

GOVERNMENT OF ZAMBIA

ACT

No. 16 of 1994

Date of Assent: 11th May, 1994

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

[3rd June, 1994

ENACTED by the Parliament of Zambia.

Enactment

1. (1) This Act may be cited as the Land (Conversion of Titles) (Amendment) Act, 1994, 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 commencement
Cap. 289

(2) This Act shall be deemed to have come into operation on 29th January, 1994.

2. 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

<i>Description of land</i>	<i>Rent payable per annum for a hectare or part of hectare</i>
LUSAKA	K
Residential plots	
(a) High Cost	15,000
Kabulonga	
Bimbe (Sunningdale)	
Woodlands	
Roma	
Kapila (Rhodes Park)	
Chudleigh	
Jesmondine	
Chiwala Mabwe (Olympia Park)	
Longacres	
Chikonkoto (Northmead)	
Maluba (Fairview)	
Kalundu	
Chelston Green	
(b) Medium Cost	10,000
Avondale	
Woodlands Extension	
Chakunkula (Chelston)	
Madras	
Luncia (Thorn Park)	
Namununga (Villa Elizabetta)	
(c) Any other area not specified in (a) and (b) above	5,000
Commercial plots	18,000
Industrial plots	30,000
Churches, Welfare Halls, Scouts and Guides Halls, Manses	
Club Houses, Sports-fields, Stadia, Public Utilities, etc	5,000

NDOLA

Residential plots	K
<i>(a) High Cost:</i>	12,000
Northrise	
Kansenshi	
Itawa	
<i>(b) Medium Cost :</i>	8,000
Kanini	
Hillcrest	
<i>(c) Any other area not specified in (a) and (b) above</i>	3,000
Commercial plots	15,000
Industrial plots	20,000
Churches, Welfare Halls, Scouts and Guides Halls, Manses, Club Houses, Sports-fields, Stadia, Public Utilities, etc	5,000

KITWE

Residential plots	
<i>(a) High Cost:</i>	12,000
Riverside	
Parklands	
<i>(b) Medium Cost:</i>	8,000
Riverside Extension	
Buyantanshi	
Ndeke Village	
<i>(c) Any other area not specified in (a) and (b)</i>	3,000
Commercial plots	15,000
Industrial plots	20,000
Churches, Welfare Halls, Scouts and Guides Halls, Manses, Club Houses, Sports-fields, Stadia, Public Utilities, etc	5,000

PART II

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

Residential plots	8,000
Commercial Plots	10,000
Industrial plots	15,000
Churches, Welfare Halls, Scouts and Guides Halls, Manses, Club Houses, Sports-fields, Stadia, Public Utilities, etc	5,000

PART III

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

<i>Description of land</i>	<i>Rent payable per annum for a hectare or part of hectare</i>
	K
Residential plots	4,000
Commercial plots	6,000
Industrial plots	8,000
Churches, Welfare Halls, Scouts and Guides Halls, Manses, Club Houses, Sports-fields, Stadia, Public Utilities, etc	2,000

PART IV

Annual ground rent for agricultural land including smallholdings situated within twelve kilometres from City Centre of Lusaka, Ndola and Kitwe—

- (a) not more than one hundred hectares: twenty thousand kwacha for first hectare or part thereof and thereafter two thousand five hundred 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 one thousand and five hundred kwacha for every subsequent hectare in part thereof;
- (c) over two hundred and fifty hectares: Rent for two hundred and fifty hectares as in (b) plus one thousand and five hundred kwacha for every subsequent hectare or part thereof.

PART V

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

- (a) not more than one hundred hectares: fifteen thousand kwacha for the first hectare or part thereof and thereafter one hundred kwacha for every hectare or part thereof;
- (b) over one hundred hectares but not exceeding two hundred and fifty hectares: rent for a hundred hectares as in (a) plus two hundred and fifty 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 five hundred kwacha for every subsequent hectare or part thereof.

PART VI

Land situated within mining areas, the annual rent shall be five thousand kwacha per hectare or part of a hectare.

SECOND SCHEDULE

(Section 6B)

FEES AND CHARGES PAYABLE FOR THE PREPARATION OF DOCUMENTS

	K
1. Lease fees for land situated within Lusaka Urban	10,000
2. Lease fees for land situated with other district councils not specified in 1 above	5,000
3. Preparation fees for documents concerning land situated within Lusaka Urban	8,000
4. Preparation fees for documents concerning land situated as in 2	5,000
5. Surrender fees	2,000
6. Certificate of Expiration of leave	5,000
7. Certificate of cancellation of re-entry	20,000
8. Tenancy Agreement	10,000
9. Deed of Rectification	8,000
10. Certificate of Incorporation	10,000

THIRD SCHEDULE

(Section 13 (4))

1. For each application for consent under section *thirteen* to assign, sell or transfer or other similar application, the fees payable shall be twenty-five thousand kwacha.
 2. For the renewal of each application for consents under paragraph 1, the fees payable shall be as specified under paragraph 1.
 3. For each application for consent to mortgage, charge or other similar applications, the fee payable shall be five thousand kwacha.
 4. For each application for consent to subdivide the fee payable shall be fifty thousand kwacha.
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