

# LAND REGISTRATION

GEE3522

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# INTRODUCTION

- Sec. 3 (1) – All land vest in the President
- Sec. 3 (2) – the President may alienate land to any Zambian
- Sec. 3 (3) – or non-Zambian under the following circumstances;

# Conditions for non-Zambians

- a) Where the non-Zambian is a permanent resident
- b) Where the non-Zambian is an investor
- c) Has obtained the Presidential consent
- d) Is a Company with at share holdings less than 25% for non-Zambians
- e) Is a statutory corporation created created by Parliament

# Conditions for non-Zambians

- (f) Is a co-operative society with less than 25% shares by non-Zambians
- (g) Registered under the Land (Perpetual Succession) Act as a non-profit organisation
- (h) - (k)

# what is alienation?

- Another mode of disposal of state land
  - sec 42(1) (a)
- The best mode of disposal;
- Means to convey or give away a right and title of a piece of state land.

# Why alienation is the best mode of disposal?

- Proprietor will get title to the land;
- Period is longer than other mode of disposal;
- Proprietor feels secured to develop and invest in the land;
- If land is acquired by Govt for public purpose, proprietor will get compensation;
- Proprietor can deal with the land.

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alienation consists of:

- (a) term not exceeding 99 years; and
- Payment of Consideration;
- Payment of Ground Rent;
- Subject to category of land use;
- Subject to conditions and restrictions in interest

# Survey for alienation under final title

When alienation is approved and payment of land dues are made, title will be issued to the applicant. Before title can be issued, survey to the land must first be done.

- 'Land Surveyor' will conduct a survey to determine boundaries
- Survey is approved by Survey General



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- The actual area of land for alienation at the time of approval is provisional i.e not definite and exact;
- After survey, it may became slightly smaller or bigger;
- Area should as closer to what is stated on the siteplan and description to which has been approved.

# Final Title

After is done, final title will be issued.

Chief Registrar will determine what forms of final title to be issued (look at the type of land);\_

- **Certificate of Title** – Govt.
- **Occupancy Licence** - Councils

# What is registration?

After payment of land dues, survey done (for final title) and preparation of title completed, registration to be completed.

Registration requires :-

- Authentication (signed), and
- Seal

by the Registrar of Lands

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**THANK YOU**