

GOVERNMENT OF ZAMBIA

STATUTORY INSTRUMENT NO. 18 OF 1997

The Lands Act

(Laws, Volume 12, Cap. 184)

The Lands (Ground Rent and Fees) Regulations, 1997

IN EXERCISE of the powers contained in section *thirty-one* of the Lands Act, 1995, the following regulations are hereby made:

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|--|------------------------------------|
| 1. These Regulations shall be cited as the Lands (Ground Rent and Fees) Regulations, 1997. | Short title |
| 2. The ground rents as set out in the First Schedule shall be payable by persons holding land specified in that Schedule. | Ground rent |
| 3. The fees set out in the Second and Third Schedule shall be payable in respect of transactions in land specified in that Schedule. | Fees for transactions in land |
| 4. The Lands (Fees) Regulations, 1996, are hereby revoked. | Revocation of S.I. No. 143 of 1996 |

APPENDIX

FIRST SCHEDULE

*(Regulation 2)*GROUND RENT PAYABLE IN RESPECT OF LAND
(OTHER THAN AGRICULTURAL LAND)

PART I

<i>Description of Land</i>	<i>Rent per annum for a hectare or part thereof</i>
1. Lusaka	K
<i>Residential plots</i>	
<i>(a) High cost</i>	50,000
Kabulonga	
Bimbe (Sunningdale)	
Woodlands	
Roma	
Kapila (Rhodes Park)	
Chudleigh	
Jesmondine	
Chiwala Mabwe (Olympia Park)	
Longacres	
Maluba (Fairview)	
Chikonkotō (Northmead)	
Kalundu	
Chelston Green	
Madras	

*Copies of this Statutory Instrument can be obtained from the Government Printer,
P.O. Box 30136, 10100 Lusaka. Price K1,500.00 each.*

	K
(b) Medium cost	30,000
Avondale	
Woodlands Extensin	
Chakunkula (Chelston)	
Luneta (Thorn Park)	
Nemununga (Villa Elizabetta)	
(c) Any other area not specified in (a) and (b) above	15,000
(d) Commercial and Industrial plots situated within five kilometres from the City Centre of Lusaka	100,000
Any other commercial and industrial plots	40,000
Churches, welfare halls, scouts and guides halls and manses	20,000
Club houses, sports-fields, stadia, public utilities, etc.	30,000
2. Ndola	
<i>Residential plots</i>	
(a) High cost	40,000
Northrise	
Kansenshi	
Itawa	
(b) Medium cost	20,000
Kanini	
Hilcrest	
(c) Any other area not specified in (a) and (b) above	10,000
(d) Commercial and industrial plots situated within five kilometres from the City Centre of Ndola	75,000
Any other commercial and industrial plots	40,000
manses	20,000
Club houses, sports-fields, stadia, public utilities, etc.	30,000
3. Kltwe	
<i>Residential plots</i>	
(a) High cost	40,000
Riverside	
Parklands	
(b) Medium cost	20,000
Riverside Extension	
Buyantanshi	
Ndeke Village	
(c) Any other area not specified in (a) and (b) above	10,000
(d) Commercial and industrial plots situated within	

five kilometres from the City Centre of Kitwe	75,000
	K
Any other commercial and industrial plots	40,000
Churches, welfare halls, scouts and guides halls and manses	20,000
Club houses, sports-fields, stadia, public utilities, etc.	30,000

PART II

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

	K
Residential plots	20,000
Commercial plots	40,000
Industrial plots	40,000
Churches, welfare halls, scouts and guides halls and manses	20,000
Club houses, sports-fields, stadia, public utilities, etc.	20,000

PART III

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

*Rent per annum for
a hectare or part thereof*

	K
Residential plots	15,000
Commercial plots	20,000
Industrial plots	15,000
Churches, welfare halls, scouts and guides halls and manses	15,000
Club houses, sports-fields, stadia, public utilities, etc.	20,000

PART IV

6. Annual ground rent for agricultural land including small holdings situated within twenty kilometres from City Centre of Lusaka, Ndola and Kitwe:

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

PART V

7. Annual ground rent for agricultural land including small holdings not specified in Part IV.

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

PART VI

8. Land situated within mining areas, the annual ground rent shall be five thousand kwacha per hectare or part thereof.

On conversion from customary holdings the ground rent and fees payable shall be one half of the ground rent and the fees.

SECOND SCHEDULE

(Regulation 3)

Fees and charges payable for the preparation of documents:

	<i>Fees Units</i>
1. Lease fees for land situated within Lusaka City Council	278
2. Lease fees for land situated within Ndola and Kitwe municipal Council	166
3. Lease fees for land situated within Municipal Councils not specified in (2) above	111
4. Preparation fees for documents concerning land situated within Lusaka City Council	111
5. Preparation fees for documents concerning land situated as in 2 and 3	56
6. Surrender fees	56
7. Certificate of expiration of lease	56
8. Certificate of cancellation of re-entry	278
9. Tenancy agreement	556
10. Deed of rectification	111
11. Certificate of incorporation enabling holding of land by an association or Organisation	167
12. Inspection of land at the instance of the applicant	556

13. Drawing affidavits relating to land	
(a) for land situated within state land	111
(b) for land situated within customary land	28
14. Preparation of documents relating to any transaction	
in land which is not specifically mentioned	89
15. Application form for land from the Council or	
the Lands department	56
16. Inspection of land at the instance of the Applicant	556
17. Preparation of documents for the conversion of	
customary tenure into leasehold tenure	28

THIRD SCHEDULE

(Regulation 3)

1. A person shall pay sixty thousand kwacha as an application fee for each application for consent under section *five* to assign, sell, transfer or such other similar application.

2. A person shall pay the fees prescribed under paragraph 1 for the renewal of each application for consent.

LUSAKA

30th January, 1997

D. LUPUNGA,

Minister of Lands

