

Property

- Property is costly due to excess demand.
- Private residential and enterprise property is owned in perpetuity by title deed.
- Various regulations govern property.

The cost of property is expensive due to excess demand. Factors which increase the cost include limited serviced land, a low number of residential units, speculative property purchases and associated high rental costs, as well as a shortage of locally manufactured building materials.

This is being countered with programmes by the Government, regional and local authorities to increase the amount of serviced land and affordable housing for lower income groups, as well as support for manufacturing of building materials.

Private property in cities and towns can be owned in perpetuity by title deed. Property in communal areas, particularly for tourism accommodation in communal conservancies require a PTO approval (permission to occupy) which is agreed to by the management of the conservancy and the Ministry of Environment and Tourism. In this case, levies will be charged to improve development in the conservancy.

Property used by enterprise is zoned by local authorities, typically light industry, heavy industry and commercial property. Commercial property may be allowed in residential areas in places set aside for commerce. This will include offices, shops and accommodation and restaurants. Light and heavy industry is situated outside of residential neighbourhoods, but close enough for convenient access for employees.

All property in urban areas will pay monthly levies on the municipally assessed value of the property, including improvements. All properties also pay for use of utilities such as water, electricity and refuse removal. There is no restriction on solar power, other than approval for large scale engineering of solar facilities, where required.

Where a property may disturb a protected environment, an environmental impact assessment will be required. If development is allowed it may be subject to a requirement to rehabilitate once use has ceased.