



## **Process for Plot Acquisition and Development in Petauke District**

As of September 2007

1. Plots advertised on radio and in the local newspaper. These plots are either newly created or plots repossessed by the Council.
2. The applicant then applies for the land through the council by purchasing an application form – Cost: Between K150,000 – K750,000 (non-refundable).
3. Plot applicant interviews held by the Council – This can take up to three months.
4. Council conducts the interview.
5. Council deliberates on the plot and drafts a recommendation letter.
6. Full Council either approves or rejects the application.
7. Once approved the applicant will choose a plot and will be provided a plot number – Cost: Between K500,000 – K2,600,000.
8. Applicants file forwarded to Ministry of Lands in Lusaka.
9. Council receives names of those to be given plots by the Ministry of Lands. The applicant goes to Chipata to accept the offer. Cost – Acceptance fee: K125,000.
10. Plots surveyed by a surveyor at cost to the applicant.
11. Title is issued.
12. Applicant prepares building plans for the property and submits it to the Council – Cost: Endorsement fee (calculated according to the plan).
13. Eastern Province Planning Authority approve or rejects the building plan.
- 14a. If the applicant is not approved, he/she must go back to step 11.
- 14b. If approved, a building permit will be issued – Cost: K75,000.
15. Construction on the plot can begin.
16. Applicant receives completion certificate from the Council.

*It's clear that the following steps financially are not feasible for those Zambian citizens living in rural areas. A minimum cost of K850,000 (on the higher end K3,550,000) to obtain land is beyond the means of over 67% of the population. This is not accounting for the fact that the applicant would need to take time away from work to attend the interview with the District Council, pay their own way to Chipata to accept the plot, pay an undisclosed endorsement fee, as well as pay for a surveyor to assess their plot of land. In addition, it can take up to five years to complete the process.*