



**MINISTRY OF  
HABITAT,  
INFRASTRUCTURE  
&  
LAND TRANSPORT  
(MHILT)**

**LAND MANAGEMENT DIVISION**

**LAND POINT SYSTEM  
(Land Bank)**

August 2018

**What if an applicant does not qualify under the LPS?**

For applicants who do not qualify for land, the following options are available:

- ◆ Appeal against the decision in a prescribed format within a period of 30 days from the date of the letter of LPS results issued by the Ministry.
- ◆ Apply for housing under the Self-Finance Scheme.
- ◆ Apply for Social Housing assistance.
- Opt to remain on the Land waiting list until such time you satisfy the set criteria that will make him/her eligible for a plot of land under the LPS.

For queries, please contact our

**Customer Service Centre** located on the Ground Floor Independence House, Victoria, Mahe

Or

Call us on 4674444 or visit us on the web:  
[www.luh.gov.sc](http://www.luh.gov.sc)

## What is the Land Point System (LPS)

The Ministry of Habitat, Infrastructure & Land Transport has introduced a Land Point System (LPS) as part of its Land and Housing Comprehensive Plan of 2017. The new system forms part of the state land allocation policy that governs the allocation of residential plots of state land to first time land owners for the construction of a house .

The underlining principle remains, as far as is practicable, to make land available to Seychellois who have priority of needs and financial ability to construct a house.

## Why the need for the Land Point System

The LPS is set to:

- ◆ Ensure greater transparency in land allocation.
- ◆ Provide an impartial mechanism for allocation of residential plots for the construction of a house.
- ◆ Ensure better service delivery and efficiency by ensuring that only citizens who can sustain a house development are those who will be assisted based on well researched and agreed sets of criteria.
- ◆ Encourage and promote active participation of applicants themselves towards a saving and responsible culture.

## What are the requirements for registration under the LPS

To qualify to enroll on the LPS, applicants need to satisfy the following Pre-set Criteria:

- ◆ Must be a citizen of Seychelles.
- ◆ Must be 18 years old and above.
- ◆ Must domicile in Seychelles continuous for a period of 3 years .
- ◆ Must hold a registered land bank application with the Ministry (MHILT) for a minimum of 3 years.
- ◆ Must not have been or currently in ownership of or have any interest/share in any immovable property.
- ◆ Must not have been assisted through housing, housing loan or land from Government of Seychelles.
- ◆ Must be in a stable employment and/or can provide proof of a steady flow of income for the last 6 months.
- ◆ Must have a single or combined monthly income of not less than SR15,000 (Seychelles Rupees Fifteen thousand only) or can otherwise show personal savings.
- ◆ Must provide proof of financial ability to raise a minimum capital sum of SR 800,000 (Seychelles Rupees Eight Hundred Thousand only), including personal savings, to pay for the land and construct a house.
- ◆ Ready to declare his/her partner/spouse (if any).

## Criteria adopted to determine points under the LPS

1. Status of an applicant (eg. whether single, married, etc.)
2. The age of applicant
3. Number of economic dependent (s) (eg. children)
4. Monthly income
5. Applicant's history (land ownership)
6. Financial ability (capacity to raise funds)
7. The number of years on Land waiting list

Maximum Points Awarded is 100.

## How to qualify for allocation of a plot of land

It is very important to highlight that the agreed set 'threshold' for qualifiers for a plot of land, is dependent on the availability of plots for allocation at any point in time. For the year 2018, allocation will be done on a regional basis.

The Ministry of Habitat, Infrastructure and Land Transport reserves the right to review the set of criteria and qualifying 'threshold' for the LPS as and when necessary.