

[No. 38 of 1994

GOVERNMENT OF ZAMBIA

ACT

No. 38 of 1994

Date of Assent: 31st December, 1994

An Act to amend the Lands and Deeds Registry Act

[31st December, 1994

ENACTED by the Parliament of Zambia.

Enactment

1. This Act may be cited as the Lands and Deeds Registry (Amendment) Act, 1994, and shall be read as one with the Lands and Deeds Registry Act, in this Act referred to as the principal Act.

Short title

Cap. 287

2. Section *two* of the principal Act is amended—

Amendment
of section 2

(a) by the removal of the paragraph numbers for each definition;

(b) by the insertion, immediately after the definition of "Certificate of Title", of the following definitions:

"Common Leaseholds Register" means the register referred to in paragraph (b) of section 9;

"common leasehold scheme" has the same meaning as in the Common Leasehold Schemes Act, 1994;

(c) by the insertion in the definition of "land", after "includes", of the words "units and remainders under common leasehold schemes and";

(7) Subsection (2) shall not apply to—

- (a) a contract for the sale or exchange of land or any interest in land;
- (b) a lease or agreement for a lease relating to a portion only of a building and creating a term not exceeding seven years.

Repeal and replacement of section 16

7. Section *sixteen* of the principal Act is repealed and the following section substituted:

Details of registration

16. (1) Registration of a document shall consist of the filing of the document, or of a copy of the document certified by the Registrar as a true copy, and of the entry in a register of—

- (a) the names of the parties;
- (b) the date of the document;
- (c) the date of the registration; and
- (d) a brief description of the nature of the document.

(2) The entries in the registers may be made in a book or recorded by electronic or any other means by which the information can be safely stored and made readily available in writing.

(3) The registers, and the files relating to the several registers, shall be kept separately.

Amendment of section 22

8. Section *twenty-two* of the principal Act is amended by the insertion at the end of the following subsection:

(2) Where a register or part of a register is kept other than in the form of a book, it shall be made available for search in a convenient written form, as a printed document or by means of an electronic device.
