

GOVERNMENT OF ZAMBIA

ACT

No. 15 of 1991

Date of Assent: 28th August, 1991

An Act to amend the Land (Conversion of Titles) Act

[6th September, 1991

ENACTED by the Parliament of Zambia.

Enactment

1. (1) This Act may be cited as the Land (Conversion of Titles) (Amendment) Act, 1991, and shall be read as one with the Land (Conversion of Titles) Act, in this Act referred to as the principal Act.

Short title
and
commence-
ment
Cap. 289

(2) The First Schedule to the principal Act as set out in the Appendix to this Act shall come into operation on the 1st October, 1991.

(3) The Second and Third Schedules to the principal Act as set out in the Appendix to this Act shall come into operation on the 18th July, 1991.

2. This Act shall apply to all matters dealt with on or after 18th July, 1991.

Application

3. The principal Act is amended by the repeal of the First, Second and Third Schedules and the substitution therefor of the First, Second and Third Schedules set out in the Appendix to this Act.

Repeal and
replacement
of First,
Second
and Third
Schedules

APPENDIX
(Section 4)FIRST SCHEDULE
(Section 6A)

Rent payable in respect of land (other than agricultural)

PART I

Lusaka, Ndola and Kitwe

Description of land	Rent payable per annum for a hectare or part of hectare	
	K	
Residential Plots in Lusaka	2,500.00
Residential Plots in Ndola	2,000.00
Residential Plots in Kitwe	2,000.00
Commercial Stands in Lusaka	5,000.00
Commercial Stands in Ndola	5,000.00
Commercial Stands in Kitwe	5,000.00
Industrial Stands in Lusaka	5,000.00
Industrial Stands in Ndola	5,000.00
Industrial Stands in Kitwe	5,000.00
Churches, Welfare Halls, Scouts and Guides Halls, Manses, Club Houses, Sports-fields, Stadia, Public Utilities, etc.	200.00

PART II

Kabwe, Mufulira, Livingstone, Luanshya, Chingola, Chililabombwe and
Kalulushi.

Description of land	Rent payable per annum for a hectare or part of hectare	
	K	
Residential Plots	1,500.00
Commercial Stands	5,000.00
Industrial Stands	5,000.00
Churches, Welfare Halls, Scouts and Guides Halls, Manses, Club Houses, Sports-fields, Stadia, Public Utilities, etc.	200.00

PART III

Kasama, Chipata, Solwezi, Mansa, Monze, Mongu, Choma, Mazabuka,
Kafue and Kapiri Mposhi.

Description of land	Rent payable per annum for a hectare or part of hectare	
	K	
Residential Plots	500.00
Commercial Stands	2,500.00
Industrial Stands	2,500.00
Churches, Welfare Halls, Scouts and Guides Halls, Manses, Club Houses, Sports-fields, Stadia, Public Utilities, etc.	150.00

PART IV

Other District Councils not specified in Part I and Part II above.

Description of land	Rent payable per annum for a hectare or part of hectare	
	K	
Residential Plots	200.00
Commercial Stands	1,000.00
Industrial Stands	1,000.00
Churches, Welfare Halls, Scouts and Guides Halls, Manses, Club Houses, Sports-fields, Stadia, Public Utilities, etc.	100.00

PART V

Annual Ground rent for agricultural land including smallholdings situate within twelve kilometres from City Centre of Lusaka, Ndola and Kitwe--

- (a) Not more than one hundred hectares: one thousand kwacha for the first hectare or part thereof and thereafter ten kwacha for every hectare or part thereof:
- (b) Over one hundred hectares but not exceeding two hundred and fifty hectares: Rent for one hundred hectares as in (a) plus fifteen kwacha for every subsequent hectare or part thereof:
- (c) Over two hundred and fifty hectares: Rent for two hundred and fifty hectares as in (b) plus twenty kwacha for every subsequent hectare or part thereof.

PART VI

Annual Ground rent for agricultural land including smallholdings not specified in Part V:

- (a) Not more than one hundred hectares: four hundred kwacha for the first hectare or part thereof and thereafter ten kwacha for every hectare or part thereof:
- (b) Over one hundred hectares but not exceeding two hundred and fifty hectares: rent for one hundred hectares as in (a) plus fifteen kwacha for every subsequent hectare or part thereof:
- (c) Over two hundred and fifty hectares: rent for two hundred and fifty hectares as in (b) plus twenty kwacha for every subsequent hectare or part thereof.

PART VII

Land situated within mining areas.

The annual rent shall be one hundred kwacha per hectare or part of a hectare.

SECOND SCHEDULE
(Section 6B)

FEES AND CHARGES PAYABLE FOR THE PREPARATION OF DOCUMENTS

	K
1. Consideration fees for land situated within Lusaka Urban	250.00
2. Consideration fees for land situated within other district councils not specified in 1 above ..	150.00
3. Preparation fees for documents concerning land situated within Lusaka Urban	2,000.00
4. Preparation fees for documents concerning land situated as in 2	1,200.00
5. Surrender fees	500.00
6. Certificate of Expiration of Lease	400.00
7. Certificate of cancellation of re-entry	5,000.00
8. Tenancy Agreement	400.00
9. Deed of Rectification	400.00
10. Certificate of Incorporation	600.00

THIRD SCHEDULE
(Section 13 (4))

FEES

1. For each application for consent under section thirteen to assign, sell or transfer or other similar application, the fees payable shall be calculated on the current market value of the unexhausted improvements in accordance with the following scale:

Value of Property—	Fees K
(a) Not exceeding K10,000	600.00

	Fees
	K
(b) Exceeding K10,000 but not exceeding K30,000	1,200.00
(c) Exceeding K30,000	2,000.00

3. For the renewal of each application for consents under paragraphs 1 and 2, the fees payable shall be calculated on the same basis as for new applications under paragraphs 1 and 2.

4. For each application for consent to mortgage, charge or other similar applications, the fee payable shall be K500.00.

5. For each application for consent to transfer, the fee payable shall be K2,000.00.

6. For each application for consent to subdivide the fee payable shall be K5,000.00.
