

Valuation of Immovable Property – What You Need to Know

Buying or selling property in Mauritius involves important legal and financial steps. Below is a simplified guide to help you better understand the process.

1. Transfer of Property

- All property transfers must be carried out by a **Notary Public**.
- The **deed of sale** is then submitted by the notary to the **Registrar-General's Department (RGD)** for registration.

2. Taxes and Duties

- The **buyer** pays **5% registration duty** on the transaction value.
- The **seller** pays **5% land transfer tax** on the same value.

3. Title Deed

- Once the transfer is registered, the **buyer receives the title deed**, confirming legal ownership of the property.

4. Government Valuation for Registration purposes

For registration and fiscal purposes; the declared value in a deed is subject to **verification**.

- After registration, the **Government Valuation Department** checks the declared price in the deed to ensure it reflects the market value.
- The valuer has up to **5 months** to submit the report to the RGD.

5. Undervaluation & Reassessment

- If the property is found to be undervalued, the **Registrar-General** may issue a **notice** (within 7 months of registration) requesting payment of additional duty/tax.
- **Penalties apply as follows:**

Difference between open market and value specified in deed	0% -10%	10% - 50%	Above 50%
Penalty to be applied	Nil	10%	25%

- No notice will be issued if the difference does not exceed **Rs 150,000**.

6. Responding to a Notice

- You have **28 days** from the date of the notice to pay the additional amount.
- If you disagree, you may **file an objection in writing** within 28 days, along with payment of **10% of the disputed amount** (excluding penalties). A sample objection letter is available on our website.
- If you miss the deadline due to illness or other valid reasons, the Registrar-General may still consider your objection.

7. Objection Handling

- An **Objection Unit** reviews cases within **4 months**.
- If no decision is given within this period, the objection is considered **accepted**.
- Once an agreement is reached at the Objection Unit stage, you cannot escalate the matter to the **Assessment Review Committee (ARC)**.

8. Appeal to the Assessment Review Committee

- If dissatisfied with the Objection Unit's decision, you may appeal to the **ARC**, while paying **5% of the disputed tax/duty** upfront.
- The Registrar-General will notify you of the final duty/tax due once the ARC's decision is made.
- Payment must be made within **28 days** of the decision.

9. Non-Payment Consequences

- If payment is not made:
 - An **inscription of privilege** may be registered on all your properties. This is lifted once payment is settled.
 - You will be liable for **interest at 0.5% per month (or part thereof)**, capped at **50% of the unpaid amount**.
 - Legal action (**Contrainte**) may also be taken for recovery.
- If notices are returned undelivered, the Registrar-General may still inscribe a privilege against your properties.

10. Cases Where Reassessment Does Not Apply

Reassessment will not be made for transfers under:

1. **Real Estate Development Scheme (REDS), Property Development Scheme (PDS), or Invest Hotel Scheme**; or
2. Transfers to **non-citizens authorised** by the **Economic Development Board (EDB)** under the Non-Citizens (Property Restriction) Act.

Tip: Always declare the true market value of your property when buying or selling. This avoids penalties, delays, and unnecessary disputes.