GOVERNMENT OF ZAMBIA

ACT

No. 31 of 1990

Date of Assent: 23rd January, 1991

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

[1st February, 1991

ENACTED by the Parliament of Zambia. Enactment

1. (1) This Act may be cited as the Land (Conversion of Titles) (Amendment) Act, 1990, 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 other than section *six A* shall come into operation on 1st January, 1991.

(3) Section *six A* shall come into operation on 1st April, 1991.

2. This Act shall apply to all matters dealt with on or after 1st January, 1991. Application

3. The principal Act is amended by the insertion, immediately after section *six*, of the following new sections: Insertion of new section 6A and 6B

6A. The annual ground rent payable for any lease including that specified under sections *five* and *six* shall be as specified in the First Schedule. Annual ground rent for lease

6B. The fees and charges payable to the Commissioner of Lands for the preparation of documents listed in the Second Schedule shall be as specified in that Schedule. Fees and Charges for preparation of documents

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

Single copies of this Act may be obtained from the Government Printer, P.O. Box 30136, 10100, Lusaka. Price K1.00.

APPENDIX

(*Section* 4)

FIRST SCHEDULE

(*Section 6A*)

Rent payable in respect of land (other than agricultural)

PART I

LUSAKA URBAN, NDOLA URBAN, KABWE URBAN, KITWE, MUFULIRA, LIVINGSTONE, LUANSHYA, CHINGOLA AND CHILILABOMBWE

Description of land	*Rent payable per annum for a hectare or part of hectare* K
Residential Plots	200.00
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.	100.00

PART II

Kasama, Chipata, Solwezi, Monze, Mongu, Choma, Mazabuka, Kalulushi, and Chililabombwe

Description of land	*Rent payable Per annum for a hectare or part of hectare* K
Residential plots	150.00
Commercial stands	1,250.00
Industrial stands	1,250.00
Churches, Welfare Halls, Scouts and Guides halls, Manses, Club Houses, Sports-fields, Stadia, Public Utilities. etc. ..	75.00

PART III

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

Description of land	*Rent payable Per annum for a hectare or part of hectare* K
Residential plots	100.00
Commercial stands	500.00
Industrial stands	500.00
Churches, Welfare Halls, Scouts and Guides halls, Manses, Club Houses, Sports-fields, Stadia, Public Utilites, etc. ..	50.00

PART IV

Annual Ground rent for agricultural land including small holdings—

(*a*) not more than one hundred hectares: two hundred kwacha for the first hectare or part thereof and thereafter five 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 seven 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 ten kwacha for every subsequent hectare or part thereof.

PART V

Land situated within mining areas. The annual rent shall be twenty kwacha per hectare or part of a hectare.

SECOND SCHEDULE

[*Section* 6*B*]

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	1,000.00
4.	Preparation fees for documents concerning land situated as in 2	600.00
5.	Surrender fees	250.00
6.	Certificate of Expiration of Lease	200.00
7.	Certificate of cancellation of re-entry	1,000.00
8.	Tenancy Agreement	200.00
9.	Deed of Rectification	200.00
10.	Certificate of Incorporation	250.00

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 K100,000	300
(*b*) Exceeding K100,000 but not exceeding K3000,00 ..	600
(*c*) Exceeding K300,000	1,000

2. For each application for consent to sublet in a single occupancy or a unit in a multiple occupancy or other similar application, the fees payable shall be calculated on the amount of the annual rent reserved in accordance with the following scale:

Annual Rent	*Fees* K
(*a*) Not exceeding K10,000	300
(*b*) Exceeding K10,000 but not exceeding K30,000	600
(*c*) Exceeding K30,000	1,000

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 K250.00.

5. For each application for consent to transfer, the fee payable shall be K500.00.

6. For each application for consent to subdivide, the fee payable shall be K1,000.00.