



APPLICATION FORM FOR A PDS CERTIFICATE RELATING TO SENIOR LIVING

*under the Economic Development Board Act 2017 and
the Economic Development Board (Property Development Scheme)
Regulations 2015*

This application form must be accompanied by the relevant documents and particulars as per the guidelines issued by the Economic Development Board

Economic Development Board

10th Floor, One Cathedral Square Building, Jules Koenig Street, Port Louis

Telephone: +230 203 3800 | Facsimile: +230 210 8560

E-mail: hpd@edbmauritius.org

Website: www.edbmauritius.org

| The following documents should accompany the application, failure to which this application will not be considered for processing | Please tick as appropriate |
|---|-----------------------------------|
| <p>1 Detailed business plan containing:</p> <ul style="list-style-type: none"> i. Background of promoters/shareholders ii. Project components and description iii. Marketing plan iv. Detailed financial structure of project v. Capital structure | |
| <p>2 Certificate of Incorporation, business registration card, registrar of shareholders and Residential Care Home License</p> | |
| <p>3 Site location plan by sworn land surveyor and context plan as per Outline Scheme</p> | |
| <p>4 Detailed planning brief</p> | |
| <p>5 Title deed or 'an agreement for an eventual transfer' with the landowner with respect to the land on which the development is planned</p> | |
| <p>6 Master plan for the whole project</p> | |
| <p>7 Drawings showing the artistic impressions of the residential and leisure components</p> | |
| <p>8 Documents showing proof of funds</p> | |

SECTION 1.

GENERAL

1. Business Details

Company Name _____
Company Incorporation number _____ Business Registration number _____
Director _____
Address _____
Telephone _____ Facsimile _____
Email Address _____

2. Investor (shareholder) Detail

Investor 1

Name or Business name _____
Telephone _____ Facsimile _____
Address _____
Nationality _____ Email address _____
Percentage shares held _____ Type _____

Investor 2

Name or Business name _____
Telephone _____ Facsimile _____
Address _____
Nationality _____ Email address _____
Percentage shares held _____ Type _____

Investor 3

Name or Business name _____
Telephone _____ Facsimile _____
Address _____
Nationality _____ Email address _____
Percentage shares held _____ Type _____

Investor 4

| | | | |
|------------------------|-------|---------------|-------|
| Name or Business name | _____ | | |
| Telephone | _____ | Facsimile | _____ |
| Address | _____ | | |
| Nationality | _____ | Email address | _____ |
| Percentage shares held | _____ | Type | _____ |

If more investors/shareholders, please provide same particulars as section 1 (2)

3. Project description (provide full project description in business plan)

3.1 Residential Properties

Number of residential properties: _____

| Type of residential properties: | Number | | |
|---------------------------------|--------|-----------------------|--|
| Individual House | | | |
| Apartment | | | |
| Duplex | | | |
| Other | | (Please specify type) | |

3.2 Other Facilities/ Amenities

| | | | |
|------------------|--|----------------------|--|
| Shops | | Medical Centre | |
| Sport facilities | | Spa/ Wellness Centre | |
| Nurse Station | | Restaurant | |
| Others (specify) | | | |

3.3 Attending services (specify)

| | |
|--|--|
| 1. Type of security services offered | |
| 2. Day-to-Day Management services | |
| 3. Daily food services | |
| 4. 24-hour on site monitoring for emergency health service | |
| 5. Other (specify) | |

SECTION 2

FINANCIAL STRUCTURE

4. Financial Structure

Total authorised capital:

MUR.

| Issued Capital | | Local (MUR) | Foreign (MUR) |
|-----------------------|-------------|--------------------|----------------------|
| Paid up equity | i. Cash | | |
| | ii. In kind | | |

| Loan Capital | | |
|---------------------|--------------------------|-----|
| | a. Amount | MUR |
| | b. Source | |
| | c. Term | |
| | d. Rate of interest | % |
| | e. Shareholder's advance | MUR |

5. Investment Costs*

| DETAILS | (MUR) |
|---|--------------|
| Engineering and architectural costs | |
| Professional fees | |
| Constructions costs - residential components | |
| Constructions costs – Other facilities/ amenities | |
| - Shops | |
| - Sport Facilities | |
| - Spa/ wellness centre | |
| - Nurse Station | |
| - Restaurant | |
| - Medical Centre | |
| - Other | |
| Permit and licence fees | |
| Landscaping | |

| | |
|-------------------------------|--|
| Infrastructure works | |
| - Roads | |
| - Utilities | |
| - Waste water | |
| Financing costs | |
| Marketing costs | |
| Other (specify) | |
| Working capital | |
| Total Investment Costs | |

*A complete cash flow / profitability projection for three years must be part of the business plan.

| <u>Investment costs</u> | Local (MUR) | Foreign (MUR) |
|-------------------------|-------------|---------------|
| | | |

6. Other Project Financial Details

| | |
|---|--|
| Construction costs (MUR)/sqm | |
| Average selling price of residential unit (MUR) | |
| Land Transfer Tax (MUR) | |
| Registration Tax (MUR) | |
| Corporate Tax (MUR) | |

7. Employment (numbers)*

| | Year 1 | | Year 2 | | Year 3 | | Average | |
|-------------|--------|---|--------|---|--------|---|---------|---|
| | L | F | L | F | L | F | L | F |
| Management | | | | | | | | |
| Skilled | | | | | | | | |
| Non-skilled | | | | | | | | |

*Do not include investors

L = Local, F = Foreign

8. Project Team

| | |
|--------------------------------|--|
| Project Manager | |
| Architect | |
| Civil Engineer/Main contractor | |
| M&E Engineers | |
| Quantity Surveyor | |
| Development Manager | |
| Marketing Agent | |
| Notary | |

SECTION 3

LAND USE PLANNING

9. Land development

Please provide plot size for each component

| | Freehold (Ha) | |
|--|---------------|---|
| | Hectares | % |
| Total residential estate development area (freehold) | | |
| - Residential | | |
| - Spa/ Wellness Centre | | |
| - Shop | | |
| - Restaurant | | |
| - Medical Centre/ Nurse Station | | |
| Add others | | |
| Total | | |

10. Existing Zoning

Location

| | Area (ha) |
|-------------------------------------|-----------|
| 1. Agricultural/Irrigation zone | |
| 2.a. Non-Agricultural - Residential | |
| 2.b. - Commercial | |
| 2.c. - Industrial | |

11. Technical checklist (tick in YES/NO box and cross if it is not applicable to your application)

| | | Yes | No |
|---|--|-----|----|
| 1 | Site is an agricultural land, as per definition of the SIE Act | | |
| 2 | Lease/letter of reservation in case of state land | | |
| 3 | Site is located within or on edge of settlement boundary, as per Outline Scheme* | | |
| 4 | Site is located within a growth zone | | |
| 5 | Site is affected by zoning in the Outline Scheme (Mineral Resource, road by pass, airport restriction zone, wetland, stone crushing plant, others (please specify) | | |
| 6 | Project complies with policies of the Outline Scheme & provision of PPG | | |
| 7 | If no at 6 above, please specify why: | | |

12. Planning Summary (Please specify)*

| | | |
|----|---|--|
| 1 | Location and context | |
| 2 | Accessibility and Infrastructure | |
| 3 | Plot Services | |
| 4 | Land Area | |
| | Plot Coverage | |
| | Slope and others | |
| 5 | Setback | |
| | Visual and acoustic privacy | |
| 6 | Height and development | |
| 7 | Parking Facilities | |
| 8 | Activity centers and Leisure Facilities | |
| 9 | Green building, landscaping and energy efficiency | |
| 10 | Planning constraints | |
| 11 | Any Environmental constraints | |
| 12 | Others | |

**Full details should be provided in business plan*

SECTION 4

MANAGEMENT, CONTROL & CO-ORDINATION

13. Local Banker(s)

| | |
|-----------|--|
| Bank Name | |
| Address | |

| | |
|-----------|--|
| Bank Name | |
| Address | |

14. Implementation Schedule

| | Insert date as appropriate | Phase 1 | Phase 2 | Phase 3 |
|----|--|---------|---------|---------|
| 1. | Detailed design | | | |
| 2. | Application of EIA | | | |
| 3. | Application for Building and Land Use Permit | | | |
| 4. | Appointment of contractor | | | |
| 5. | Construction starts | | | |
| 6. | Construction finishes | | | |
| 7. | Handover | | | |

15. Marketing

| | |
|-----------------|--|
| Target market | |
| Marketing agent | |
| Marketing tools | |

16. Statutory Declaration

It is hereby declared by the undersigned applicant(s) that:

- (a) all the particulars furnished in this application and in the documents and particulars attached hereto, are true and correct and that I/We have not suppressed any material fact,
- (b) any estimates given in this application have been made in good faith and with all due care, and
- (c) no director of the company has ever been convicted in a Court of Law for a criminal offence, penalised, sanctioned or is currently or has ever been under investigation for professional negligence or malpractice by any regulatory authority in any country.

I/We undertake to abide the provisions of the Economic Development Board Act 2017 and the regulations made thereunder and all relevant and applicable laws of the Republic of Mauritius.

| | |
|-------------------------|------------------|
| Name of Director | |
| Date | Signature |

| | |
|-------------------------|------------------|
| Name of Director | |
| Date | Signature |

17. Statement by existing developers

Written declaration by existing developers in case of no disputes:

I hereby declare that there is **NO** matter that is pending before the Court against me or “name of company” for failure to meet contractual obligations and that there is **NO** complaint, dispute or litigation with buyers, contractors or suppliers or any other party, and that the aforementioned company has not been sanctioned for professional negligence or malpractice by a regulatory authority in Mauritius.

Signature of Declarant:

Date:

Written declaration by existing developers in case of disputes:

I hereby declare that the following matter (as listed below) is pending before Court against me or “name of company” for failure to meet contractual obligations.

- 1.
- 2.
- 3.
- 4.

I hereby declare that I or “name of company” has/have complaint, dispute or litigation with buyers, contractors or suppliers with respect to:

- 1.
- 2.
- 3.
- 4.

Signature of Declarant:

Date: