



Malawi Housing Corporation

GENERAL NOTICE

2026 – 2027 MHC REVISED RATES AND FEES

The Malawi Housing Corporation hereby notifies all tenants and stakeholders that, following government approval of the revised rent and rates, house rent will be increased by an average of 30% effective 1st May, 2026. This therefore serves as a formal notice to all tenants.

The revised rates for other MHC services are as follows:

REF	ITEM	CURRENT FEES 2025 – 2026 (MK)	NEW RATES 2026 – 2027 (MK)
A	GROUND RENTS		
1	Residential		
	- High density	20,000.00	35,000.00
	- Medium density	50,000.00	65,000.00
	- Low density	100,000.00	150,000.00
2	Commercial	200,000.00	300,000.00
3	Industrial	200,000.00	300,000.00
4	Schools, Colleges	50,000.00	150,000.00
5	Parks, Dams, Recreation	50,000.00	150,000.00
6	Agricultural leases	50,000.00	100,000.00
7	Churches	20,000.00	25,000.00
B	ESTATES DEPARTMENT		
1	Valuation fees	1% of value	1% of Value
2	Scrutiny fees	K50,000.00	K50,000.00

3	House application	K2,000.00	K10,000.00
4	Hostel application	K2,000.00	K10,000.00
5	Plot application		
	a. High	K5,000.00	K20,000.00
	b. Medium	K10,000.00	K50,000.00
	c. Low	K20,000.00	K100,000.00
6	Regularization fees	K100,000.00	K200,000.00
7	Activity report	K1,000.00	K5,000.00
9	Re-opening fees	K10,000.00	K20,000.00
10	Eviction Cost		
	a. Transport	K0,000.00	10 litres x Cost of fuel/L
	b. Police Hire	K120,000.00	
	C. Storage fees	K100.00/ item/ day	
	d. Allowances	K12,000 per person	K12,000.00 per person
11	Transfer of tenancy fees	The equivalent of one month's rent	The equivalent of one month's rent
12	Swapping fees	The equivalent of one month's rent	The equivalent of one month's rent
13	Tenancy re-new	K5,000.00	K10,000.00
14	Dispute resolution		K20,000.00
15	Refund Administration Cost	5%	12%
C LEGAL DEPARTMENT			
1	Consent fees	K150,000.00	From 0 to K100,000,000 = K200,000.00
			From K101,000,000 to K500,000,000 = K400,000.00

			From K401,000,000 to K1,000,000,000.00 = K600,000.00
			Above K1,000,000,000 = K1,500,000.00
2	Lease Application	K10,000.00	K50,000.00
3	Search fee	K20,000.00	K30,000.00
D PLANNING DEPARTMENT			
1	Infill plot creation	K350,000.00	K600,000.00
2	Regularization	K250,000.00	K600,000.00
3	Plot Extensions	K250,000.00	K600,000.00
4	Plot Amalgamation	K250,000.00	K450,000.00
5	Sub-division	K250,000.00	K450,000.00
E SURVEY DEPARTMENT			
1	Retracement survey		
	1-5 Beacons	K150,000.00	K150,000.00
	More than 5 beacons	K25,000.00/Beacon	K25,000.00/Beacon
2	Site plan	K40,000.00	K40,000.00
3	Cadastral survey charges		
	Land Survey Charges		
	a. Less than a Ha	K200,000.00	K200,000.00
	b. 1Ha – 5Ha	K350,000.00	K350,000.00
	c. 5Ha – 10 Ha	K500,000.00	K500,000.00
	c. 10 Ha – 20 Ha	K55,000.00/Ha	K55,000.00/Ha
	d. 20 Ha – 100 Ha	K30,000.00/Ha	K30,000.00/Ha
	e. 100 Ha – 500 Ha	K10,000 /Ha	K10,000 /Ha

	All fees to include transport	based on distance	MHC field allowances
F	ENGINEERING DEPARTMENT		
1	Cat Motor Grader 140h	K350,000.00 /day	K950,000.00/day
2	Vibral roller sing drum	K150,000.00 / day	K320,000.00/day
3	Bitumen distributor	K300,000.00 / day	K650,000.00/day
4	6000 litres water bowser	K90,000.00 / day	K200,000.00/day
5	Environmental Tanker 6000 litres	K40,000.00 / trip @ K350.00/ km outside Blantyre day	K150,000.00/trip + K300/km outside Blantyre
6	Back hoe loader	K180,000.00/ day	K450,000.00/day
7	9 Cubic meter Tipper	K120,000.00 / day	K250,000.00/day
8	6 Cubic meter Tipper	K90,000.00 / day	K150,000.00/day
9	7 Ton Lorry	K90,000.00 / day @ K300.00/km	K120,000.00/day +300.00/km
10	Min Buses	K50,000.00 / day @ K300.00/km	K100,000.00/day+50/km
11	Hand Bomarc roller	K80,000.00 / day	K100,000.00/day
12	Water Pump	K25,000.00 / day	K50,000.00/day
13	Concrete Mixer	K40,000.00 /day	K60,000.00/day
14	Driver allowance/ day	K37,500.00	K60,000.00/day