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NOTICE

The Bills following hereunder shall be presented before the House of Representatives for the first reading which will start its session on 12th day of June, 2013, and is gazetted for the public notice incorporating together with their object and reasons.

ZANZIBAR
8thJuly, 2013

(Dr. ABDULHAMID Y. MZEE)
*Secretary to the Revolutionary
Council and Chief Secreta*

A BILL
for

**AN ACT TO AMEND VARIOUS LAWS OF LAND AND
OTHER MATTER RELATED THEREOF**

ENACTED by the House of Representative - Zanzibar.

PART ONE
PRELIMINARY PROVISIONS

1. This Act may be cited as the Act to Amend various laws of 2013 and shall come into and operation immediately after being assented to by the President. Short title
Commen-
cement.

2. This Part shall be read as the one with the Land Tenure Act No. 12 of 1992 in this Act Referred to as the Principal Act. Construction.

PART TWO
AMENDMENT OF THE LAND TENURE ACT
NO. 12 of 1992.

Amendment
of section.
2.

3. Section 2 of the Principal Act is hereby amended by adding new definition of the following word in its alphabetical order.

"Government Institution" means Ministry, Ministerial department and Agency, Government Cooperation, Government Authority, Commission, Government Board, Company which owned by a government is a whole or major shareholder.

Amendment
of section 8.

4. The Principal Act is hereby amended by deleting section 8(i) and substitute new paragraph (b) and (c) as follows:

(b) that the holder of the interest be a Government Institution, or a Company or Business firms whose majority shareholders are Zanzibaris, or local Civil Society.

For the purpose of this section Local Civil Society means a Civil Society which is registered in Zanzibar, conducts its main activities in Zanzibar and its membership is limited to Zanzibaris.

(c) The Zanzibari who was the Zanzibar in origin and lost that status shall have the following rights:

- (i) to inherent the land which was legally owned by a person whom he has the right to inherit;
- (ii) to get the right to land which he used to own legally before he lost his status of being Zanzibar and;
- (iii) to get the right to land by means of gift from a person whom is his blood relative.

Amendment
of section
56.

5. Section 56 of the Principal Act is hereby amended by:-

1. deleting and replacing paragraph (b) as follows:
 - (b) for a grant from the Minister, to grant another right of occupancy to any allocated land and to pay unexhausted improvements compensation thereon;
2. adding a new paragraph (c) and (d) as follows:
 - (c) to pay fair compensation for the land and for any unexhausted improvements thereon or;
 - (d) for the other rights of occupancy, to pay fair compensation based on the valuation of the land and for any unexhausted improvements thereon.

**PART THREE
AMENDMENT OF THE REGISTERED
LAND ACT NO. 10 OF 1990**

6. This Part shall be read as the one with Registered Land Act Construction. No. 10 of 1990 in this Act Referred to as the Principal Act.

7. Section 36 of the Principal Act is hereby amended as Amendment of Section 36. follows:

- (i) By deleting subsection (1) of section 36.
- (ii) Renumbering subsection (2),(3) and (4) to be subsection (1), (2) and (3).

OBJECTS AND REASONS

The object of this Bill is to propose to amend the various laws that are:

1. The Land Tenure Act No. 12 of 1992.
2. The Registered Land Act No.10 of 1990.

This Bill is divided into three parts.

Part one is about preliminary provisions which provides for short title and commencement and also provides for construction the proposed Act which read as the one with the Land Tenure Act No. 12 of 1992 in this Act.

Part two is about the amendment of Land Tenure Act No. 12 of 1992 which amended as follows:

Section 3 is about to amend section 2 which proposes addition of new definition. Section 4 is about to amend section 8(i) which proposing repeal and replacing new paragraph (b) and (c)

The main object is to allow the Government Institution, Local Civil Society or Company to grant the right of occupancy. Also to set procedure for those who was the right to be Zanzibar and have lost that status.

Section 5 is about to amend the section 56 which provide repealing and replacing the paragraph (b) and adding new paragraphs (c) and (d).

The main object is to set the level compensation between those who grant the right of occupancy for buying, inheritance or gift and those who grant from the government, for those who grant by government and to paying small amount and where by the government if it need the site for other purpose, Government can take that site for grant another site together to paying fair compensation of the land for any unexhausted improvement or to paying fair compensation based on the valuation of the land and for any unexhausted thereon.

Part three proposing to amend the the Registered Land Act No.10 of 1990 whereby it amend by deleting section 36(1) and renumbering subsection (2),(3) and (4) to be subsection (1), (2) and (3). The main object is to protect the register for any crime, this section provide opportunity for anyone want to cross checking the register to do that after filling the form and to paying the prescribe fees.

ZANZIBAR
8 July, 2013

(RAMADHAN ABDALLA SHAABAN)
*Minister of Land, Housing,
Water, and Energy*