

**Anglophone East Africa Appendix 6:
Seychelles**

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**Lincoln Institute of Land Policy
Working Paper**

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Lincoln Institute Product Code: WP10EA10

Seychelles Island



<i>Basic Country Information</i>			
Geographic size (km ²)	451 km ²	Date of independence	29 th June 1976
Capital city	Victoria	Population (est.)	84,000
Secondary cities	Anse Royale	Urbanization	Over 85%
System of government	Multiparty Republic	GDP(per capita)	US\$20,829
<i>Government Structures</i>			
Levels/Tiers of government	2 levels of government: Central government and 25 administrative regions.		
<i>Land Issues and the Property Market</i>			
Land tenure systems	Freehold, leasehold tenure		
Land titling/registration	Deeds systems of registration and Registration of Titles		
Does national government charge land/ground rent	Yes. Annual Ground rent payable after elapse of 18 to 24 months upon signing of lease agreement.		
Property market (developed, formal/informal)	The property market is formal but not so well developed except for the new upcoming fully packaged developments like the Eden Island.		
<i>Most Important Taxes and sources of Revenue</i>			
National taxes	Goods and Services Tax (GST), Provisional Tax, Business Tax		
Local authority taxes	No local taxes levied		
<i>Property-related Taxes</i>			
National	<ul style="list-style-type: none"> • Annual ground rent on government leaseholds. • Stamp duty at 5 percent of the value • Government Sanction Fee • Initial Premium • Registration fee for the transfer at 1.5% of the value 		
Local Authority			

Property Transfer Tax		
Relevant Legislation: Stamp Duty Act, Cap 226		
	Legislation	Practice
Tax Base & Taxpayers		
Tax base	It is payable upon transfers and acquisition of immovable property	
Coverage of tax	Transfer of ownership (immovable property)	
Taxpayers (e.g. buyer, seller, or both)	The person who acquires property, i.e. buyer or purchaser	
Valuation & assessment		
Valuation	Purchase price, self declaration or market value as determined by government valuer.	If the land registrar is not satisfied with the returned or declared value by the buyer/purchaser, he/she can refer the matter to Ministry of National Development for assessment.
Responsibility for valuations	The person who acquires the property, Government valuer.	
Objection & appeal		
Rate Setting and Tax Relief		
Responsibility to set rates	Ministry of Finance	
Tax Rates	5% of market value	
Exemptions	<ul style="list-style-type: none"> • Transfer between family members • Transfer to NGO's and Charitable Organizations and churches • Government purchase 	
Tax relief measures		
Tax Administration		
Billing	Land Registrar	
Collection	Land's Registrations Office	
Enforcement	No transfer of ownership before payment, Doubling tax after 14 days	
Compliance		Excellent
Additional Comments		
Importance Stamp Duty	Negligible (insignificant)	
Tax revenues (central or local)?		
Other issues	-	

Annual Land Rent		
Relevant Legislation: State Land and River Reserves Act, Cap 228		
	Legislation	Practice
Tax Base & Taxpayers		
Tax base	On all holders of leasehold properties	
Coverage of tax base	Immovable property	
Taxpayer (e.g. buyer, seller, or both)	Leaseholder. Taxpayer is the person granted the lease	
Valuation & assessment		
Valuation	Market Value of land as determined by government valuer	
Responsibility for valuations	Central Government – valuation office at the lands section in the Ministry of National Development	
Objection & appeal	No information/data	
Rate Setting and Tax Relief		
Responsibility to set rates	National Government	
Tax rates	10 percent of Market value	<ul style="list-style-type: none"> • SR 60 per sq.m for land set a side for industrial purpose • SR 400-450 per sq.m for commercial land in town
Exemptions	None	
Tax relief measures	None	
Tax Administration		
Billing	Ministry of National Development, Land section	
Collection	Land's section, Ministry of National Development	
Enforcement		
Compliance	High	
Additional Comments		
Importance of Annual Rent		
Tax revenue		
Other issues	<p>Annual land rents are subject to review every five years</p> <p>The payment of Annual Land Rent on leased land is as follows:</p> <ul style="list-style-type: none"> • Long-term leases (99years) – one off premium • Less than 99years – Annual Payment. 	