

[Legal Notice No. 101]

LAND AND TITLES (GENERAL) (AMENDMENT) REGULATIONS 2025

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LAND AND TITLES ACT

(Cap. 133)

LAND AND TITLES (GENERAL) (AMENDMENT) REGULATIONS 2025

I, Hon. Polycarp Paea, Minister for Lands, Housing and Survey, under section 260 of the *Land and Titles Act* (Cap. 133), make the following Regulations:

1 Citation

These Regulations may be cited as the *Land and Titles (General) (Amendment) Regulations 2025*.

2 Commencement

These Regulations commence on the date these Regulations are published in the *Gazette*.

3 Amendment of Land and Titles (General) Regulations

These Regulations amend the *Land and Titles (General) Regulations* (Legal Notice No. 164 of 1993) (“*Principal Regulations*”).

4 Regulation 6(1) repealed and replaced

Regulation 6(1) of the *Principal Regulations* is repealed and replaced with the following:

“(1) The following fees are payable:

A. REGISTRAR OF TITLES

For certified copy of the register	\$50.00
For certified copies of any registered instrument, per document	\$50.00
For certified copies of the registry map or of filed plans or part per sheet	\$50.00
For inspection of register or registered filed document	\$50.00
For any search, per parcel numbers	\$50.00

Registration of dealing	\$300.00
For each and every other service, matter or thing performed, attended to or supplied by the Registrar of Titles or, his or her staff	\$200.00

B. VALUATION SERVICES (LAND/PROPERTY)

Valuation report (base fee)	\$500.00
Verification of external valuation report for purposes of stamp duty (base fee)	\$500.00
Additional fees for valuation reports of verification reports based on property value:	
Property value	Additional fee
\$100,001 to \$500,000	\$100.00
\$500,001 to \$1,000,000	\$200.00
\$1,000,001 to \$3,000,000	\$300.00
\$3,000,001 to \$5,000,000	\$400.00
\$5,000,001 to \$10,000,000	\$500.00
\$10,000,001 to \$15,000,000	\$600.00
\$15,000,001 to \$100,000,000	\$700.00
Above \$100,000,000	\$800.00

C. ISSUE OF CONSENT OF TRANSFER/LEASE/ CHARGE/ SUBDIVISION

For all properties	\$400.00
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D. VARIATIONS TO FIXED TERM ESTATES

Extension to development covenant (commercial and industrial land)	\$100.00 per month
Extension to development covenant (residential land and other)	\$50.00 per month
Other variations to conditions of Fixed Term Estates	\$100.00

E. CONSENT TO ADVERTISE

Consent for advertisement or sale	\$400.00
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F. OTHER

Administration fee for processing offers of Fixed Term Estates	\$200.00
Letters confirming right to connect to water, power supplies or rent property	\$50.00
Physical Planning assessment report	\$50.00
Memorandum for subdivision	\$30.00 per net additional parcel
Memorandum for combination of parcels	\$30.00"

Made this twenty-first day of March 2025.

HON. POLYCARP PAEA
MINISTER FOR LANDS, HOUSING AND SURVEY