

SECTION 31-THE LANDS (GROUND RENT AND FEES) REGULATIONS
Regulations by the Minister

Statutory
Instrument
18 of 1997
CAP. 184

1. These Regulations may be cited as the Lands (Ground Rent and Fees) Regulations.

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

Fees for

in respect of transactions in land specified in that Schedule.

transactions in land

FIRST SCHEDULE

(Regulation 2)

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

PART I

Description of Land

*Rent per annum for
a hectare or part thereof*

1. Lusaka

Residential plots

K

(a) *High cost*

50,000

Kabulonga

Bimbe (Sunningdale)

Woodlands

Roma

Kapila (Rhodes Park)

Chudleigh

Jesmondine

Chiwala Mabwe (Olympia Park)

Longacres

Maluba (Fairview)

Chikonkoto (Northmead)

Kalundu

Chelston Green

Madras

(b) *Medium cost*

30,000

Avondale

Woodlands Extension

Chakunkula (Chelston)

Luneta (Thorn Park)

Namununga (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

Residential plots

(a) *High cost* 40,000

Northrise

Kansenshi

Itawa

(b) *Medium cost* 20,000

Kanini

Hilcrest

K

(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

Churches, welfare halls, scouts and guides halls, and manses 20,000

Club houses, sports-fields, stadia, public utilities, etc. 30,000

3. Kitwe

Residential plots

(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

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.

	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 five thousand kwacha 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 three hundred and thirty-three fee units 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.

(As amended by Act No. 13 of 1994)