



## PLANNING AND DEVELOPMENT FEES

**NOTE: Applicants are advised that prevailing Government Surtax will be added on Scrutiny Fees and development charges for all Applications.**

	DESCRIPTION OF UNIT	RATES
<b>1</b>	<b>BUILDING SCRUTINY FEES (rate per square metre)</b>	
	Scrutiny Fees = Area x Rate x 0.008	
	Perimeter x Rate x 0.008, Rate = 15,000/m	
<b>a</b>	<b>Residential development</b>	
	High Density	50,000.00
	Medium Density	75,000.00
	Low Density	100,000.00
<b>b</b>	<b>Institutional development</b>	
	Churches and Schools	120,000.00
	Local Centre	100,000.00
<b>c</b>	<b>Industrial development</b>	
	Factory	200,000.00
	Warehouse	200,000.00
<b>d</b>	<b>Office / commercial development</b>	
	Normal	150,000.00
	High Rise	200,000.00
<b>e</b>	<b>Fences</b>	
	Wire Fence	50,000.00
	Brick Fence	50,000.00
	Concrete Panel Fence	50,000.00

	DESCRIPTION OF UNIT	RATES
f	Septic tank	20,000.00
g	<b>ADVERTISEMENTS</b>	
	Billboards( per square meter)	30,000.00
	<b>GANTRIES - ( ROAD CROSS OVERS)</b>	
	Covering 6 Lane	5,000,000.00
	Covering 4 Lane	3,000,000.00
	Covering 2 Lane	1,500,000.00
	<b>sign posts</b>	
	Single Sided Sign Post	50,000.00
	Double Sided Sign Post	80,000.00
	Composite Sign Post	150,000.00
h	<b>FILLING STATION CANOPY /OPEN</b>	
	Up to 2 Pumps	1,500,000.00
	3 to 4 Pumps	3,000,000.00
	5 or more Pumps	5,000,000.00
i	<b>TRANSMISSION TOWERS</b>	
	Per Site	2,500,000.00
j	Gas cage	150,000
2	<b>SCRUITNY FEES FOR OVERHEAD AND UNDERGROUND UTILITIES</b>	
a	Underground utility lines	= Length x Unobstructed Width x Depth x 10,000/cubic metre x 4.5%
b	Overhead lines	= Length x Way leave x 4500/sqm
c	Fiber	= Length x 20,000/km
3	<b>SUB DIVISION PER PLOTS</b>	
	Sub Division per Plot created ( single plot)	75,000.00
	Sub Division per Plot created (2 - 5)	100,000.00
	Sub Division per Plot created (5- 10)	150,000.00
	Sub Division per Plot created (11-20)	300,000.00
	Layout Plan (more than 20)	1,000,000.00

	DESCRIPTION OF UNIT	RATES
<b>4</b>	<b>PENALTIES</b>	
	Confiscation of Tools (per tool)	20,000.00
	Confiscation of Tools for Billboards	250,000.00
	Serial Offender (More 3 times)	Auction Tools
<b>5</b>	<b>OTHER PLANNING FEES</b>	
	Regularization of Developments/As built submission	50% of Scrutiny fees + Scrutiny fees
	Renewal of Planning Permit	50% of Scrutiny Fees
	Borrowing Approved Plans (Searching Fees)	30,000.00
	Network Towers	1,000,000.00
	Car Parking Space Shortfall ( per space)	100,000.00
	One Surface Car Parking Space	70,000.00
<b>6</b>	<b>Certificate of Occupation for All Developments</b>	
	Residential Developments	Area x Rate x 0.2%
	Commercial and Industrial Developments	Area x Rate x 0.5%
<b>7</b>	<b>SALE OF MAPS AND OTHER DOCUMENTS</b>	
	Master Plan (whole document)	40,000.00
	Master Plan (summary document)	35,000.00
	Maps	15,000.00
	Detailed Layout Plan	10,000.00
	Location Plan/Site Plan	15,000.00
	City Development Strategy	15,000.00
	Lilongwe Urban Profile	15,000.00
	Development Control Procedures	15,000.00
	Development Control Guidelines and Standards	15,000.00
<b>8</b>	<b>THA CHARGES/ LAND ADMINISTRATION CHARGES</b>	
<b>a</b>	Application for land	
	Application fee for plots	30,000.00
	Application fee for regularization	40,000.00
<b>c</b>	Property transfer	
	Transfer through sale (Normal transfer)	99,025.00

	<b>DESCRIPTION OF UNIT</b>	<b>RATES</b>
	Transfer through Inheritance/Deceased estate	58,250.00
	Administration fee for 27/389	150,000.00
	Administration fee for NGOs	50,000.00
<b>d</b>	<b>Lease</b>	
	Lease application fee	30,000.00
<b>e</b>	<b>Ground rent valued properties ( per annum)</b>	
	Residential	15,000.00
	Commercial	35,000.00
<b>f</b>	<b>Ground rent unvalued properties ( per annum)</b>	
	Residential	100,000.00
	Commercial	200,000.00
<b>g</b>	<b>Other THA charges</b>	
	Administration fee	10,000.00
	Inspection fee	50,000.00
	Registration fee	10,000.00
	Search fee	20,000.00
	plot boundary dispute fee	50,000.00
<b>9</b>	<b>Development/regularization charges ( tax exclusive per hector)</b>	
	<b>Residential</b>	
	Normal offer in Area 27	108,000,000.00
	Regularization charges in area 27	120,000,000.00
	Regularization charges for THA layout plots	80,000,000.00
	<b>Commercial</b>	
	Normal offer in Area 27	120,000,000.00
	Regularization offer in Area 27	130,000,000.00
	Regularization charges for THA layout plots	96,000,000.00
<b>10</b>	<b>APPLICATION IN PRINCIPLE (OUTLINE)</b>	500,000.00
<b>11</b>	<b>CHANGE OF USE OF PROPERTY</b>	200,000.00