

**THE LANDS AND DEEDS REGISTRY (AMENDMENT)
BILL, 2025**

MEMORANDUM

The object of this Bill is to amend the Lands and Deeds Registry Act so as to—

- (a) grant the Chief Registrar the power to cancel a Certificate of Title; and
- (b) provide for matters connected with, or incidental, to the foregoing.

M .D. KABESHA,
Attorney-General

A BILL

ENTITLED

An Act to amend the Lands and Deeds Registry Act.

ENACTED by the Parliament of Zambia.

Enactment

1. This Act may be cited as the Lands and Deeds Registry (Amendment) Act, 2025, and shall be read as one with the Lands and Deeds Registry Act, in this Act referred to as the principal Act.

Short title
Cap.185

2. The principal Act is amended by the insertion of the following new section immediately after section 57:

Insertion of
section 57a

57A. (1) Despite sections 33 and 34, the Chief Registrar may, on application by an interested person, cancel a Certificate of Title if the Certificate of Title was—

Cancellation
of Certificate
of Title

(a) issued in contravention of this Act or any other written law;

(b) issued in error; or

(c) obtained through fraud, misrepresentation or concealment of a material fact.

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(2) An application referred to under subsection (1) shall be in writing.

(3) The Chief Registrar shall, within ninety days of receipt of an application referred to under subsection (1)

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(a) notify the holder of the Certificate of Title of the application received under subsection (1); and

(b) require the holder of the Certificate of Title to respond to the application and show cause, within thirty days of receipt of the notice, why the Certificate of Title should not be cancelled.

(4) The Chief Registrar shall cancel the Certificate of Title if the holder of the Certificate of Title, having been notified in accordance with subsection (3), fails to respond to the application within the period specified in subsection (3)(b). 5

(5) The Chief Registrar shall, where the holder of the Certificate of Title responds to the application in accordance with subsection (3), within sixty days of receipt of the response 10

(a) consider the response received; and

(b) approve or reject the application for cancellation of the Certificate of Title. 15

(6) The Chief Registrar shall, where the Chief Registrar rejects an application for cancellation of the Certificate of Title in accordance with subsection (5), notify all interested persons within thirty days of the decision, in writing, stating the reason for the rejection. 20

(7) The Chief Registrar shall approve the application for the cancellation of a Certificate of Title in accordance with subsection (5) and cancel the Certificate of Title where the holder of the Certificate of Title fails to show cause to the satisfaction of the Chief Registrar why the Certificate of Title should not be cancelled and notify all interested persons within seven days of the cancellation of the Certificate of Title, in writing, stating the reasons for the cancellation of the Certificate of Title. 25

(8) A person aggrieved with a decision of the Chief Registrar under subsection (5) may, within fourteen days of receipt of the decision, appeal to the Minister. 30

(9) The Minister shall, within thirty days of receipt of an appeal under subsection (8)

(a) hear and determine the appeal; and 35

(b) notify all interested persons of the decision, in writing.

(10) A person aggrieved with a decision of the Minister under subsection (9) may, within thirty days of receipt of the decision, appeal to the Court or Lands Tribunal. 40