

DESROCHES RETREATS FAQs

Q Where is Desroches Island

A Desroches Island is in the Amirantes Group of islands about 230km south-west of Mahé, the main and largest island of the Seychelles.

Q How does a person get to Desroches

A There are daily scheduled flights with IDC Aviation or it is an overnight boat trip away from Mahé for the more adventurous. The flight time is around 35 minutes. Desroches Island Lodge will arrange all flight bookings for you.

Q What is the time difference

A GMT + 4 hours.

Q Are visas required

A No visa required for holiday or business purposes.

Q What about health and malaria

A It is a healthy climate and there is no malaria.

Q What about crime

A The Seychelles is known as one of the safest countries in the world with no crime.

Q Who lives on Desroches Island

A No one besides the hotel guests and staff and a small contingent of IDC staff who look after the island. In time there will be a small contingent of Island Conservation Society staff members whose task it is to protect and monitor the island.

Q What is the IDC

A Island Development Company Limited - a subsidiary of Government charged with development and management of the outer islands.

Q Who will manage the Island once the Development is complete

A The Hotel, the Villas and the Retreats will all be managed by Desroches Island Lodge. A manager will be appointed, who will manage the day to day running maintenance, services etc. of the Retreats on the Island with support from the IDC.

Q Do Retreat owners pay a monthly levy

A There is no levy if the Retreat is placed in the Rental Pool. If the Retreat owner chooses not to place the Retreat in the Rental Pool then a levy shall be charged. These levies are each Retreats pro-rata portion of the funds required to cover costs which include, but are not limited to, ongoing administration, management, customer services, manager's salary, general maintenance, garden cleaning, basic housekeeping, meet and greet facilities, procurement, accounting, auditing and other general expenses. These levies are estimated at €3,500.00 per month.

Q What is the design approach of the Retreats

A The design and finishes are inspired by the natural surroundings - forests and sea. The natural island style Retreats, are designed to appear rustic, but are constructed and finished to high building standards, using concrete masonry and local hardwood as the base materials. All specified fittings and furnishings are of an exceptional quality and design.

Q Can my Retreat be rented out when not in use

A Retreat owners have the option of putting their Retreat into the Pool Reservations Scheme a rental pool. Retreat owners will not however be able to run their own commercial lodge operation in competition to the rental pool or the hotel.

Q Who will run the rental pool scheme

A This will fall directly under the control of Seasons in Africa (www.seasonsinafrica.com), who will also be handling the Hotel Marketing.

Q Can a Retreat owner run a commercial lodge from their Retreat

A No – It is Seychelles Government Policy that all Villas and Retreats available for rent, are rented through the central rental pool.

Q If I join the Rental Pool scheme how many days per year can I use the Retreat

A Your Retreat is yours to enjoy. The Rental Pool scheme is tailored to your desires. As an owner you may use the Retreat for as little or as much time as you like. You dictate when your Retreat is available to the Rental Pool. We will ask you to provide us with a schedule of when you would like your Retreat to be included in the pool inventory in each calendar year.

Q What if I join the Rental Pool scheme initially and then change my mind, may I opt out of the Rental Pool and use the Retreat solely for personal use

A You may do so provided you give notice in writing at least 6 months before the date you would like to opt out of the Rental Pool scheme and you agree to honour any bookings already made for the rental of your Retreat for dates beyond that 6 month period.

Q How do I make a reservation

A When enrolling in the Rental Pool scheme we will ask you to provide us with a schedule of when you would like your Retreat included in the pool inventory over the next calendar year. You are therefore free to use your Retreat at any other time. We ask that you email us to let us know exactly when to expect you so that we can have your Retreat ready.

Q Will I be able to stay at the Retreat I purchased

A The Retreat you purchase is yours in exclusive ownership. If you elect not to make the Retreat available to the pool rental, you can use the Retreat anytime you like. If you have placed the Retreat in the rental pool you will be able to stay in your Retreat you purchased so long as you are visiting as expected and not outside your inventory schedule if you elect to put your Retreat into the rental pool.

Q How many individuals can own a Retreat

A A maximum of 6 individuals can own a Retreat in a syndicate.

Q In what legal entity must the Retreat be bought

A In the buyer's private name or via a Seychelles Company, in which the shares are held by individuals and the individual owners' names are disclosed.

Q Can a trust outside the Seychelles own residential property in Desroches

A No

Q How long will it take to build a Retreat

A Eight months from your stand being handed over to the main contractor.

Q Does a Retreat owner qualify for residency

A Yes, subject to the residency fees being paid. Currently this is around Seychelles Rupees 50,000

Q If a company buys a Retreat who becomes eligible for residency

A Owners of that company together with his or her spouse and children can apply for residency of Seychelles. However Retreat buyers can spend up to three months per annum in Seychelles without having residency

Q How do I obtain food supplies and basic necessities

A A Retreat owner will be able to pre-order all food and other supplies as well as basic necessities before arriving on the Island through Desroches Island Lodge. Food supplies and basic necessities will also be made available on the Island.

Q How is water, electricity obtained and refuse and sewerage removed

A The Island has a water purification plant and electricity generators maintained and serviced by IDC. Sewerage is disposed of from the Retreat to a septic tank. The IDC provides a solid waste removal service.

Q Is water and electricity part of the Retreat owner's levies

A Yes

Q Can Retreat owners obtain DSTV, Internet and telephone facilities

A Yes, these services will be provided to each Retreat.

Q Will there be a boat operator

A Yes, there will be a boat operator.

Q Can a Retreat owner have a boat

A Yes, in agreement with Desroches Island Lodge and the IDC.

Q Are Retreats maintained on a regular basis

A Yes. They will be maintained by housekeeping.

Q Who maintains the gardens

A The Lodge will employ gardeners who will do all the basic gardening on each Retreat owners' stand.

Q What housekeeping services are available

A There will be a weekly airing and cleaning service. When you are in residence, there is daily cleaning services provided (twice a day). In addition the full range of services are available from the hotel company such as a butler service and even full time cooking services – subject to availability at the time of booking and at an additional cost.

Q Are pets allowed on Desroches Island

A No pets or any exotic plants are allowed on Desroches Island.

Q Do Retreat owners need to take out Insurance Cover over the property and its improvements

A Yes, it is the responsibility of the Retreat owners to take out insurance over their property.

Q How safe is the Island

A There are no snakes on the island and no dangerous "creepy crawlies". The only real dangers lie in the sea.

Q What arrangements are in place for my arrival and departure

A You should notify Desroches Island Lodge in advance. The Retreat will be made ready for you. On arrival you will be met at the airfield or mooring by the manager, with golf cart transport, to take you, your family and guests with luggage to your Retreat. Similarly on departure you, your family, guests and baggage will be taken to the airfield or mooring.