

118. A licence shall be not transferable and shall be personal to the holder. Licence to be personal
119. The annual fees prescribed in the First Schedule hereto shall be due and payable to the Surveyor General, in advance, on or before the 1st January of each year. Annual fee
- 120.—(1) Every surveyor shall furnish the Surveyor General with his address and shall promptly notify the Surveyor General of any change of address within twenty-one days of the change of address occurring. Notification of postal address and specimen signature
- (2) Every licensed surveyor shall furnish the Surveyor General with a specimen of his signature.
121. In the event of a surveyor ceasing to practice in Malawi, he shall notify the Surveyor General to that effect and shall furnish an address for reference. Notification of cessation of practice
122. Every surveyor shall, during the course of any survey being carried out by him, inform all owners and occupiers of the land which he is surveying and of any land contiguous to such land that it is their duty to take all necessary steps to preserve all survey marks, of whatsoever nature, situated within or on the boundaries of their land and that no such survey mark may be removed, damaged or destroyed. Preservation of beacons by landlords
123. Where a boundary between two pieces of land is ill defined or unsatisfactory and it is in the interest of all parties concerned that a boundary of another character be substituted for it, the Surveyor General may permit such last named boundary to be adopted in a survey for registration purposes in lieu of the first named boundary, provided that he is satisfied that it is so close thereto that no material alteration in the area of either piece of land shall have taken place by reason of substitution, and provided further that the owners of all properties contiguous to that boundary have signed an agreement, in accordance with Form 3 of the Seventh Schedule hereto accepting the new boundary. Unsatisfactory boundary
124. The Land Survey Rules are hereby revoked. Revocation G.N. 123/1973

FIRST SCHEDULE
TARIFF OF FEES
PART—I

BASIC CHARGES FOR CADASTRAL SURVEYS IN FIXED BOUNDARY SYSTEM

The basic charges for the survey of pieces of land included in the same survey and surveyed at the same time, which shall include the charge for—

- (a) the construction of beacons as prescribed in these Regulations;
- (b) clearing traverse lines and triangulation stations;

- (c) the supply of survey records, reports, and plans as prescribed in these Regulations shall be—

<i>Lot size</i>	<i>Charge</i>
1 hectare or less	K200, 000
1 ha-5 ha	K350, 000
5 ha-10 ha	K500, 000
10 ha-20 ha	K550, 000
20 ha-100 ha	K30, 000 per ha minimum K600, 000
100 ha-500 ha	K15, 000 per ha minimum K2, 500,000
500 ha-1,000 ha	K15, 000 per ha minimum K7, 500,000
Over 1,000 ha	K10, 000 per ha minimum K15, 000,000

- (d) the lot charge shall be reduced by—

- (i) 10% in the simultaneous survey of 21-50 lots;
- (ii) 20% in the simultaneous survey of 51-100 lots;
- (iii) 30% in the simultaneous survey of 101-150 lots;
- (iv) 40% in the simultaneous survey of over 200 lots or more;

- (e) if the combined area of several lots under simultaneous survey should exceed 1,000 ha then the charge for each lot shall be calculated at K8,500.00 per ha; and

- (f) the charge for plots with more sides than a basic plot shall be increased by 1% of the basic charge per side.

PART—II

CHARGES FOR TRAVELLING, TRANSPORT AND SUBSISTENCE

1. Travelling: A charge for travelling shall be made at the rate of K20, 000.00 per hour.
2. Transport: A charge for transport shall be made at the prevailing cost of a litre of petrol per kilometer. This charge shall take into account the distance to and from the work from the surveyor's base and distance necessarily traveled in the course of the survey.
3. Examination: A charge for Survey Examination shall be 5% of the basic charge of Survey Fees and shall be borne by the surveyor engaged.
The charges for resubmission of the turned survey shall be 10% of the basic fees.
4. Subsistence: A charge for subsistence shall be 30% of the basic survey charge.

A charge of the prescribed rate for one return journey to the work place of surveyor (for a journey actually made) shall apply to a survey that lasts for a continuance period of at least thirty days.

PART—III

BASIC CHARGES FOR SURVEYS IN SPORADIC GENERAL BOUNDARY SYSTEM

<i>Lot size</i>	<i>Charge</i> <i>K</i>
1 hectare or less ..	30,000
1 ha-5 ha	50,000
5 ha-10 ha	100,000
10 ha-20 ha	200,000
20 ha-100 ha	300,000
100 ha-500 ha	500,000
500 ha-1,000 ha	750,000
Over 1,000 ha	1,000,000

PART—IV

CHARGES FOR TOPOGRAPHIC SURVEYS

	<i>K</i>
Less than 1 ha	300,000.00
1 ha up to 10 ha	400,000.00 per ha
10 ha or more	500,000.00 per ha
Charges for linear topographic surveys	
Detail picking	30,000.00 per km
Road	45,000.00 per km.
Pipeline or sewage	20,000.00 per km.
Provision of coordinates and levelling data	
Benchmark or Survey Control	1000.00 per station
Other charges n topographic survey charges Part II above applies	

PART—V

CHARGES FOR MAPPING PRODUCTS

1. Charges for data products

<i>Description</i>	<i>Unit</i>		<i>Cost (MK)</i>
Aerial Photograph		(a) Local	10,800.00
		(b) Foreign currency	30.00 USD
Imagery	square km		15,000.00
Digital Spatial Data	Megabyte		5,000.00
Photo Mosaic/Overlap			15,000.00

12th August, 2020

Description	Unit			Cost (MK)
Auto positive Film	Under	12 x 12		8,600.00
Lithographic Film-Negative /positive	Under	12 x 12	per square foot	10,000.00
Film Diapositive				10,000.00
Plain D.P. Forms (S)				5,000.00
Plain D.P. Forms (L)				7,000.00
Printing of D.P.				5,000.00
Computation Forms per 500				10,000.00

2. Charges for Diazo/Sepia Copies

Size				Cost (MK)
A0				8,000.00
A1 Size				5,000.00
A2 Size				4,000.00
A3 Size				3,000.00
A4 Size				2,000.00

3. Charges for printing of maps on Sepia Film

Size/Scale				Cost (MK)
Lake Charts A0 Paper				25,000.00
Printing on A1 paper				20,000.00
Printing on A3 paper				8,000.00
Printing on A0 paper				20,000.00
Printing on A0 Film				25,000.00

4. Charges for printing of Maps

Size			Compilation (MK)	Printing Cost(MK)
A0 Size			25,000.00	40,000.00
A1 Size			20,000.00	30,000.00
A2 Size			15,000.00	10,000.00
A3 Size			10,000.00	8,000.00
A4 Size			8,000.00	5,000.00

5. Charges for Printing Deed Plans and Survey Drawings

Size				Printing Cost(MK)
A4 Size				5,000.00
A3 Size				10,000.00
A1 Size				10,000.00
A0 Size				20,000.00

FROM SECRETARY FOR LANDS, HOUSING AND SURVEYS PRIVATE BAG 311 LILONGWE 3

TO REGIONAL COMMISSIONER FOR LANDS (C) P.O. BOX 31298 LILONGWE 3

THE REGISTRY, TIKWERE HOUSE PRIVATE BAG 311 LILONGWE 3

RE DETERMINATION OF ANNUAL GROUND RENT/LAND RENT PAYABLE FOR LEASES WITHIN LILONGWE CITY

Reference is made to the above matter, and the attachment thereon.

As you are aware ground rent for plots within the city of Lilongwe are far below what is being charged in the other major urban areas in the country.

The reason for this was to encourage investors and developers to come and invest in Lilongwe when it was declared a capital city of Malawi under the defunct capital city development corporation. Now that the said Capital city development corporation act cap.39:02 was repealed that need is no longer there.

You are therefore requested to determine ground rent payable for leases in the city of Lilongwe in accordance with this schedule.

USE	RATE/HECTARE/YEAR	
RESIDENTIAL	K	46,900.00
RESIDENTIAL FLATS	K	234,400.00
INDUSTRIAL RAIL SERVICED	K	231,550.00
INDUSTRIAL	K	281,250.00
COMMERCIAL CITY CENTRE	K	750,000.00
COMMERCIAL	K	562,500.00
INSTITUTIONAL	K	125,000.00

Please, adhere to these guidelines otherwise, I shall be under no obligation to execute lease document that do not reflect this reality further, be advised that these levels of ground rents were arrived at by valuation and estate management after carrying out a random study of ground rents in the other major urban areas of the country.