

**LESOTHO**

**Supplement No.2  
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**THE LAND REGULATIONS 1980**

**Legal Notice No.15 of 1980**

LEGAL NOTICE NO.15 OF 1980

**The Land Regulations 1980**

**Arrangement of Regulations**

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THE LEGAL NOTICE NO.15 OF 1980

The land regulations 1980

In exercise of the powers conferred upon me by sections 18 and 89 of the Land Act 1979, I

Nehemia Sekhonyana 'Maseribane

Minister of the Interior make the following regulations:-

1. These regulations may be cited as the Land Regulations 1980 and shall come into operation on the 1st day of August, 1980. Citation and commencement
2. In these regulations - Interpretation
  - "good cause" includes ill-health, death of a close member of the family and a summons to the Principal Chief, Senior Chief or the District Administrator;
  - "ground rent" means the annual rent paid to the State by a lessee to occupy and use land held under a lease.

PART I - Land Committees

3. The Chairman shall - Duties of Chairman
  - (a) on receipt of an application for a grant of an allocation, call a meeting of his Land Committee to consider such application;
  - (b) ensure that no application or any other business in respect of land properly brought to his Land Committee under the Act shall remain unconsidered for any period in excess of 2 months from the date of its receipt;
  - (c) subject to regulation 4, be present at all meetings referred to in paragraphs (a) and (b) above subject to the provisions of section 79 of the Act;
  - (d) cause an investigation to be undertaken within a period of 2 years from a date to be specified by the Minister (or any longer period so allowed) to establish whether section 6 has been complied with by all occupiers of land within his Land Committee's area of jurisdiction.
  - (e) if any occupier of land has contravened section 6:-
    - (i) notify in the Form "LA" in the First Schedule the occupier in writing that his occupation is unlawful and order him to vacate the land within a period Form "LA" First

of 12 months from the date of notification;

Schedule

- (ii) notify the District Administrator of such contravention and the steps taken by him;
  - (f) cause a review of all allocations situated within his Land Committee's area of jurisdiction every 3 years from the date of commencement of these regulations for the purpose of determining the grounds if any, for revocation;
  - (g) cause his Land Committee to ensure that agricultural land is used solely for agricultural purposes; and
  - (h) cause a revocation of an allocation of land for any agricultural purpose if his Land Committee decides that any agricultural land has been abused by the allottee thereof through:-
    - (i) overgrazing;
    - (ii) refusal or inability to combat soil erosion; or
    - (iii) a lack of cultivation of arable land for any period in excess of 3 years.

4. (1) If a Chairman is absent from a meeting referred to in regulation 3 for any reason other than compliance with section 79 and his absence is for no good cause, the members present thereat, if a quorum is formed, shall elect one of their number to be the Chairman.

Meeting of a  
land  
Committee

- (2) The elected Chairman shall:-
  - (i) assume all the duties of the Chairman with regard to all matters dealt with by the Land Committee at that meeting; and
  - (ii) report in writing the absence of the Chairman to both the District Administrator and the Chairman of the Senior Land Committee having jurisdiction setting out the reason why the meeting was not deferred.

(3) If the Chairman who was absent from any meeting of his Land Committee, considers his absence thereat was for good cause, he may within seven days of the meeting aforesaid, lodge an appeal to the Senior Land Committee having jurisdiction to set aside the earlier decision of his Land Committee.

- (4) If the Senior Land Committee:-
  - (i) upholds the appeal, the earlier decision of appellant's Land Committee shall be reconsidered at a future meeting to be

- convened;
- (ii) refuses the appeal, no further appeal shall be heard.

(5) Whenever an application for an allocation of land for agricultural or residential purposes is received by a Chairman of a Land Committee from any person who is an alien or from legally constituted person, that application shall not be considered by that Land Committee until the Minister: -

Allocation of agricultural or residential land to an alien or any legally constituted person

- (a) has been notified of such application; and
- (b) has decided whether or not to issue a direction to that Land Committee to refuse that application or accept that application subject to any conditions which may be prescribed to be laid down in that allocation.

6.(1) All appeals under Part II of the Act shall, for the time being such time as the Minister may establish other Land Committees under section 18 (c), be governed by sections 8 and 16 thereof.

Appeals

(2) The Senior Land Committee to which the appeal shall lie shall have to confirm, quash or vary a decision made by any other subordinate committee within its jurisdiction.

(3) Every Senior Land Committee hearing an appeal shall give its decision in writing under the hand of the Chairman who shall cause such decision to be given to the appellant and all Land Committees through which the appeal has passed.

## PART II

### Inheritance

7. (1) Whenever any person dies within the jurisdiction a given Land Committee leaving any allocated land referred to in section 8 of the Act, the nearest relative or connection of the deceased or in default of any such relative or connection, the person who at or immediately after the death has the control of the land formerly held by the deceased, shall within 12 months thereafter cause a notice of death signed by him to be delivered or transmitted to the Chairman of that Land Committee.

Inheritance

(2) The notice referred to in sub-section (1) shall show:-

- (a) the date of the death of the deceased, his district and village of origin, his last place of domicile and his last place of residence;
- (b) the relationship of the informant to the deceased;

- (c) the name and sex of the heir of the deceased;
- (d) whether the heir is the first male issue of the deceased or was designated as heir by the deceased or was nominated as heir by the surviving members of the deceased's family in the event of there being no first male issue heir or a designated heir;
- (e) whether the allocated land is to be occupied by the spouse of the deceased and minor children of the deceased; and
- (f) relevant particulars to identify the locality of the allocated land.

8. (1) Upon receipt of the notice referred to in regulation 7, the Chairman of the Land Committee having jurisdiction shall give notice so far as is practicable in the particular circumstances of each case, of all the information required by regulation 7 (2) and shall therein:- Processing of a notice given under regulation 7

- (a) name the place and fix the period at and within which claims and objections to claims may be lodged and such period shall not be less than six weeks;
- (b) set the time and date thereafter when the hearing and examination of the evidence relevant to the disposition of the allocation will commence at the said place or any other place so specified.

(2) The Chairman shall publish the notice referred to in subregulation (1) in such manner as he may consider reasonably adequate and most effective including the posting of the notice on the allocated land affected for the purpose of bringing it to the attention of all person who may have claims or objections to claims and shall record the manner of such publication in records of the Land Committee's proceedings.

(3) An interested person may be given a reasonable opportunity to be heard, call and adduce evidence before the Land Committee having jurisdiction and such person may be heard either personally or through his agent deputed in writing for that purpose.

(4) Not later than seven days after the day of determination by the Land Committee having jurisdiction, the Chairman thereof shall publish the decision and endorse the register of allocations accordingly.

9. (1) (a) Whenever a lease dies intestate leaving land held under a lease acquired under section 10 (2) for which no need of lease has yet been issued and such leased land is not governed by any written law relating to succession, regulations 7 and 8 shall be followed mutatis mutandis. Inheritance of land under lease not governed by written law relating to succession

(b) Whenever a lessee dies intestate leaving land held under a

lease evidenced by a deed of lease and such leased land is not governed by any written law relating to succession, a person who believes he is the lawful heir, any spouse of the deceased lessee or any other interested person shall within 12 months of the death of deceased lessee cause a notice of death to be delivered or transmitted to the Commissioner of Lands.

(2) The notice referred to in paragraph (b) of the sub-regulation (1) shall show:-

- (a) the date of the death of the deceased, his district and village, his last place of domicile and his last place of residence;
- (b) the relationship of the informant to the deceased;
- (c) the name and sex of the heir of the deceased;
- (d) whether the heir is the first male issue of the deceased or was designated as heir by the deceased or was nominated as heir by the surviving members of the deceased's family in the event of their there being no first male issues heir or a designated heir:
- (e) whether the leased land is to be occupied by the spouse of the deceased and minor children of the deceased and if minor children are in occupation the name and address of the adult person caring for such children as guardian; and
- (f) relevant particulars to identify the land under lease.

10. (1) Upon receipt of the notice referred to in regulation 9 (1) (b), the Commissioner of Lands shall refer the matters contained therein in the case of land:-

Processing of a notice given under regulation 9 (1) (b)

- (a) in any urban area, to the Secretary of the Urban Land Committee having jurisdiction;
- (b) in a rural area, to the District Administrator in whose area the leased land is situated for transmission to the Chairman of the Land Committee having jurisdiction.

(2) The Secretary of the Urban Land Committee or the Chairman of the land Committee as the case may be shall give notice of the purported facts in the manner prescribed in regulation 8 (1) and the procedure for hearing claims and objections as prescribed in subregulations 8 (2) and 8 (3) shall apply mutatis mutandis.

(3) The Secretary of the Urban Land Committee or the Chairman of the Land Committee as the case may be, shall not later than seven days after the day of determination -

- (a) publish the decision;
- (b) transmit the said decision in the case of urban area land direct to the Commissioner of Lands or in the case of rural land to the District Administrator having jurisdiction with a request that it be forwarded to the Commissioner of Lands.

11. If for any reason no heir is available to inherit a lease that is determined on the death of the deceased lessee but in the event of occupation of the land formerly held under lease by a surviving spouse of the deceased lessee or by minor children of the deceased lessee under section 8 (3), the occupation shall be evidence by the issue of a certificate of occupation by the Commissioner of Lands either to the surviving spouse or to any adult acting as guardian to such minor children: Provided that such certificate shall contain no terms and conditions additional to those bonding the deceased lessee.

When lease determines but occupation continues

### PART III

#### Consent and Documentation

12. (1) Every application to the Minister for his consent:-
- (a) to the transfer of a lease;
  - (b) for the grant of a sublease of the whole or part of the land held under a lease;
  - (c) to encumber the leased land by a mortgage; and
  - (d) to dispose by will of land leased for any purpose other than residential commercial or industrial, shall be made in Form "LB" in the First Schedule.
- (2) The Minister may require the applicant for consent under sub-regulation (1) to furnish him with particulars giving rise to the proposed consent together with additional information in relation to the application as he thinks fit.
- (3) An application for consent may be rejected if the applicant is in breach of any one of the statutory conditions or any other or any other condition or obligation as he thinks the lessee.
- (4) A refusal by the Minister to grant his consent referred to in subregulation (1) shall be in writing specifying the reason for such refusal.
- (5) The requirement of this regulation shall not apply to any consent given generally under section 36 (2) of the Act.

Form "LB"  
First  
Schedule

Application  
for consent

13. (1) Every lease granted or issued under the Act shall be prepared by the Commissioner.
- (2) Every licence granted or issued under the Act shall be prepared by and be executed in duplicate by the Commissioner.
- (3) Every servitude granted or issued under the Act shall be executed in triplicate.
- (4) Every public servitude created under section 72 shall be prepared by and be executed in triplicate by the Commissioner.
- (5) Every document relating to land requiring registration under the Deeds Registry Act 1967 shall be forwarded in triplicate by the Commissioner to the Registration of deeds and upon registration thereof the duplicate and triplicate deeds shall be returned to the Commissioner who shall then forward the duplicate deed and any copies thereof duly certified by the Commissioner to the persons entitled thereto.

Drawing up  
of deeds,  
execution and  
registration

#### PART IV Public Servitudes

14. (1) An application by Government, a local authority or a statutory corporation to the Minister under section 72 to grant a public servitude in the nature of a wayleave over land the subject of title shall be made in the Form "LC" in the First Schedule.
- (2) The application referred to in subregulation (1) shall be accompanied by -
- (a) a certificate from the Ministry responsible for town and country planning stating that the proposed use of land will not be inconsistent with any town or country planning of the area over which the public servitudes will run;
- (b) a description and a plan drawn to a scale approved by the Chief Surveyor illustrating where the public servitude is to be created;
- (c) particulars of the works to be constructed, of the safety measure to be taken and of the rights, if any, of the lessee or allottee to pass over or across the land to be encumbered;
- (d) particulars of any damage likely to be caused to the land during the effecting of the works and by the works as effected; and
- (e) particulars of compensation sums to be offered if the public servitude is created.
- (3) Where it is not feasible to show the intended public servitude on the plan otherwise than by a single line, such line shall be deemed to be centre

Application  
for a public  
servitude  
Form "LC"  
First  
Schedule

line of the intended public servitude and the width thereof shall be written alongside the line as depicted.

15. Any applicant for the creation of a public servitude may enter upon any land held under title for the purpose of inspection to determine whether it is suitable for the works for which the public servitude is required provided:-
- Entry upon land
- (a) he is so authorised in writing by the District Administrator having jurisdiction;
  - (b) the title holder consents thereto or the occupier of the land has had at least twenty four hours written notice of the intention to enter or if no occupier is found, a notice is posted on the land setting out the intention to enter upon the land after a period 24 hours has elapsed from the posting of the notice.

PART V  
Boundaries, Walls and Plans

16. (1) The boundaries of all land the subject of a lease, licence, servitude or public servitude granted, issued or created under the Act shall be marked on the ground in such manner as the commissioner may direct.
- Boundaries
- (2) Where no physical feature exists to define a boundary of land encumbered in the manner specified in subregulation (1), corner marks or beacons placed under the authority of the Chief Surveyor shall define the straight line boundary until such time as the boundary is fenced or otherwise defined by physical feature to the satisfaction of the Commissioner.
- (3) A boundary line defined by a physical feature including a suitable fence line shall be deemed to be a general boundary only and for the purpose of this subregulation, a general boundary means a boundary the precise definition of which has not been recorded.
- (4) Where any uncertainty or dispute arises to the position of any boundary, the Chief Surveyor on the application of any interested party shall on such evidence as the Chief Surveyor considers relevant, determine and indicate the position of the uncertain or disputed boundary whereupon that boundary shall be referred to as a "fixed" boundary.
- (5) Any costs of and incidental to an application under sub-regulation (4) shall be paid by the applicant and may be required to be paid in advance.
- (6) Where the Chief Surveyor exercises the powers contained in subregulation (4) he shall make a note to that effect on any plan depicting that boundary which is used to support the title to the land effected by the uncertain or disputed boundary.
17. (1) Where any wall or structure straddles the boundary of two pieces or parcels of land which are comprised in separate leases, that wall or structure
- Party walls

shall be deemed to be several vertically in two and the land comprised in each lease shall include the appropriate vertical part thereof.

(2) Either of the tow lessees may apply to the Chief Surveyor for an endorsement to be made on the plans supporting the respective leases recording the party wall or party structure as the common boundary and the Chief Surveyor may after giving notice of the application to the other lessee and affording opportunity to be heard, endorse the plans as such.

(3) Where an endorsement is made in terms of subregulation (2), each lessee shall have such rights to support and user over the party wall or party structure thereof which is not comprised in his lease as may be.

18. (1) The Chief Surveyor shall prepare the plans required under the Act. Plans

(2) Until such time as the Chief Surveyor shall have prepared the plans required under subregulation (1), there shall be attached to each document evidencing a lease, licence servitude or public servitude granted, issued or crated under the Act, any plan sketch or diagram sufficient to identify the land so encumbered.

(3) When the plans required under subregulation (1) have been prepared, the identification of land in any document shall be by way of reference to a plan held by the Commissioner on which are delineated numbered plots, registration districts, localities, names of towns and streets and other information as may be appropriate.

(4) If it appears to the Commissioner that there is any error in any plan referred to in this regulation, he may after taking such steps as he thinks fit to bring it to the notice of the person interested, of his intention so to do and giving every such person an opportunity to be heard, require the Chief Surveyor to correct the error:

Provided that it shall not be necessary for the Commissioner to take steps to bring the correction to the attention of any person so interested or to give such person an opportunity to be heard, in case of a correction not materially affecting the interests of that person.

(5) No person other than the Chief Surveyor shall make any amendment, deletion or addition to any plan, sketch or diagram prepared under this regulation or approved by the Chief Surveyor.

## PART VI

### Rents, Fees and Development Charges

19. (1) Where a person is required to pay ground rent for a lease or a fee for a licence the rent or fee shall be calculated in accordance with the Second Schedule. Rents and Fees Second Schedule

(2) For the purposes of the Second Schedule, the grading of plots of

land held under a lease or licence shall be determined by the Commissioner.

(3) The Minister may by order amend, vary or increase the amount of all or any of the ground rent or fee amounts tabulated in the Second Schedule.

(4) A personal levy may be levied on a lessee holding more than one lease or land for residential purposes and the rate of levy shall be determined by the Minister by order, notice of which shall be published in the Gazette.

- |     |  |                                     |
|-----|--|-------------------------------------|
| 20. | The development charges set out in the Third Schedule shall be payable by lessees, licensees or users of land.   | Development charges Third Schedule  |
| 21. | Any person who makes an application or is in receipt of any service or document specified in the Fourth Schedule shall pay the appropriate fee specified in that Schedule in respect of the application, service or document as the case may be.   | Administrative fees Fourth Schedule |
| 22. | If a lessee is aggrieved by the amount of any ground rent revised under the regulation, he shall have the right to appeal to the Land Tribunal within such a time and in such manner as the Land Tribunal may prescribe.   | Ground rent revision                |
| 23. | Whenever a lease or licence is offered to the public in terms of section 22 or 26, the highest tender premium offered shall be accepted unless the Minister's authority in writing has first been obtained by an Urban Land Committee to accept a lower tender or reject all such tenders. | Tender premium                      |

## PART VII

### Miscellaneous

- |     |  |  |
|-----|--|--|
| 24. | (1) No lease for residential purpose shall be granted over land comprising an area of over one thousand square metres and no person shall hold by grants residential land in excess of five thousand square metres.<br>(2) Subregulation (1) shall not apply to a person:- | Limitations area of residential lease and land |
|     | (a) holding a lease for any purpose other than residential who required a residential lease to house his employees;  |  |
|     | (b) holding a residential lease for hotel purposes;  |  |

- (c) being a private developer as specified in section 47 of the Act or a parastatal organization concerned with the development of a planned residential or housing estate including the sale of developed or serviced plots to members of the public.
  - (d) exempted therefrom by order of the Minister.
25. (1) No lease for commercial or industrial purpose shall be granted to or acquired by any person who holds:-
- Limitations on area of commercial or industrial lease and land
- (i) in the case of commercial land five such leases or an aggregate area of 2000 square metres or more or commercial land under lease; or
  - (ii) in the case of industrial land three such leases or an aggregate area of 3000 square metres of industrial land lease.
- (2) The provisions of subregulation (1) shall not apply to:-
- (i) any parastatal organisation specifically directed as a matter of policy to engage in any commercial or industrial enterprise; or
  - (ii) any person exempted therefrom by order of the Minister.
26. Regulations 9, 10 and 11 of the Land Regulations 1974 are repealed. Repeals

N. S. Maseribane  
Minister of the Interior

FIRST SCHEDULE

(Regulation 3 (e))

delete where applicable

NOTICE TO VACATE LAND

TO:- \_\_\_\_\_  
\_\_\_\_\_ of  
\_\_\_\_\_

TAKE NOTE that the \_\_\_\_\_ Land Committee

of \_\_\_\_\_ has requested you to satisfy it that you hold a valid allocation of the land you use and occupy which land is described below:-

Description of the land

A certain

\_\_\_\_\_ situated at  
\_\_\_\_\_ in extent  
\_\_\_\_\_

2. The Committee believes that you are in unlawful occupation of the land for the following reasons -
  - \* you appear to be disqualified to hold this land pursuant to section 6 of the Land Act 1979;
  - \* your earlier allocation of the land appears to be in contravention of the previous land law.
3. You are hereby advised to quit the land immediately or risk prosecution pursuant to section 87 of the Land Act 1979.
4. This notice has been copied to the District Administrator at \_\_\_\_\_ and forwarded to him through the office of the Senior Land Committee of \_\_\_\_\_ with the request that it be transmitted to the office of the next Senior Land Committee if any and ultimately to the office of the Principal Chief's Land Committee for delivery to the District Administrator.
5. The District Administrator is requested to initiate a prosecution for unlawful occupation of the said land pursuant to section 87 of the Land Act 1979 if the said land is not vacated.
6. A further copy of this Notice has been posted on or within the boundaries of the said land.

Dated: -

\_\_\_\_\_

Chairman of the Land Committee of \_\_\_\_\_

FIRST SCHEDULE

(Regulation 12)

Application for Consent

\* delete where necessary

To: The Commissioner of Lands, P. O. box 876, Maseru 100, LESOTHO

An application in terms of section 35 of the Land Act 1979 is hereby made by

Name and address of applicant

\_\_\_\_\_  
\_\_\_\_\_

2. My Lease No. \_\_\_\_\_ registered as Deed No. \_\_\_\_\_ relates to land known as

\_\_\_\_\_

and I wish to -

- \* (a) transfer my lease;
- \* (b) subdivide the lease for the purpose of transferring the lease of one or more subdivisions;
- \* (c) sublease all the land under lease;
- \* (d) sublease part or parts of the land under lease;
- \* (e) mortgage all or part of the land leased;
- \* (f) dispose of my lease for \_\_\_\_\_ purpose by valid will;
- \* (g) surrender my lease for \_\_\_\_\_ purposes.

Enter the type of lease

Enter the type of lease

3. The details of the proposed land transaction are as follows:-

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Provide here the full name and address of the person to benefit from the transaction and any

consideration  
amount (if  
any)  
including  
sub-lease  
rental

Date:

\_\_\_\_\_  
Signature or Seal of Applicant

FORM "LC"

FIRST SCHEDULE

(Regulation 14)

Application for the Creation of a Public Servitude

To: The Commissioner of Lands, P. O. box 876, Maseru 100 Lesotho

Name and address of applicant An application in terms of section 72 of the Land Act 1979 is hereby made by

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ for the creation of a public  
servitude over the land the subject of title  
which is described below for the  
construction of the public utility work or  
service being

-----  
-----  
Description of land affected

Describe the public utility  
work or service

If the land is under lease  
list the lessee's name and  
particulars of the lease. If  
the land is under allocation  
it may not be possible to  
supply a proper description.  
A general note should be added  
to enable the Land Committee  
having jurisdiction  
to be identified.

2. The following documentation is  
attached to this application -

Here list the attachments as -

(i) Certificate from Ministry

responsible for town and country planning - see regulation 14 (2) (a);

- (ii) plan in duplicate drawn to an approved scale on which the proposed public servitude is depicted;
- (iii) particulars or works to be constructed, of the safety measures to be taken and the rights to remain to the lessee/allottee;
- (iv) particulars of damage to be caused;
- (v) particulars of any compensation sums to be offered to the person affected by the proposed public servitude.

Date:

\_\_\_\_\_  
Signature or Seal of Applicant

SECOND SCHEDULE

(Regulation 19)

Rates of Ground Rents or Occupation Fees in respect of Leases or Licences

TABLE 1

The rate is given in lisente per square metre

Grade	Description of the Land uses noted below					
	R	C	I	W	P	H
A	6	12	9	5	10	10
B	5	9	6	4	8	8
C	4	6	4	3	6	6
D	3.5	4	3	2	-	-
E	3	3	2	-	-	-
F	2	2	-	-	-	-
G	1	1	-	-	-	-

Note 1: R means residential user

C means commercial user including a professional office

I means industrial user

W means warehouse user

P means sale of petroleum products retail or wholesale

H means commercial hotel not including hotel amenity land.

Note 2: In reassessing ground rent use can be made of the appropriate parts of Table 1 and 2.

Note 3: The minimum ground rent for any lease shall not be less than M5.00.

Note 4: In calculating the ground rent, no account shall be taken of the value of improvements effected on the land.

USER	RATE
Devotional, religious, benevolent, educational, recreational (not profit-making), charitable and medical	M5 per plot

Recreational (profit-making)	M50-100 per plot
Poultry keeping	1 sente per square metre
Grazing or subsistence agriculture	M1 per hectare
Intensive agriculture/horticulture not within a Selected Agricultural area	M5 per hectare
Brick manufacture	4 lisente per square metre
Sand, gravel, clay and other common mineral extractions	M1 per metric tonne extracted if measured or estimated
Other unspecified user	1 sente to 12 lisente per square metre

### THIRD SCHEDULE

#### (Regulation 20)

#### Development Charges

Following consultations with the Minister of Works the charges prescribed under section 69 (3) of the Land Act 1979 are:-

Total cost of construction shared pro-rata as to the area of land leased, used or occupied by the persons directly or indirectly benefiting therefrom which charge shall be paid to the appropriate authority by weekly, monthly, quarterly or annual installments as decided by that authority due account being taken of interest when capital costs for road construction are by loan carrying interest payments or if installments payments are overdue.	1. Road Charge (Construction )
Annual costs of maintenance shared pro-rata as to the area of land leased, used or occupied by the persons directly or indirectly benefiting therefrom which charge shall be paid in advance to the appropriate authority by weekly, monthly, quarterly or annual installments as decided by that authority due account being taken of interest sums when instalment payments are overdue.	2. Road Charge (Maintenance )
Total costs of construction and annual costs of maintenance and use relating to the provision of services of any other kind including footpaths, main drainage and sewerage, street lighting shared pro-rata as to the area of the land leased, used or occupied by the persons directly or indirectly benefiting therefrom which charge shall be paid in advance to the appropriate authority by weekly, monthly, quarterly or annual installments as decided upon by that authority due account being taken of interest when capital costs for construction are by loan carrying interest payments or if instalment payments are overdue.	3. Other Charges

## FOURTH SCHEDULE

(Regulation 21)

### Table of Administrative Fees

	Maloti
1. For preparation of a lease for	
(i) residential purposes	4
(ii) commercial or industrial purposes, hotel warehouse, wholesale/retail sale of petroleum products	50
(iii) any other purpose	20
2. For preparation of -	
(i) a licence	4
(ii) any other document involving title to land	20
(iii) any specific consent	5
3. For any publication or planning service, actual or estimated costs.	
4. A levy of M1 shall be payable each time by each lessee or licensee who is in default of the payment in advance of ground rent reserved under a lease or annual fee reserved under a licence.	