDER PDS FOR SENIOR LIVING

1. A non-citizen, company, société, trust, foundation or limited partnership wishing to acquire property under the scheme shall make an application to the Economic Development Board.
2. No application for acquisition of immovable property by non-citizens, companies, société, trusts, foundation or limited partnership will be considered by the Economic Development Board if all documents have not been duly submitted to the EDB.
3. The application should be accompanied by a non-refundable processing fee of 20,000 rupees payable through cheque by the PDS Company for Senior Living and drawn to the order of the Economic Development Board.
4. An application shall be considered as ready for processing by the EDB at the date by which all the information, particulars and documents have been duly submitted and considered as complete by EDB.

4.4 SCREENING OF APPLICATION

The PDS Company for Senior Living shall carry out due diligence exercise through a reputable bank for all applications received prior to submission of

same to the Economic Development Board. The PDS Company for Senior Living's bank shall carry a Know Your Client (KYC) exercise and open a bank account for the client called the "Escrow Account".

The PDS Company for Senior Living may sign the "Contrat de réservation préliminaire a une vente en etat future d'achevement" for the plot. The potential buyer shall deposit at most 25% of the amount of investment in the acquisition of the property in the bank.

4.5 DOCUMENTS TO BE SUBMITTED AT THE TIME OF APPLICATION

In the case of a non-citizen, the following documents must be submitted to the EDB:

- duly authenticated copy of first 5 pages of passport
- letter from the bank certifying the KYC exercise for the client

In the case of Company:

- certificate of incorporation under the Companies Act 2001 or Certificate of registration evidencing the company is registered as a foreign company as may be the case:
- register of shareholders
- duly authenticated copy of first 5 pages of passport of each shareholder
- letter from the bank certifying the KYC exercise for the client

In the case of Société:

- evidence of the Société having a file number with the Registrar of Companies and deed of formation deposited with the Registrar of Companies.
- status of the Société
- duly authenticated copy of first 5 pages of passport of each member
- letter from the bank certifying the KYC exercise for the client

In the case of Limited Partnership:

- partnership agreement
- registration certificate of the Limited Partnership by the Registrar of Companies
- duly authenticated copy of first 5 pages of passport of each limited partner
- letter from the bank certifying the KYC exercise for the client

In the case of Foundation:

- the charter of Foundation
- registration certificate of the Foundation by the Registrar of Companies
- details of the beneficiary, founder, secretary and council
- duly authenticated copy of first 5 pages of passport of each beneficiary
- Letter from the bank certifying the KYC exercise for the client

In the case of Trust:

- The trust deed
- Evidence from the Financial Services Commission that the trustee is a qualified trustee under the Trust Act 2001
- Details of the beneficiary, trustee and settlor
- Letter from the bank certifying the KYC exercise for the client

PART 5: RENT & LEASES OF RESIDENTIAL UNIT

5.1 RENTAL OF RESIDENTIAL UNIT

1. The owner of a residential property under the PDS for Senior Living may offer the property for letting to only retired persons through the following:
 - The PDS Company for Senior Living
 - A Provider of property management services, designated by the PDS Company

2. An eligible retired non-citizen wishing to rent or lease a residential unit under the PDS for Senior Living shall submit an application to the Economic Development Board together with the following documents:
 - A non-refundable processing fee of MUR 20,000 payable through cheque by the PDS Company for Senior Living and drawn to the order of the Economic Development Board
 - Duly authenticated copy of first 5 pages of passport
 - Letter from the bank certifying the KYC exercise for the client
 - Rental/Lease agreement between the PDS Company for Senior Living or a provider of property management services designated by the PDS Company

3. No authorisation is required for rental/lease to citizens of Mauritius and members of the Mauritian Diaspora.

PART 6: SALE OF LIFE RIGHT

6.1 ACQUISITION OF LIFE RIGHT

1. A person acquiring a life right in respect of a residential property has the right to live in a unit for the rest of his life, free of rent. There is no transfer of property. Ownership is retained by the PDS Company for Senior Living.
2. The life right terminates upon death of the occupant or if the occupant decides to terminate the agreement. The occupant (i.e the person who has acquired a life right) cannot leave the property to somebody in his will.
3. The occupant (with its heirs, administrators, executor and assigns) may not sell the right whether by way of exchange, donation, testamentary disposition, or as a consequence of intestate succession, dispose of the life rights to any other person. *[Refer to article 1717 of the code civil - Le preneur a le droit de sous-louer, et même de céder son bail à un autre, si cette faculté ne lui a pas été interdite.]*

6.2 DOCUMENTS TO BE SUBMITTED FOR ACQUISITION OF LIFE RIGHT

1. An eligible retired non-citizen wishing to acquire a life right must submit the following documents:
 - Duly authenticated copy of first 5 pages of passport

- Letter from the bank certifying the KYC exercise for the client
- An agreement between the applicant and the PDS for Senior Living duly endorsed by a Notary Public

No authorisation is required for acquisition of life right by citizens of Mauritius and members of the Mauritian Diaspora.

6.3 TERMINATION OF LIFE RIGHT

1. On termination of a life right unit or on death of the occupant, the outgoing occupant or the deceased heir receives an amount of the initial investment mutually agreed between the parties.
2. Should the developer elect to submit the said right for re-grant, it will do whatever is reasonably necessary to obtain the highest possible new Occupation Consideration from a new Occupant. The new Occupation Consideration will always be within the sole and absolute discretion of the developer whose decision thereon shall be final and neither the Occupant nor his heirs shall have any claim whatsoever against the PDS Company arising out of it having accepted or fixed any particular amount as the new Occupation Consideration.
3. The developer will obtain such valuation within 60 days of the Termination Date. In circumstances envisaged above, in the event of a re-grant, upon payment in full of the new Occupation Consideration which the PDS Company undertakes shall not be more than 12 months after the Termination Date or in the event of the developer electing not to submit for re-grant, then upon the determination of the value of the Life Right, the Occupant, or his heirs, as the case may be shall be paid an amount equivalent to the lesser of:
 - the original Occupation Consideration paid by the outgoing occupant less any amounts due to the developer (maintenance levy and others)

or

- the new Occupation Consideration paid by the new Occupant (or valuation) less any amounts due to the developer (maintenance levy and others)

6.4 MAINTENANCE OF THE SCHEME

1. The occupant may be required to pay a monthly maintenance levy, frail care levy or fees to the Syndic or any management company appointed by the PDS Company for Senior Living as the case may be.

PART 7: RESIDENCY IN MAURITIUS

7.1 RESIDENCY IN MAURITIUS

1. Pursuant to Regulations 13(1A) of the Economic Development Board (Property Development Scheme) Regulations 2015, a residence permit under the Immigration Act is granted to the non-citizen who acquires, leases, rents or otherwise acquires the right to live in a residential unit for the rest of his life free of rent, from a PDS Company relating to senior living. The application for residence permit can be submitted in respect of himself and/or his spouse or common law partner.
2. There is no minimum investment applicable for the obtention of the Residence Permit.

7.2 DOCUMENTS TO BE SUBMITTED FOR RESIDENCE PERMIT

1. The following documents must be submitted at time of application for the obtention of the Residence Permit:

Documents	Non-citizen who acquires a residential unit	Non-citizen who leases a residential unit	Non-citizen who acquires the right to live
Duly filled in 'application form to enter Mauritius'	√	√	√
First 5 pages of each applicant/dependent passport	√	√	√
Medical Certificate	√	√	√
Morality Certificate	√	√	√

Birth Certificate	√	√	√
Notary certificate certifying the ownership of land	√	N/A	N/A
Lease agreement	N/A	√	N/A
Notary certificate certifying the ownership of life right	N/A	N/A	√

2. If the applicant is accompanied by dependents (his spouse or common law partner), documentary evidence of relationship, i.e. marriage certificate/certificate de concubinage, copy of the first 5 pages of each dependent's passport, medical certificate of each dependent and morality certificate of spouse must also be submitted.

PART 8: RESALE OF RESIDENTIAL PROPERTY

1. The owner of a residential property is allowed to resell or transfer the property or any shares, rights or interest acquired under the scheme.
2. Where the owner of a residential property intends to sell or transfer the property, he/she is required within 30 days prior to sale, give notice in writing to the Chief Executive Officer of the EDB. A copy of the notice shall be given to the PDS Company for Senior Living.
3. The sale or transfer of the residential property can only be made to:
 - a. a natural person, whether a citizen of Mauritius, a non-citizen or a member of the Mauritian Diaspora;
 - b. a company incorporated or registered under the Companies Act;
 - c. a société, where its deed of formation is deposited with the registrar of companies;
 - d. a limited partnership under the Limited Partnerships Act;
 - e. a trust, where the trusteeship services are provided by a qualified trustee; or
 - f. a Foundation.
4. The person acquiring the residential property is required to submit an application as per these guidelines. The application must be accompanied by an attestation of opening a bank account through which money for payment shall be transferred and a non-refundable fee of 20, 000 rupees paid by mode of a cheque drawn to the order of the Economic Development Board.