

VANUATU ISLAND

OWN YOUR SLICE OF PARADISE – LAND FOR SALE IN VANUATU



Welcome to Vanuatu, a South Pacific paradise where owning land is simple, affordable, and secure. With long-term leasehold titles, flexible vendor finance, and no restrictions for foreign buyers, investing here is both straightforward and rewarding. Whether you're looking for a beachfront holiday escape, a rental investment, or a future retirement home, Vanuatu offers peace of mind, natural beauty, and a growing property market with strong capital returns.



📍 Beachfront & Ocean View Lots Available
💰 From \$5,000 deposit
📄 75-year leasehold secure title transfer



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Real estate the way it should be — simple, local, honest

WHY CHOOSE VANUATU?

Where lifestyle, investment, and opportunity meet in the South Pacific.

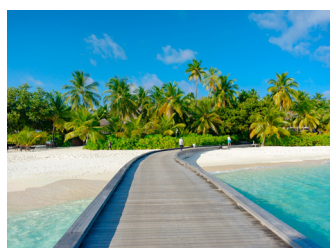
Can Foreigners Buy Property in Vanuatu?

Yes. Foreigners can buy property in Vanuatu without restrictions. Unlike many countries that impose residency or citizenship requirements, Vanuatu allows non-citizens to purchase property. For urban property purchases (such as in Port Vila or Luganville), a non-citizen may be asked to provide:



Steps in Buying Property in Vanuatu

- The process of buying property in Vanuatu is straightforward, usually taking between 1 and 3 months. Here are the normal steps:
- Sign a Sale and Purchase Agreement and pay the deposit (usually 10%) into the agent's or solicitor's trust account.
- Meet contract conditions, if any apply.
- Vendor applies for Lessor's Consent to Transfer or arranges for a share transfer.
- Pre-settlement inspection of the property or title search by the purchaser's side.
- Settlement occurs. The purchaser receives:
- Three original Transfer of Lease deeds executed by the vendor
- Copy of Registered Title
- Settlement Statement
- Current Property Tax receipt
- Current Land Rent receipt
- Tenancy Agreement (if applicable)
- Company documentation (if applicable)
- At this stage, you are the registered owner (lessee) of your Vanuatu property.



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LEASEHOLD TITLES IN VANUATU

Leasehold Titles in Vanuatu

- Maximum term: 75 years (as set by the Constitution).
- Many leases created around Independence in 1980 were 50 years.
- All new leases today are registered for 75 years.

When buying an existing lease, you purchase the remaining term, not a fresh 75 years. However, under the Land Lease (Amendment) Act of 2003, urban lessees can renew their leases back to 75 years upon paying a premium and administrative fees. Leases can also be surrendered for rezoning, subdivision, or extension.



Costs of Buying Property in Vanuatu

- Typical buyer's costs include:
- Stamp Duty: 2%
- Title Transfer Registration: 5%
- Legal Fees: 0.5% – 1% of purchase price
- If buying a company instead of the lease title, Stamp Duty is 4% on the share transfer value, and no 2% duty applies.
- Vendor's costs are generally limited to agent's commission and legal fees.



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FINANCING AND MORTGAGES

Banks in Vanuatu are open to loans on the following conditions

Commercial banks in Vanuatu accept leasehold titles as security.

- Residential loans: usually require 20% deposit
- Commercial loans: up to 50% deposit

Mortgages and cautions are registered against titles in the same way as other countries.



Capital Gains and Market Growth

Capital growth varies by location:

- Beachfront property and vacant land in prime areas show the highest gains.
- Ocean-view sites with good water and sunset aspects have performed well.
- Some areas have seen 10–25% growth per year, while others remain closer to 5% annually.

Building a Home in Vanuatu

Yes, foreigners can build. You don't need a business license to build your own house, but you do need:

- Planning permission
- Building permit
- VNPF registration if you employ workers

Cost to build: AUD 1,200 – AUD 1,800 per m², depending on finishes.

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INVEST AND GROW

Taxes and VAT on Property

- Residential sales: No VAT payable by purchaser.
- Commercial property: VAT (12.5%) may apply unless vendor is not VAT-registered.
- Outgoings:
 - Municipal property tax (urban)
 - Lease rent (~AUD 500 per acre per year)
 - Insurance (0.5%–0.7% of insured value)
 - Rent tax on residential property (12.5% of gross rent)

Insurance and Approvals

Insurance policies cover cyclone, earthquake, fire, theft, and liability.

A cyclone insurance policy requires an engineer's certificate.

For waterfront property: reclaiming land or building a jetty requires multiple approvals, including Foreshore Development Act approval, municipal or provincial permissions, and in some cases, an environmental study.

Key Warnings: Customary Land

Unregistered customary land cannot be sold. Only registered leasehold titles can be transferred. Always seek professional legal advice to avoid disputes with customary ownership.



Renting Out Property in Vanuatu

The rental market is strong, especially in Port Vila and Luganville. Aid organizations, expatriates, and foreign companies often prefer renting on 1–3-year leases.

Typical rents:

- Standard family homes: AUD 1,200 – AUD 2,000/month
- High-end properties: higher rates depending on location and amenities

Property management is available, usually costing up to 7% of gross rent plus VAT.



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FOREIGN OWNERSHIP IN VANUATU

Owning Land

- Foreigners buy land in Vanuatu through leasehold titles, which give the same rights to build, sell, transfer, or sub-lease as freehold elsewhere.
- Leases run up to 75 years (with proposals to extend to 99 years on some waterfront projects).
- Many existing blocks still have 50–60 years remaining, offering long-term security.

Business Ownership

- Foreigners can fully own businesses in Vanuatu by registering with the VFSC. Certain industries like agriculture, retail, or transport may require permits or partnerships, with VIPA guiding the process.
- Some industries (agriculture, retail, transport) may require permits or partnerships.
- The Vanuatu Investment Promotion Authority (VIPA) oversees foreign investment approvals.

Costs & Ongoing Rent

- Lease purchase prices typically range from AUD \$15,000 to \$250,000+ depending on location and type
- Annual lease rent is low, typically AUD \$100–\$500, making it one of the most affordable ongoing ownership models in the Pacific.

In practice, leasehold in Vanuatu is secure, renewable, and built on strong partnerships with custom owners giving you peace of mind and long-term opportunity.



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START YOUR JOURNEY TODAY

Securing your piece of Vanuatu is simple and straightforward. Our team is here to guide you at every step, making the process clear, transparent, and stress-free.

BUYING LAND IN VANUATU IN 6 STEPS

- 1 UNDERSTAND LAND OWNERSHIP**
Land is held under leasehold titles (50-99 years).
 - Foreign buyers be restrictions
 - Budget
- 2 DEFINE YOUR GOALS**
 - Location
 - Purpose
 - Budget
- 3 FIND A REAL ESTATE AGENT**
Engage a local professional who will locate and select a properties
- 4 CONDUCT DUE DILIGENCE**
 - Verify title
 - Survey boundaries
 - Check access
 - Assess utilities
- 5 NEGOTIATE & LEGAL PROCESS**
 - Agree on terms
 - Sign the contract
 - Register the transaction
- 6 PLAN DEVELOPMENT**
Finalize plans for construction and use
 - Obtain permits



Contact Us

- Phone, email, or WhatsApp for a personal consultation
- Choose Your Property: Explore available blocks and finance options
- Secure with a Deposit: From just \$5,000, with full documentation
- Finalise & Register: Title transfer and registration ensure peace of mind

<https://www.vanuatu island.org/buying-land-in-vanuatu>



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