

8-HOUSING

The 2004 population census recorded almost 70 000 dwellings (69 646) in New Caledonia. The vast majority were located in the Southern province (75%, of which 89% in Greater Nouméa), to a lesser extent in the Northern province (17%) and Loyalty islands (8%). Compared to 1996, the increase in the number of dwellings continued : +26.5% in the Loyalty islands, +23.5 in the Southern province and +12% in the Northern province. The most common form of dwelling was the main residence (92%), with the remainder comprising vacant dwellings (4%), secondary residences (3%) and occasional dwellings (0.5%).

Accordingly, 64 345 main residences were recorded in 2004 (compared to 51 497 in 1996), which is an increase of almost one-quarter (+24.9%). Their share in terms of all dwellings increased by 2.5 percentage points in eight years. Accordingly, in 2004, 92% of dwellings were main residences ; the proportion varies from 91 to 94% across the provinces.

48 342 residences were located in the Southern province, 11 077 in the Northern province, and 4 926 in the Loyalty islands.

Of these dwellings, 46 163 were individual houses (or 72%, of which 91% were modern houses, and 9% traditional houses). The individual traditional houses (or Melanesian huts) only accounted for 7% of all New Caledonian residences in 2004 (compared to 13% in 1996 and 24% in 1989). 14 922 main residences were communal buildings (or 23%), mainly located in Nouméa (95%), where almost half (44%) of the population live in apartments. Temporary constructions (4% of residences in 2004) were mainly concentrated in Greater Nouméa (63%). In Dumbéa, over 15% of the population still lived in shacks.

76% of New Caledonia's population lived in individual houses, 18% in communal buildings, and 5% in temporary constructions, of which 2/3 in Greater Nouméa.

► **Population census.** See 5.4.

► **Dwelling.** In terms of a census, the meaning of "dwelling" is more restrictive than the usual definition as "independent premises used as a dwelling". Are in fact excluded caravans, boats and mobile dwellings, even though they may be permanently occupied, as well as dwellings for communities. The restriction only affects 1.3% (approximately 3 000 people) of the New Caledonian population, and enables an estimation of the population living on boats. Dwellings are considered in four categories, in reference to their usage : main residence, occasionally used dwelling or independent room, the secondary residence, and the vacant dwelling.

► **Main residence.** Dwelling lived in permanently by an ordinary household.

► **Secondary residence.** Dwelling occupied in an occasional, yet regular, manner.

► **Ordinary households.** See 5.9.

► **Temporary constructions.** In New Caledonia, these are mainly "squats" or shacks.

SOURCES

[1] INSEE-ISEE, Recensements de la population de la Nouvelle-Calédonie de 1996 et 2004.

Institut de la Statistique et des Études Économiques (ISEE), données sur le Recensement de la population. Disponibles sur : www.isee.nc

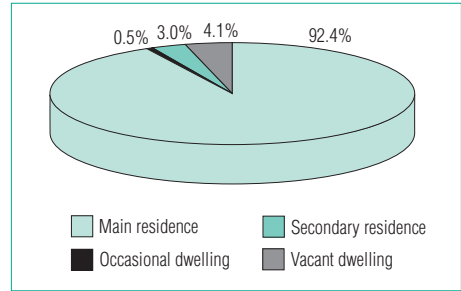
8.1 DWELLINGS

Dwellings by category and by province (2004 Census) [1]

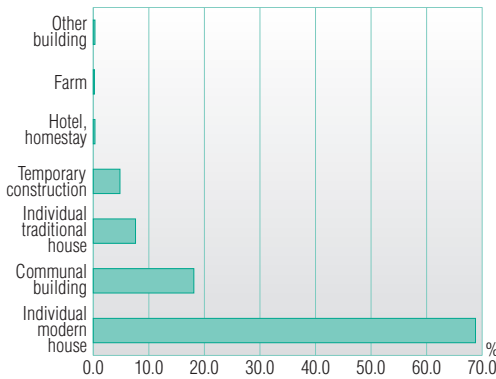
	Loyalty isl. prov.	North. prov.	South. prov.	Greater Nouméa	New Caledonia
Main residence					
Number	4 926	11 077	48 342	43 299	64 345
%	91.2	94.4	92.1	92.9	92.4
Occasional dwelling					
Number	7	113	223	196	343
%	0.1	1.0	0.4	0.4	0.5
Secondary residence					
Number	266	314	1 482	899	2 062
%	4.9	2.7	2.8	1.9	3.0
Vacant dwelling					
Number	202	224	2 470	2 219	2 896
%	3.8	1.9	4.7	4.8	4.1
All					
Number	5 401	11 728	52 517	46 613	69 646
%	100.0	100.0	100.0	100.0	100.0

Units : number, %

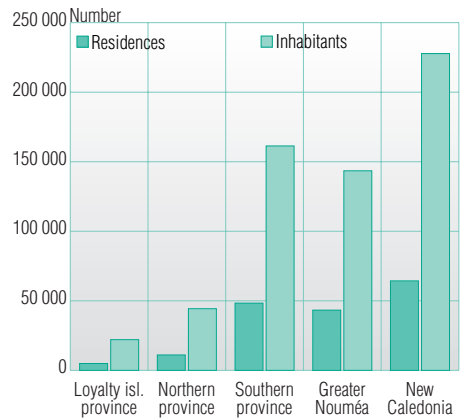
Dwellings by category (2004 census) [1]



Population of main residences by construction type [1]



Main residences and their populations by province (2004 Census) [1]



Main residences by construction type and province (Census 2004) [1]

	Farm	Temporary construction	Hotel, homestay	Individual modern house	Individual traditional house	Communal building	Other building (a)	Total
Loyalty islands province	5	124	9	3 278	1 501	5	4	4 926
Northern province	70	644	38	8 343	1 802	153	27	11 077
Southern province	30	1 950	145	30 272	967	14 764	214	48 342
incl. Greater Nouméa	-	1 713	125	25 970	607	14 680	204	43 299
New Caledonia	105	2 718	192	41 893	4 270	14 922	245	64 345
Share	0.2	4.2	0.3	65.1	6.6	23.2	0.4	100.0

(a) Building used for purposes other than a dwelling (mainly industrial, commercial, administrative or public) that incorporates at least one dwelling.

Units : number, %

Population of main residences by type of construction and province (Census 2004) [1]

	Farm	Temporary construction	Hotel, homestay	Individual modern house	Individual traditional house	Communal building	Other building (a)	Total
Loyalty islands province	15	521	37	15 166	6 304	17	11	22 071
Northern province	292	2 332	140	33 675	7 433	404	64	44 340
Southern province	109	8 049	446	107 767	3 535	40 868	591	161 365
incl. Greater Nouméa	-	7 263	373	92 568	2 082	40 641	564	143 491
New Caledonia	416	10 902	623	156 608	17 272	41 289	666	227 776
Share	0.2	4.8	0.3	68.8	7.6	18.1	0.3	100.0

(a) Building used for purposes other than a dwelling (mainly industrial, commercial, administrative or public) that incorporates at least one dwelling.

Units : inhabitant, %

8-HOUSING

In the 2004 census, 61% of **households** owned their **main residence**. Over the longer term, this shows overall growth (53% in 1983, 56% in 1989), but the figure does reveal a certain stability since 1996 (60%) which may be explained by the soaring property prices recorded in recent years in New Caledonia.

Nearly a third (31%) of households were tenants in their main residence : 89% of these residences were rented out unfurnished, and 11% furnished. The percentage of tenants has remained stable at around 30% since 1983.

Lastly, 8% of these main residences were lived in by households that were accommodated free of charge. The proportion of those “accommodated free” has constantly decreased, by almost 8 percentage points between 1983 and 2004.

While most households in the Loyalty islands and Northern provinces owned their **dwelling**, respectively 90% and 80%, this was limited to 54% in the South. Conversely, 38% of households in the Southern province were tenants, as opposed to only 11% in the Northern province and 6% in the Loyalty islands.

Owner status was highly prevalent in constructions of the “individual house” type, inhabited by their owners in almost 9 out of every 10 cases (86.5%). On the other hand, ownership was much less frequent in constructions of the “communal building” type, where only 10% of apartments were owned by the inhabitants.

Households owning their homes represented a total 147 844 people, almost two-thirds of New Caledonia’s population (64.9%). The proportion was over 80% in the Northern and Loyalty islands provinces (respectively 92.3% and 83.5%), but only 56% in the South.

Tenant households accounted for slightly more than a quarter (27.5) of the total population, and those accommodated free less than 10% (7.6%).

▶ **Households (ordinary).** *See 5.9.*

▶ **Main residence.** *See 8.1.*

▶ **Dwelling.** *See 8.1.*

▶ **Temporary constructions.** *See 8.1.*

SOURCES

[1] INSEE-ISEE, Recensement de la population de la Nouvelle-Calédonie de 2004.

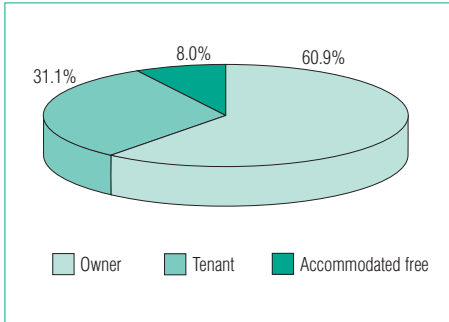
[2] INSEE-ITSEE, Recensements de la population de la Nouvelle-Calédonie de 1983, 1989 et 1996.

SEE ALSO

Institut de la Statistique et des Études Économiques (ISEE), données sur le Recensement de la population. Disponibles sur : www.isee.nc

8.2 OCCUPANCY STATUS

Main residences by occupancy status of the household (2004 Census) [1]



Occupancy status of main residences [1 and 2]

	Owner	Tenant		Accommodated free	Total
		Un-furnished	Furnished		
1983					
Number	18 612	10 403	527	5 565	35 107
%	53.0	29.6	1.5	15.9	100.0
1989					
Number	22 717	11 955	753	4 841	40 266
%	56.4	29.7	1.9	12.0	100.0
1996					
Number	30 853	13 820	1 137	5 687	51 497
%	59.9	26.8	2.2	11.0	100.0
2004					
Number	39 178	17 877	2 118	5 172	64 345
%	60.9	27.8	3.3	8.0	100.0

Main residences by occupancy status of the household, province and type of construction (Census 2004) [1]

	Owner	Tenant		Accommodated free	Total
		Unfurnished	Furnished		
Loyalty islands province	4 420	230	54	222	4 926
Farm	5	-	-	-	5
Temporary construction	114	3	-	7	124
Hotel, homestay	5	1	-	3	9
Individual modern house	2 828	219	53	178	3 278
Individual traditional house	1 464	7	1	29	1 501
Communal building	2	-	-	3	5
Other building (a)	2	-	-	2	4
Northern province	8 807	1 035	151	1 084	11 077
Farm	52	7	-	11	70
Temporary construction	537	21	1	85	644
Hotel, homestay	24	9	1	4	38
Individual modern house	6 500	863	118	862	8 343
Individual traditional house	1 665	45	4	88	1 802
Communal building	25	82	24	22	153
Other building (a)	4	8	3	12	27
Southern province	25 951	16 612	1 913	3 866	48 342
Farm	23	1	-	6	30
Temporary construction	752	227	10	961	1 950
Hotel, homestay	39	32	66	8	145
Individual modern house	20 687	6 658	866	2 061	30 272
Individual traditional house	731	139	21	76	967
Communal building	3 677	9 449	931	707	14 764
Other building (a)	42	106	19	47	214
New Caledonia	39 178	17 877	2 118	5 172	64 345
Farm	80	8	-	17	105
Temporary construction	1 403	251	11	1 053	2 718
Hotel, homestay	68	42	67	15	192
Individual modern house	30 015	7 740	1 037	3 101	41 893
Individual traditional house	3 860	191	26	193	4 270
Communal building	3 704	9 531	955	732	14 922
Other building (a)	48	114	22	61	245

(a) Building used for purposes other than a dwelling (mainly industrial, commercial, administrative or public) that incorporates at least one main residence.

Unit : number

Population of main residences by occupancy status of the household and province (2004 Census) [1]

	Owner	Tenant		Accommodated free	Total
		Unfurnished	Furnished		
Loyalty islands province	20 371	685	188	827	22 071
Northern province	37 027	3 177	394	3 742	44 340
Southern province	90 446	52 331	5 894	12 694	161 365
incl. Greater Nouméa	76 130	50 786	5 673	10 902	143 491
New Caledonia	147 844	56 193	6 476	17 263	227 776

Unit : number of residents

8-HOUSING

In the 2004 **population census** of New Caledonia, the average size of **main residences** was 3.6 **rooms**, as in 1996, which represented an average of 1 person per room.

The breakdown by province showed that main residences were more populated in the Loyalty islands (1.6 people per room), than in the North (1.1) and the South (0.9).

In all of New Caledonia, 3 and 4 rooms were the most common and accounted for more than half (53%) of main residences. By province, 80% of households in the Southern province had 3 rooms or more, while in contrast, 72% of households in the Loyalty islands had no more than 3 rooms to live in. The Northern province was between the two, with the same number of households in one or the other categories.

The average number of rooms increased with the size of the **household**, from 2.7 rooms for a household of one person to 4 rooms for a 4-person household, and greater than 4.6 rooms for a household of 10 people or more.

In 2004, 96.8% of households had a **water** (supply) **point** (92.9% in the Loyalty islands, 90.1 in the North and 98.7% in the South).

The rate of connection to the general **electricity network** (excluding solar panels) amounted to 93.2%, up 3 percentage points in comparison to 1996 (90.2%).

Furthermore, almost 4 households out of 5 had a bath (or a shower) and a toilet inside their dwelling. However these averages hide significant disparities, as well as illustrating different lifestyles between urban areas and rural or remote tribal areas.

Other than these elements, other indicators enable measurement of the level of **households' capital goods ownership** in terms of appliances (refrigerator, freezer...), automobiles...

▶ **Population census.** See 5.4.

▶ **Main residence.** See 8.1.

▶ **Rooms (of a dwelling).** *Within the framework of the population census, rooms taken into consideration are : bedroom, living room and lounge. On the other hand, rooms like the kitchen (except if the room is larger than 12m²), corridors, bathroom, toilet, laundry, shed, independent rooms separate from the dwelling, those used for rental or even exclusively used for professional purposes, are not included.*

▶ **Households (ordinary).** See 5.9.

▶ **Water point.** See 10.7.

▶ **Electricity network.** See 22.4.

▶ **Households' capital goods ownership.** See 10.3.

%

SOURCE

[1] INSEE-ISEE, Recensements de la population de la Nouvelle-Calédonie de 1996 et 2004.

SEE ALSO

Institut de la Statistique et des Études Économiques (ISEE), données sur le Recensement de la population. Disponibles sur : www.isec.nc

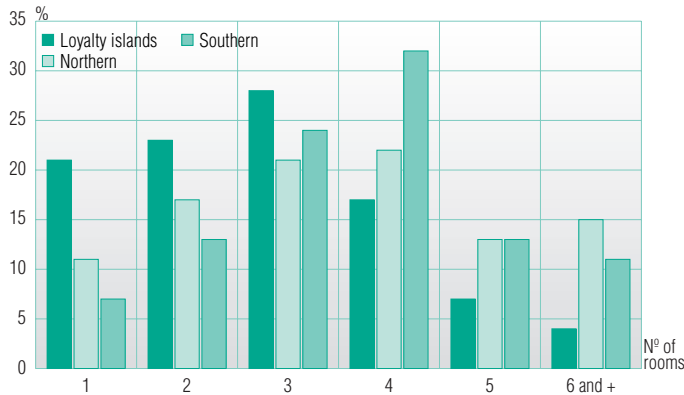
8.3 HOUSEHOLD COMFORT

Main residences' number of rooms by province (2004 Census) [1]

	1	2	3	4	5	6 and +	Total
Loyalty islands province	1 045	1 135	1 355	842	357	192	4 926
Northern province	1 264	1 851	2 380	2 416	1 468	1 698	11 077
Southern province	3 435	6 063	11 703	15 629	6 331	5 181	48 342
incl. Greater Nouméa	3 166	5 431	10 322	14 221	5 570	4 589	43 299
New Caledonia	5 744	9 049	15 438	18 887	8 156	7 071	64 345

Unit : number

Main residences' number of rooms by province (2004 Census) [1]



Average number of rooms in main residences by province and household size (2004 Census) [1]

	Loyalty islands province	Northern province	Southern province	New Caledonia
1 person	2.3	2.8	2.7	2.7
2 people	2.6	3.7	3.5	3.5
3 people	2.7	3.6	3.8	3.7
4 people	2.7	3.9	4.1	4.0
5 people	2.9	3.9	4.3	4.1
6 people	3.1	3.8	4.4	4.0
7 people	3.0	3.8	4.5	4.1
8 and 9 people	3.4	4.2	4.6	4.3
10 to 14 people	3.4	4.4	5.0	4.6
15 people and more	4.5	5.2	5.4	5.3
Average number of rooms	2.8	3.7	3.7	3.6
Average number of people per room	1.6	1.1	0.9	1.0

Unit : number

Household comfort in main residences by province (2004 Census) [1]

	Loyalty islands province	Northern province	Southern province	Greater Nouméa	New Caledonia
Water supply	100.0	100.0	100.0	100.0	100.0
Individual water point (a)	92.9	90.1	98.8	99.1	96.8
Communal water point	7.1	9.9	1.2	0.9	3.2
Hygiene facilities	100.0	100.0	100.0	100.0	100.0
Interior bath or shower	20.1	50.9	92.3	95.3	79.7
External shower	73.4	43.5	7.1	4.2	18.4
No bathroom or shower	6.5	5.6	0.6	0.5	1.9
Location of toilets	100.0	100.0	100.0	100.0	100.0
Inside	20.0	49.9	91.9	94.8	79.1
Outside	45.7	36.5	7.4	4.7	15.4
No installed toilet	34.3	13.6	0.7	0.5	5.5
Lighting	100.0	100.0	100.0	100.0	100.0
General network	87.0	83.7	96.1	97.0	93.2
Generator	0.5	3.0	1.8	1.6	1.9
Solar panels	0.8	2.1	0.2	-	0.6
Kerosene lamp	10.7	7.9	0.9	0.5	2.8
Other	1.0	3.3	1.0	0.9	1.5

(a) Inside or outside the dwelling.

Unit : %

8-HOUSING

The development of **welfare housing** in New Caledonia has become a major challenge, included in the Matignon accords (1988) and later the Nouméa accord (1998). It was further boosted by the signing of the various **development contracts** (since 1990) between the State and the provinces, complemented by the **city contract** (since 1993) which was replaced by the **urban agglomeration contracts** (since 2000) concluded between the State, the municipalities of Greater Nouméa and the Southern province.

At the end of 2004, the welfare housing convention gave rise to an evaluation of the state of welfare housing in New Caledonia over the past ten years, and to put forward new objectives to better respond to requirements in terms of welfare housing. The new objective was set at construction of more than 1 600 dwellings per year for 10 years, of which 1 000 in Greater Nouméa.

A number of recommendations were made : some have been achieved, others are in progress. Administrative resources and financial mechanisms have been defined, some, like the **Local Housing Programme**, **Habitat House**, and the **Housing Delegation**, came into effect in 2006.

Also of note is the favourable role played in welfare housing by **tax exemption** (38.5 million Euros awarded by the State for housing in 2005). Intermunicipal links play an essential part in the development of welfare housing, and are destined to increase in the coming years.

Assistance available for welfare housing includes :

- Brick and mortar assistance, only awarded for assisted and highly assisted rental accommodation, in the form of subsidies to operators in the welfare housing market, subsidised loans and tax measures.

- Assistance to individuals, particularly in the Southern province, for access to and maintenance in assisted and highly assisted rental accommodation.

These packages require social change and are often complemented by welfare assistance.

► **Welfare housing.** It encompasses :

- Assisted rental accommodation : highly assisted rental (LTA), with priority given to families whose net income is less than 1.3 times the gross minimum monthly wage ; assisted accommodation (LA), with priority given to families with net income between 1.3 and 2.6 times the gross monthly minimum wage ; transitional accommodation assistance (LAT) for families with net income less than 3.6 times the gross minimum monthly wage.
- Home ownership assistance.

► **Development contracts ; urban agglomeration contracts ; tax exemption.** See 16.2.

► **Local Housing Programme (PLH).** Approved by the four municipalities in the urban agglomeration on March 15, 2006, it defines the objectives and principles for policies relating to housing in Greater Nouméa, development issues, welfare housing, welfare assistance and infrastructure. Although the programme has a scope of 15 to 20 years, reviews are planned every 6 years.

► **Habitat House.** A non-profit organisation established on November 17, 2006, this new structure provides a "one-stop-shop" for applications for housing for the entire Southern province. Its main missions are : record applications and oversee supply for both tenants and home buyers, welcome applicants and open files, manage the data base of applicants and liaise with welfare housing operators, and statistical analysis of data to improve knowledge of demand and optimise supply.

► **Housing Delegation.** Established by deliberation n°09-2006/APS dated March 30, 2006, it is responsible for implementation of Southern province welfare housing policy. It comprises a "construction assistance" department, and an administration and finance office.

SOURCES

[1] Haut-Commissariat de la République en Nouvelle-Calédonie, Nouméa.

Roussel F.-X., *États Généraux du Logement Social*, Rapport de synthèse, Société de Conseils et d'Études des Territoires, Caisse des Dépôts et Consignations, décembre 2004.

Délibération n°44-2005/APS du 16 décembre 2005 modifiant la délibération modifiée n°34-98/APS du 10 juillet 1998 portant réglementation des aides à l'habitat social en province Sud, JONC n°7918 du 27 décembre 2005.

Province Sud, Direction de l'Équipement.

SEE ALSO

Haut-Commissariat de la République en Nouvelle-Calédonie, *Contrats de développement État/Province des îles Loyauté, État/Province Nord, État/Province Sud, 2000/2004.*

Haut-Commissariat de la République en Nouvelle-Calédonie, *Contrat d'agglomération 2000/2004 (Nouméa - Dumbéa - Mont-Dore - Païta).*

Observatoire Urbain du Grand Nouméa, *Besoins en logements de la Nouvelle-Calédonie et principales caractéristiques des ménages du Grand Nouméa*, États généraux du logement social, novembre 2004.

Observatoire Urbain du Grand Nouméa, *Le poids des logements aidés dans la production des logements neufs de l'agglomération*, juin 2003.

8.4 WELFARE HOUSING (1)

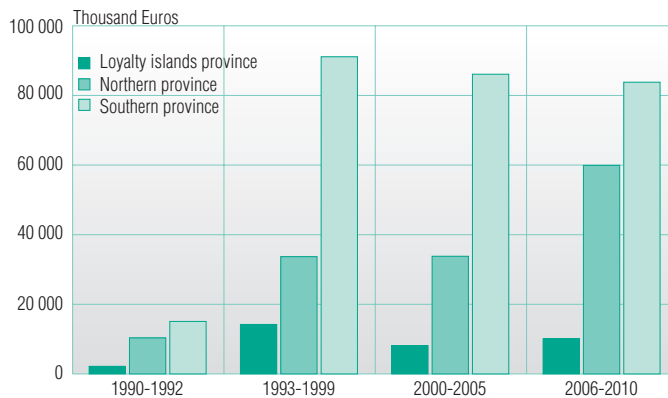
Funding* for welfare housing included in the various State/provinces development contracts [1]

	Loyalty islands province	Northern province	Southern province
1900-1992 Development contract	2 187	10 358	15 084
State	1 575	5 179	7 542
Provinces	612	5 179	7 542
1993-1997 Development contract (and 1998-1999 amendments)	14 221	33 688	91 107
State	8 539	23 506	50 230
Provinces	5 682	10 182	40 878
2000-2004 Development contract (and 2005 amendment)	8 095	33 805	86 096
State	4 860	27 042	43 048
Provinces	3 235	6 763	43 048
2006-2010	10 056	59 917	83 800
State	8 045	47 934	41 900
Provinces	2 011	11 983	41 900
All development contracts	34 559	137 767	276 087
State	23 020	103 661	142 720
Provinces	11 539	34 107	133 368

* These are budgeted amounts, not necessarily committed.

Unit : thousand Euros

Funding* included in the various State/provinces development contracts in favour of welfare housing by destination province [1]



* These are budgeted amounts, not necessarily committed.

Funding* for welfare housing included in the city and urban agglomeration contracts [1]

	Targeted measures	Finance			Total
		State	Municipalities (a)	Southern province	
City contract 1993-1999	Construction of assisted housing, contribution to land expenses, assisted accommodation, rehabilitation of welfare housing and reduction of insalubrious housing ; land purchases and services, housing for the homeless	41 422	8 430	21 327	71 180
Urban agglomeration contract 2000-2005	Land purchases and services, reduction of insalubrious housing, housing for the homeless	34 216	31 542	14 774	80 532
Urban agglomeration contract 2006-2010	Housing action	7 500	8 388	3 763	19 651
All		83 138	48 361	39 864	171 363

* These are budgeted amounts, not necessarily committed.

(a) Nouméa for the city contract, the four municipalities of Greater Nouméa for the urban agglomeration contract.

Unit : thousand Euros

8-HOUSING

Many actors are involved in the construction and financing of **welfare housing** programmes.

Several **operators** are present, particularly in Greater Nouméa : **FSH** via **FCH**, **SIC** and **SEM AGGLO**, recently established and specifically dedicated to the construction of welfare accommodation. Other operators also involved in welfare housing are : **ADHS2** acting in the Southern province, **SECAL**, and **TEASOA** in the Northern province.

These different welfare housing operators are in partnership with other welfare housing funding organisations : the State, the provinces, the municipalities, Caisse des Dépôts et Consignations (CDC), Agence Française pour le Développement (AFD) and banks (primarily BCI, Caisse d'Épargne et de Prévoyance de la Nouvelle-Calédonie), with New Caledonia intervening by providing guarantees (housing is under provincial authority in the territory).

SIC, the major operator, produces an average in the vicinity of 500 new dwellings per year, in particular within the framework of three major projects, namely Tuband, Dumbéa-Sur-Mer and Normandie. Of note is the FSH initiative in 2005, the "tropical pavilion" project, designed to favour home ownership and offer a "typical" type of dwelling, better adapted to Oceanian lifestyle and culture. As for SECAL, it has taken part in the development of new suburbs in the Nouméa urban area, undertaken the Welfare Housing Programme in the Northern province (100 dwellings per year), and since mid-2003 has participated in rebuilding of individual homes subsequent to cyclone Erica (being 500 dwellings). SEM AGGLO undertook its first investment activities in 2004 and proceeded with its first deliveries at the end of 2005 (about one hundred dwellings). With an annual production target originally set at 250 rental dwellings (assisted and highly assisted), the organisation will gradually increase its production to 350 dwellings (mainly highly assisted and assisted, but also as transitional and home ownership assistance).

► **Welfare housing.** See 8.4.

► **Operators.**

- **FSH.** Established on December 17, 1964 further to an initiative by union organisations representing employees and the Employers Federation representing businesses, the Fonds Social de l'Habitat welfare housing fund helps employees gain access to housing. It manages housing stock financed by tax exemption.
- **FCH.** Subsidiary of **FSH** established at the end of 2003, the Fonds Calédonien de l'Habitat housing fund promotes, manages and maintains the FSH rental stock, as well as building welfare housing.
- **SIC.** Established on July 28, 1988, the Société Immobilière de Nouvelle-Calédonie real estate company's main activity is real estate management. Its operations include construction of rental and home-buyer assisted dwellings, as well as commercial property, but also improvements and rental management.
- **SEM AGGLO.** Established on December 5, 2003 the SEM AGGLO public/private joint venture company's main activities are real estate, construction and management of assisted and highly assisted rental stock in Greater Nouméa.
- **ADHS2.** This welfare housing development agency is an entity focused on renovation and extension of existing housing in the entire Southern province, with an objective of 70 interventions per year.
- **SECAL.** Established on July 9, 1971, the New Caledonian infrastructure company's main area of activity is development (improvements and developments, peripheral urban development, housing construction, improvement and restructuring the existing urban fabric, construction of infrastructural superstructures). Its other activities involve general urban research and other developments.
- **TEASOA.** The TEASOA renewal association is an associative entity bringing together the municipalities of the Northern province. Activities encompass subsidised and technical housing assistance, construction of welfare housing for the elderly or handicapped, and assistance for home ownership.

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SOURCES

[1] Agence d'Urbanisme et d'Aménagement de la province Sud, Observatoire Urbain du Grand Nouméa, Nouméa. Délibération n°44-2005/APS du 16 décembre 2005 modifiant la délibération modifiée n°34-98/APS du 10 juillet 1998 portant réglementation des aides à l'habitat social en province Sud, JONC n°7918 du 27 décembre 2005.

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Société Immobilière de Nouvelle-Calédonie (SIC), *Rapport d'activité 2005*.

Société d'Économie Mixte de l'agglomération (SEM AGGLO), Nouméa.

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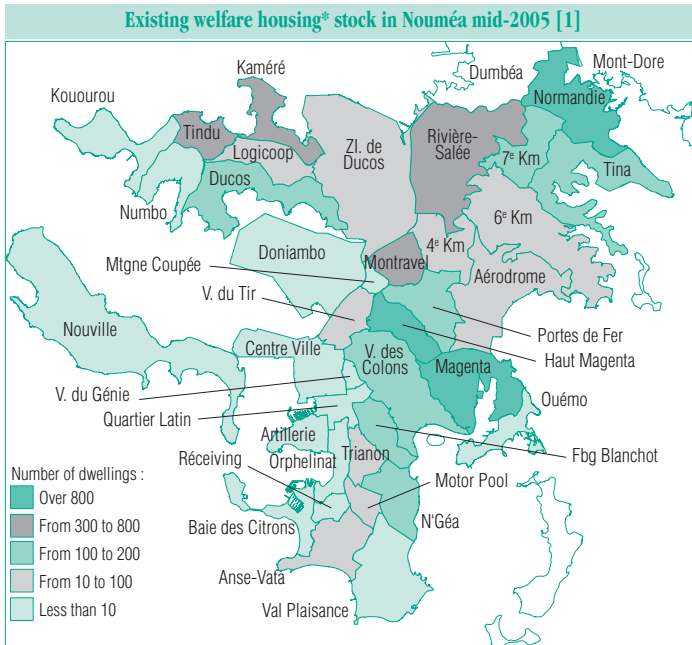
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Observatoire Urbain du Grand Nouméa, *Besoins en logements de la Nouvelle-Calédonie et principales caractéristiques des ménages du Grand Nouméa*, États généraux du logement social, novembre 2004.

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8.5 WELFARE HOUSING (2)



* Highly assisted, assisted, FSH tax exemption and SIC and FSH ownership assisted rental housing in April 2005.

Existing welfare housing* stock in the three other municipalities of Greater Nouméa mid-2005 [1]

Auteuil	145	St Michel	10
Katiramona	47	Yahoué	160
Koutio	241	Mont-Dore (Le)	447
Dumbéa	433	Katiramona (Gadji)	60
Boulari	8	Mont Mou	400
La coulée	150	Village	169
Plum	50	Païta	629
Robinson	69		

Unit : number

