

TRIBAL LAND ACT
(Cap. 32:02)

TRIBAL LAND (AMENDMENT) REGULATIONS, 2024
(Published on 23rd October, 2024)

ARRANGEMENT OF REGULATIONS

REGULATION

1. Citation
2. Amendment of Schedule to Cap. 32:02 (Sub. Leg.)

IN EXERCISE of the powers conferred on the Minister of Lands and Water Affairs by section 54 of the Tribal Land Act, the following Regulations are hereby made —

1. These Regulations may be cited as the Tribal Land (Amendment) Regulations, 2024.

2. The Regulations are amended by substituting for Schedule 2, the following new Schedule —

Amendment of
Schedule to
Cap. 32:02
(Sub. Leg.)

“SCHEDULE 2

Fees
(Regulation 20)

SERVICE OFFERED		CHARGES
Application for land		P50
Lost Title		P500
Copy of minutes and other related documents		P10 per page
Sketch Plan	Surveyed plot	P50
	Unsurveyed plot	P300
Compliance Certificate		P100
Transfer application	Sale/donation	P500
	Inheritance	P200
	Court Order	P200
Application for advertised plot (commercial, industrial, farm/ranch, civic or community, etc.)	Ordinary	P250
	Youth, disabled and underprivileged	P125
Framing of survey diagram		P400

Beacon identification	Ordinary plot (within built up area)	P250
	Agricultural holdings or ploughing fields	P300
	Ranch (base rate + distance/km subsistence. (all at Government prevailing rates)	P2580 + distance/km subsistence
Application for way-leave and servitude	Less than 1km	P300
	1km – 5km	P500
	5km and above	P1000
Survey fee	Residential	P500
	Civic and community, commercial, industrial	P1000
	Agricultural	P 1 0 0 0 + distance/km subsistence
	Borehole	P 1 0 0 0 + distance/km subsistence
Plot subdivision		P200
Plot consolidation		P200

RENTALS

LAND USE		RENTALS	
Commercial plot	Citizen	P0.30/m ² /annum	
	Non-citizen	P0.75/m ² /annum	
Industrial plot	Citizen	P0.20/m ² /annum	
	Non-citizen	P0.50/m ² /annum	
Civic and Community	Place of worship	P0.10/m ² /annum	
	Airstrip	P5000/annum	
	School: Private	P0.50/m ² /annum	
	VDC/Council property	P 0.25/annum	
	Recreational space	Non-commercial	– P0.25/m ² /annum
		Commercial	– P0.27/m ² /annum
	Dam	P 0.01/m ² (10 thebe per m ²) / annum or P10000/Ha/annum (whichever is less)	
Undeveloped small agricultural holdings (dairy, horticulture, small stock farm, piggery, garden, integrated farm held under Common Law Lease)		P1000 + P1.00/Ha/annum	
Developed small agricultural holdings (dairy, horticulture, small stock farm, piggery, garden, integrated farm held under Common Law Lease)		P1000 + P1.00/Ha/annum	
Undeveloped game farm/livestock ranch		P1000 + P1.00/Ha/annum	

Farm compliant to development covenant	P1000 + P0.50/Ha/annum
Farm allocated with developments	P1000 + P1.00/Ha/annum + depreciation cost of development amortised over lease period
Mining concessions areas	P750 + P500/Ha/annum
Surface rights	P0.12/m ² /month
Residential plot: non-citizen	P1000/annum

MADE this 22nd day of October, 2024.

DR. KEFENTSE MZWINILA,
Minister of Lands and Water Affairs.