



## **MINISTRY OF NATIONAL HOUSING AND SOCIAL AMENITIES**

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### **ACCESSING LAND FOR HOUSING DEVELOPMENT IN ZIMBABWE**

In Zimbabwe, the process of accessing land for housing development involves several legal and administrative steps. The procedure varies depending on the type of land (urban, rural, state land, or customary land). Below are the general steps involved:

#### **1. Land Access**

Land can be accessed through:

- Private land
- State land
- Local Authorities

#### **2. Land Identification**

Approach the local planning authority of an area which will inform on the suitable land for the proposed housing development.

Ensure that the proposed development is in line with the master plan and the local development plan of the respective local authority.

#### **3. Verification of Ownership**

Ownership of land is verified by the registrar of deeds and the local authority.

#### **4. Subdivision or Consolidation (if required)**

This is done in terms of the Regional Town and Country Planning Act (RTCP) (Chapter 29:12) where applications are submitted to the Local Planning Authority. Further approvals are sought with the Surveyor Generals Office.

## **5. Obtaining a Lease or Offer Letter (For State Land)**

- For state land leases are obtained from the Statelands' Office under the Ministry of Local Government and Public Works.
- For rural and urban land leases are obtained from local authorities.
- For private land the leases or offer letters are obtained from the owner who could be individuals or cooperates.

## **6. Paying for the Land (If Applicable)**

The applicant must complete payment of purchase fees or rates with the respective seller. An agreement of sale is developed with understanding from both parties – one willing to offer and the other one willing to buy in line with the purchase agreement.

## **7. Preparation of Title Deeds**

A conveyancer (registered legal practitioner) prepares the title deed documents.

The documents include:

- Surveyor-General's approval – of the sectional site plan or subdivision plan
- Deed of Transfer or Certificate of Title
- Proof of ownership (for example lease, allocation letter, or council receipts)
- Tax clearance from ZIMRA

## **8. Submission to the Deeds Registry Office**

The conveyancer submits the documents to the Deeds Registry Office under the Ministry of Justice, Legal and Parliamentary Affairs.

The Registrar of Deeds verifies and registers the title.

## **9. Issuance of Title Deeds**

Once approved, the title deed is issued, confirming legal ownership.