

Statutory Instrument 47 of 2023.

[CAP. 20:12

**Land Survey (Surveyor-General’s Office) (Prescribed Fees)
(Amendment) Notice, 2023 (No. 20)**

THE Minister of Lands, Agriculture, Fisheries, Water and Rural Development, in terms of section 10 of the Land Survey Act [*Chapter 20:12*], hereby makes the following notice:—

1. This notice may be cited as the Land Survey (Surveyor-General’s Office) (Prescribed Fees) (Amendment) Notice, 2023 (No. 20).

2. The First Schedule to the Land Survey (Surveyor-General’s Office) (Prescribed Fees) Notice, 1979, published in Statutory Instrument 833 of 1979, is repealed and the following is substituted—

“FIRST SCHEDULE (*Section 3*)

PRESCRIBED FEES

PART I

DIAGRAMS AND GENERAL PLANS FRAMED IN THE
SURVEYOR-GENERAL’S OFFICE

<i>Item</i>	<i>Fee (US\$)</i>
1.—	
(a) For framing each copy of a diagram having a figure of six sides or less, where no coordinates are recorded thereon	20,00
(b) For framing each copy of a diagram in imperial measure having a figure of six sides or less, where no coordinates are recorded thereon	25,00
(c) For each additional side above six on a diagram framed under item 1(a) and 1(b)	5,00
2.—	
(a) For framing each copy of a diagram having a figure of six sides or less, where coordinates are recorded thereon	25,00
(b) For framing each copy of a Diagram in imperial measure having a figure of six sides or less, where coordinates are recorded thereon	30,00

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<i>Item</i>	<i>Fee</i> (US\$)
(c) For each additional side above six on a diagram framed under item 2(a) and 2(b)	6,00
(d) For framing of General Plans, the fee shall be as provided for under Part III of the tariff of fees as published by the Survey Regulations Board from time to time.	
3. Charges additional to items 1 and 2—	
(a) For each servitude depicted and/or described on a diagram in terms of the regulations	10,00
(b) For each 10 millimeter of curvilinear boundary, other than a circular curve as depicted on a diagram	5,00
(c) For each endorsement (including definition) made on a diagram or General Plan	5,00
(d) For each deduction (including endorsement) shown on a diagram	10,00
(e) For each road-vesting (including endorsement) depicted on a diagram or general plan	10,00
(f) For each setting aside of areas (including endorsement) shown on a diagram or general plan	10,00
(g) For each component portion shown on a consolidated diagram or general plan	10,00
(h) For each servitude which is a component of a composite Servitude diagram	10,00
(i) For each servitude depicted and/or described in terms of subsection (10) of section 54 of the regulations on a stand or lot within the outside figure of a general plan	10,00
(j) For each building or land share represented on a diagram, building location diagram or general plan	6,00
(k) For the supply of each sheet of a diagram, the cost shall be recoverable.	

PART II

EXAMINATION FEES

1.—

- (a) the examination fee to be paid in respect of each piece of land examined by the Surveyor-general shall be as per the following table—

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TABLE A

Extent	Amount (US\$)
Up to 400 square metres	25,00
401 – 1 000 square metres	30,00
1 001 – 5 000 square metres	35,00
5 001 square metres – 1 hectare	40,00
Above 1 hectare – 10 hectares	45,00
Above 10 hectares	50,00

Provided the following fees shall be paid in respect of each of the land units appearing in a single record—

TABLE B

Extent	No. of land units	Amount (US\$)
Up to 400 square metres	0 – 10	As in Table A
	11 – 50	15,00
	51 – 100	10,00
	More than 100	8,00
401 – 1 000 square metres	0 – 10	As in Table A
	11 – 50	20,00
	51 – 100	17,00
	More than 100	15,00
1001 – 5 000 square metres	0 – 10	As in Table A
	11 – 50	25,00
	51 – 100	20,00
	More than 100	17,00
5 001 square metres – 1 hectare	0 – 10	As in Table A
	11 – 50	30,00
	51 – 100	25,00
	More than 100	20,00

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Above 1 hectare – 10 hectares	0 – 10	As in Table A
	11 – 50	35,00
	51 – 100	30,00
	More than 100	25,00
Above 10 hectares	0 – 10	As in Table A
	11 – 50	45,00
	51 – 100	40,00
	More than 100	30,00

- (b) the minimum fee charged for the examination of any record shall be US\$30,00;
- (c) an additional fee of US\$10,00, shall be payable for the examination of a diagram in excess of normal requirement;
- (d) in the case of a diagram showing building locations and land shares; the examination fee shall be US\$60,00, with an additional charge of US\$5,00, for each building location and a further US\$5,00, for each land share depicted thereon;
- (e) in the case of a consolidation by compilation, the examination fee shall be US\$10,00, with additional US\$5,00, for each component and subject to the minimum examination fee limit set in paragraph (b);
- (f) in the case of a consolidation by survey, the examination fee shall be as provided for in item 1 with an additional charge of US\$5,00, for each component;
- (g) in the case of a diagram depicting a line servitude only, the examination fee shall be US\$5,00, per beacon thereon and subject to the minimum examination fee limit set in paragraph (b);
- (h) in case of a figure servitude, the examination fee shall be the same as that of a stand or lot of equal area;
- (i) in the case of a reframed diagram or a diagram framed from a general plan, the examination fee shall be US\$10,00, provided that the charges for other acts to be performed on the diagram shall be additional, and subject to the minimum examination fee limit set in paragraph (b);
- (j) in the case of a dispensation certificate compiled to replace an original declared lost, defaced, etc..., the examination fees shall be US\$2,00, per stand plus the fee for endorsement, and subject to the minimum examination fee limit set in paragraph (b);

- (k) postage cost shall be considered to be additional;
 - (l) use of national control in any survey shall carry a charge of US\$5,00;
 - (m) for the examination of each building share depicted on a building share plan, the fee shall be US\$5,00 provided a minimum fee of US\$20,00, shall be charged for the inspection of any sectional title documents;
 - (n) for the examination, at the request of the Registrar of Deeds, of the verbal definition of each land share, which is not depicted on a land share diagram, the fee shall be US\$5,00.
2. For each examination by the Surveyor-General, of a survey performed solely for the relocation of beacons, the charge shall be US\$5,00, per beacon with an additional US\$5,00, for each beacon replaced, and subject to the minimum examination fee limit set in paragraph (b).

PART III

GENERAL

<i>Item</i>	<i>Fee</i> (US\$)
1. For the conversion of area on the diagram of a piece of land from Cape or Imperial measure to metric measure . . .	20,00
2. For the conversion of the area of a piece of land from Cape or Imperial measure to metric measure by a certificate of conversion	20,00
3. For the issue of a copy of a certificate of conversion . . .	10,00
4. For the transformation of coordinates between Gauss, Geographical, UTM and WGS84—	
(a) initial charge	10,00
(b) for each set of 10 coordinates or part thereof . . .	5,00
(c) charge per quarter hour (or part thereof) for each data search and preparation shall be provided for under Part III of the tariff of fees as published from time to time by the Survey Regulations Board.	
5. For the transformation of coordinates from a local system to the Trigonometric system—	
(a) initial charge	10,00
(b) for each set of 10 coordinates or part thereof . . .	5,00

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(c) charge per quarter hour (or part thereof) for each data search and preparation shall be provided for under Part III of the tariff of fees as published from time to time by the Survey Regulations Board.

6. For each deduction made on a diagram by the Surveyor-General in terms of subparagraph (i) or (ii) of paragraph (e) of subsection (1) of section 7 of the Act including Deed of Grant and Certificate of State Title shall be as per the following table—

Extent	Amount (US\$)
Up to 400 square metres	20,00
401 – 1000 square metres	25,00
1001 – 5000 square metres	30,00
5001 square metres – 1 hectare	40,00
Above 1 hectare – 10 hectares	50,00
Above 10 hectares	100,00

Item

Fee
(US\$)

7. For the endorsing by the Surveyor-General of the diagram of the components of a consolidated diagram attached to a certificate of consolidated title in terms of subsection (2) of section 42 of the Act:
- For each diagram endorsed—
- (a) an initial fee shall be provided for under item 6 above
- (b) an additional fee for each component 5,00
8. For each real right or lease depicted and described on a diagram by the Surveyor-General in terms of subparagraph (iii) of paragraph (d) of subsection (1) of section 7 of the Act 30,00
- Provided that where the real right or lease is a servitude described by a figure, the charges shall be as given in item 6 above.
- 9.—
- (a) For the processing of the cancellation or amendment of a general plan in terms of section 46 of the Act, where the cancellation or amendment is—
- (i) subject to the provision of section 47 of the Act 60,00
- (ii) not subject to the provision of section 47 of the Act 30,00

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<i>Item</i>	<i>Fee</i> (US\$)
(b) for the cancellation of a set of diagrams in terms of subsection (1) of section 46 of the Act	30,00
(c) for the cancellation of a set of diagrams not in terms of subsection (1) of section 46 of the Act	30,00
10. For every endorsement, certificate or other act to be made or done on a diagram, general plan or dispensation certificate in the Surveyor-General's Office, not otherwise provided for	10,00
11. For each certificate of remaining extent issued by the Surveyor-General—	
(a) an initial fee	40,00
(b) an additional fee for each area deducted	10,00
12. For the standardisation of a measuring band by the Surveyor-General—	
(a) for standardisation at one tension only and issuing of a certificate by the Surveyor-General	50,00
(b) for each simultaneous standardisation at a different tension	50,00
13. For standardisation, including the issue of a certificate by the Surveyor-General of—	
(a) a pair of a distance measuring instrument operating on a micro-wave system	50,00
(b) distance measuring instrument operating on an Electro-optical system	50,00
(c) a levelling staff	50,00
14. For the computation of standardisation parameters including the issue of a certificate by the Surveyor-General in respect of Instruments referred to in sub-items (a) and (b) of item 13, where all field observations necessary for determining the standardisation are submitted to the Surveyor-General	40,00
<p>Provided that any resubmission of field observations for further Computation will attract the same fee.</p>	
15. For the supply of geodetic data—	
(a) Trigonometrical station, TSM or benchmark coordinate data	5,00
(b) Reconnaissance report	5,00
(c) Locality sketch	5,00

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16. The charge for Global Positioning System (GPS) surveys shall be determined by the Surveyor-General from time to time.
17. A flat fee of US\$200 per year, shall be charged for the use of Continuously Operating Reference Stations (CORS).
18. If not covered elsewhere in this notice, the fee—
 - (a) for any professional work carried out by a registered land surveyor employed in the Surveyor-General's office, shall be in terms of Part III of the tariff of fees published from time to time by the Survey Regulations Board;
 - (b) for any professional work carried out by a person other than a registered land surveyor employed in the Surveyor-General's office, shall be in terms of Part III of the tariff of fees published from time to time by the Survey Regulations Board.
19. The search fees for documents filed in the Surveyor-General's office, and the cost of supplying a certificate or verification of survey, shall be determined from time to time by the Surveyor-General:

Provided that the costs for photocopying, plan-printing and other forms of data out-put shall be additional.

PART IV

MAPPING PRODUCTS AND SERVICES

The prices and costs of products and services listed below will be determined by the Surveyor-General from time to time in line with prevailing economic conditions at that time:

Sport imagery

Line maps, digital (quotations will be made available, scales 1:5 000, 1:25 000, 1:50 000, 1:1 000 000)

Photogrammetric co-ordinates

Ortho-photo mosaics

Printing services shall include the cost of material

Atlas of Zimbabwe booklet

National series (paper maps) as listed below:

1:2 500 000 Average rainfall for months of January to December (1968)

1:2 500 000 Climate comfort and discomfort belts and building design (1979)

12:500 000 Mean annual rainfall map (1984)

1:1 000 000 Administration areas map

1:1 000 000 Aeronautical single map

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- 1:1 000 000 African population distribution map (1969)
- 1:1 000 000 Hydrological zones map 1:1.000 000
- 1:1 000 000 Land classification
- 1:1000 000 Land classification political
- 1:1 000 000 Land classification showing 1:50 000 and 1:1 250 000 sheets
- International Civil Aviation Organisation (ICAO) maps:[Livingstone, Harare, Bulawayo and Inhambane]

<i>Item</i>	<i>Fee (US\$)</i>
(a) charge per quarter hour (or part thereof) for customised mapping from DSG existing maps/map data	US\$5,00
(b) For each set of 10 co-ordinates or part thereof	US\$5,00

Note: All fees listed in this instrument shall be payable in United States dollars (US\$) or the equivalent local currency based on the prevailing official exchange rates.”.

3. The Land Survey (Surveyor-General’s Office)(Prescribed Fees) (Amendment) Notice, 2020 (No. 19), published in Statutory Instrument 303 of 2020, is repealed.

