

USE OF PIN

The Cadastral Survey (Assignment of PIN and Fees) Regulation 2012, published in Government Gazette as GN 24 of 2012 provides for the manner in which any interested person or a Land Surveyor or a Notary acting on behalf of an interested person may apply for PIN (“Application Form” and “Plan Guidelines”) and the payment of appropriate fees (Second Schedule – Regulations 3(b) and 4). These Regulations are applicable as from 05 March 2012.

PIN will be used on a “where available” basis during a transition period of six months as from 5 March 2012. The Land Survey reports/Memorandum of Survey or Site Plan will act as the main source of PIN in the land transaction market. During this period Land Surveyors are strongly advised to include PIN in Survey Report/Memorandum of Survey or Site Plan so that these are easily extracted therefrom during the drawing up of any deed of sale/charge/inscription.

PIN shall be included in Survey Reports/Memorandum of Survey prior to registration, wherever available.

- PIN, wherever available, shall be included in site plan drawn up in accordance with the provision of the “Registration Duty (Site Plan) Regulations 1991”.
- Application to Morcellement Board or any Local Authority for subdivision/excision of a land parcel shall include the PIN of the original land parcel where available.
- On approval of development plan by Local Authorities (Municipal/District Councils), developer should apply for PIN for sub-lots or excised lots prior to drawing up of survey report or any deed.
- Prior to the issue of Morcellement Permit, developer/promoter should apply for PIN for the proposed sub-lots or excised lots.

Any title deed, deed of lease, charge and inscription shall include wherever available, the PIN of the land parcel or building unit prior to registration.

Application Form and Plan Guidelines may be obtained from the Cadastral Implementation Unit of the Ministry of Housing and Land Use Planning, 3rd Floor, Ebene Tower, Ebene or can be downloaded from the website of the Ministry on (<http://www.gov.mu/portal/site/housing>).

Application should be submitted to the Cadastral Implementation Unit of the Ministry of Housing and Land Use Planning, 3rd Floor, Ebene Tower, Ebene. For further information, the Cadastral Implementation Unit (CIU) may be contacted on telephone number 4546389.