



**REPUBLIC OF ZAMBIA**

**REPORT**

**OF THE**

**COMMITTEE ON AGRICULTURE, LANDS AND NATURAL RESOURCES**

**ON THE**

**THE LAND SURVEY (AMENDMENT) BILL, N.A.B NO. 12 OF 2026**

**FOR THE**

**FIFTH SESSION OF THE THIRTEENTH NATIONAL ASSEMBLY**

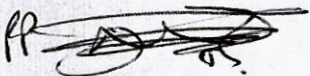
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## FOREWORD

Honourable Madam Speaker, the Committee on Agriculture, Lands and Natural Resources has the honour to present its Report on the Land Survey (Amendment) Bill, N.A.B No. 12 of 2026. The functions of the Committee are set out under Standing Orders 206(a) and 207 of the National Assembly of Zambia Standing Orders, 2024. Specifically, Standing Order 207(j) provides that portfolio Committees shall study and review Bills referred to them by the House.

In order to acquaint itself with the ramifications of the Bill, the Committee held five meetings and sought both written and oral submissions from stakeholders. The stakeholders, who appeared before the Committee, are listed at Appendix II of the Report. The Report is organised in three Parts. Part I provides a background and summary of the provisions of the Bill, Part II presents the summary of submissions from stakeholders, while Part III constitutes the Committee's observations and recommendations.

The Committee is grateful to the stakeholders who tendered both written and oral submissions. It further wishes to thank you, Madam Speaker, for affording it the opportunity to scrutinise the Land Survey (Amendment) Bill, N.A.B No. 12 of 2026. The Committee's appreciation is further extended to the Office of the Clerk of the National Assembly for the support and guidance rendered throughout its deliberations.



Mr Kasauta S Michelo, MP  
**CHAIRPERSON**

April, 2026  
**LUSAKA**

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## **1.0 MEMBERSHIP OF THE COMMITTEE**

The Committee consisted of Mr Kasauta S Michelo, MP (Chairperson); Mr Michael J Z Katambo, MP (Vice Chairperson); Mr Tyson Simuzingili, MP;; Mr Lusale J Simbao, MP; Mr Yotam Mtayachalo, MP; Mr Andrew Tayengwa, MP; Mr Peter Phiri, MP; Mr Mweemba Malambo, MP; Mr Vumango Musumali, MP; and Mr Ackleo I A Banda, MP.

## **PART I**

### **2.0 BACKGROUND**

The Land Survey (Amendment) Bill, N.A.B No. 12 of 2026 seeks to amend the *Land Survey Act, Chapter 188 of the Laws of Zambia* so as to revise the composition of the Survey Control Board.

The governance of the public institution has generally not been adequate, leading to governance variability and weakened private sector engagement, which subsequently hindered the effective operation of the public body in the country. Further, it undermines the effective governance of the public body and thereby compromising long term sustainability of the body.

### **3.0 OBJECT OF THE BILL**

The Object of the Bill is to amend the principal Act so as to:

- (a) revise the composition of the Survey Control Board; and
- (b) provide for matters connected with, or incidental, to the foregoing.

### **4.0 SALIENT PROVISIONS OF THE BILL**

The summarised provisions of the Bill are as set out below.

#### **Clause 1 - Short Title and Commencement**

The clause provides for the short title of the Act, once enacted.

The clause also provides for the commencement of the Act by stating that the Act shall come into operation on the expiry of the term of office, or removal by the Minister, of members of the Board holding office prior to the enactment of the Act, after which the Minister shall appoint the members of the Board in accordance with the Act.

#### **Clause 2 – Amendment of section 2**

The clause seeks to amend section 2 of the principal Act by the insertion of the new definitions “House of Chiefs”, “Law Association of Zambia”, “Zambia Institute of Estate Agents” and “Zambia Institute of Planners”.

#### **Clause 3 – Amendment of section 6**

The clause seeks to amend section 6 of the principal Act by of subsections (1), (2), (3) and (4) and the substitution therefor of the composition of the board.

## PART II

### 5.0 SUBMISSIONS AND CONCERNS BY STAKEHOLDERS

Stakeholders who appeared before the Committee were in support of the Land Survey (Amendment) Bill, N.A.B No. 12 of 2026, and submitted as outlined below.

#### Clause 3 – Amendment of section 6

Stakeholders informed the Committee that the composition of the Survey Control Board did not have representation from the Surveyors Institute of Zambia- Land Survey Chapter, a technical body which had the expertise to offer technical judgement on survey standards, boundary determinations, professional registration and disciplinary rulings. Stakeholders submitted that the absence of such expertise there was a real risk that decisions might lack technical rigour, and thereby producing inconsistent technical standards or politicised outcomes.

Stakeholders further stressed that land administration was inherently technical. Further, issues of boundary demarcation, cadastral mapping, and survey standards could not be left to general representation alone. Therefore, the inclusion of such expertise would ensure that decisions of the Board were not only administratively sound, but also technically defensible and legally sustainable.

### 6.0 SUBMISSION BY THE PERMANENT SECRETARY – MINISTRY OF LANDS AND NATURAL RESOURCES

The Committee also interacted with the Permanent Secretary who submitted on the Land Survey (Amendment) Bill, N.A.B No. 12 of 2026, as outlined below.

The land surveying profession played a critical role in national development through the provision of accurate geospatial data for land administration, infrastructure development, and resource management. Reliable survey data underpinned land tenure security, infrastructure planning, investment decisions, and sustainable land use.

The Government had, in recent years, undertaken reforms that were aimed at modernising land governance systems and aligning them with international best practices. However, a review of the *Land Survey Act, Chapter. 188 of the Laws of Zambia*, had revealed gaps in institutional governance, regulatory effectiveness, and technical representation in decision-making bodies.

In response, the Land Survey (Amendment) Bill, N.A.B No. 12 of 2026 had been introduced to revise the composition of the Survey Control Board and provide for matters connected with, or incidental to, that revision.

The Bill would ensure:

- (i) adequate representation from the private sector;
- (ii) the total number of board members does not exceed eleven (11); and
- (iii) adequate national representation.

The Bill sought to amend section 6 of the principal Act by reconstituting the Survey Control Board, to consist the following members appointed by the Minister:

- (i) A Chairperson, who shall be a registered land surveyor with at least ten years' experience;
- (ii) A representative of the Ministry responsible for lands;
- (iii) A representative of the Attorney-General;
- (iv) A representative of the House of Chiefs;
- (v) A representative of the Zambia Institute of Planners;
- (vi) A representative of the Law Association of Zambia;
- (vii) A representative of the Zambia Institute of Estate Agents;
- (viii) A representative of a civil society organisation dealing with land advocacy, environmental protection or gender;
- (ix) A representative of a religious organisation; and
- (x) Two persons from the private sector with knowledge and experience in land management.

The Land Survey (Amendment) Bill, N.A.B No. 12 of 2026, therefore, represented an important reform which was aimed at restructuring the Survey Control Board and enhancing stakeholder participation in land governance.

### **PART III**

#### **7.0 COMMITTEE'S OBSERVATIONS AND RECOMMENDATIONS**

The Committee supports the enactment of the Land Survey (Amendment) Bill, N.A.B No. 12 of 2026, however, in supporting the Bill, it makes the observation and recommendation set out below.

##### **(i) Non-inclusion of the Surveyors Institute of Zambia- Land Survey Chapter on the Land Survey Board**

The Committee observes with great concern that the Land Survey Board does not have a representative from the Surveyors Institute of Zambia, a situation which will negatively affect the administration and management of land in the country.

In this regard, the Committee strongly recommend that the Surveyors Institute of Zambia-Land Survey Chapter, be part of the composition of the Survey Control Board. This will positively contribute to the effective administration of land in the country. Land administration is inherently technical. Issues of boundary demarcation, cadastral mapping, and survey standards cannot be left to general representation alone. Without professional oversight, we risk inconsistencies, disputes, and costly litigation.

The inclusion of such expertise will, therefore, ensure that decisions of the Board are not only administratively sound, but also technically defensible and legally sustainable.

#### **8.0 CONCLUSION**

The Committee is in support of the Land Survey (Amendment) Bill, N.A.B No. 12 of 2026, as it will provide for participation of the private sector, civil society organisations and non-state actors in the administration and management of land matters in the country.

The Bill should therefore be fully supported, as it will provide a strong foundation for efficient, transparent, and sustainable management of land, which is essential for Zambia's economic growth and development.

We have the honour to be, Madam Speaker, the Committee on Agriculture, Lands and Natural Resources, mandated to consider the Bill.

RP



Mr Kasauta S Michelo, MP  
**CHAIRPERSON**

April, 2026  
**LUSAKA**

## **APPENDIX I - List of National Assembly Officials**

Mr Stephen Chiwota, Director – Financial Committees  
Mr Geoffrey Zulu, Deputy Director – Financial Committees  
Ms Chitalu Mulenga, Senior Committee Clerk - Financial Committees  
Mr Evans Chilongu, Committee Clerk  
Ms Eneless Njobvu, Administrative Assistant  
Mr Daniel Lupiya, Senior Committee Assistant  
Mr Muyembi Kantumoya, Committee Assistant  
Ms Taona Chabinga, Committee Assistant

## **APPENDIX II - List of Witnesses**

Ministry of Justice  
Ministry of Lands and Natural Resources  
Zambia Land Alliance  
Zambia Institute of Valuation Surveyors  
Zambia Institute of Planners  
Zambia Institute of Estate Agents  
Surveyors Institute of Zambia