



SAMOA

LAND VALUATION ACT 2010

Arrangement of Provisions

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2010, No. 26

AN ACT to regulate the practice of land valuations by the registration and licensing of qualified land valuers and the prescription of requirements for land valuations and the

application of a formula valuation system, and for related purposes.

[Assent date: 19 October 2010]

[Commencement Date: 1 December 2010]

BE IT ENACTED by the Legislative Assembly of Samoa in Parliament assembled as follows:

**PART 1
PRELIMINARY**

1. Short title and commencement – (1) This Act may be cited as the Land Valuation Act 2010.

(2) This Act commences, in whole or in part, on a date or dates nominated by the Minister.

2. Interpretation – In this Act, unless the context otherwise requires:

“Assistant Chief Executive Officer” means the Assistant Chief Executive Officer responsible for land valuation in the Ministry;

“Chief Executive Officer” means the Chief Executive Officer of the Ministry responsible for lands;

“Committee” means the Land Professionals Registration Committee (Land Valuation) established under section 7;

“current land market value” means the value for which an asset is exchanged on the date of valuation between a willing buyer and a willing seller in an arm’s length transaction after proper marketing, wherein the parties had each acted knowledgeably, prudently and without compulsion;

“Institute” means the Samoa Institute of Land Professionals established under section 10 of the Survey Act 2010;

“land” includes:

(a) subsoil, airspace, and water and marine areas;
and

(b) any interests in or over land;

“land professions” includes the professional practices of land surveys, land valuation and land use planning, and any other land related activity performed by

persons who are entitled to be members of the Institute under its Rules or as authorised by any Act;
“licensed valuer” or “valuer” means a person:

- (a) registered as a valuer; and
- (b) who is the holder of a current practising certificate;

“Minister” means the Minister responsible for lands;

“Ministry” means the Ministry responsible for lands;

“qualification” means any certificate, diploma, degree or licence:

- (a) granted by overseas academic institutions or authorities; and
- (b) recognised, either singly or in combination, by the Committee, as sufficient evidence of the possession by the holder of the requisite knowledge and skill for the efficient practice of land valuing in Samoa.

3. Act binds Government – This Act binds the Government.

PART 2 ADMINISTRATION

4. Role of the Ministry – (1) The Ministry shall administer and regulate matters relating to land valuation pursuant to this Act.

(2) The functions of the Ministry in relation to the valuation of land in Samoa are:

- (a) to monitor the practice of land valuation in Samoa; and
- (b) to develop standards for the practice of land valuation in Samoa; and
- (c) to advise the Minister and the Government on land valuation and land valuation practices; and
- (d) to consult with entities (including organisations that represent valuers in Samoa) on policy issues affecting the practice of valuing lands; and
- (e) to approve arrangements entered into by the Committee with the appropriate authority of any jurisdiction outside Samoa for the reciprocal

recognition of valuing qualifications and eligibility to practice; and

- (f) to liaise and enter into arrangements with any entity in Samoa or elsewhere, for the purpose of improving or reviewing—
 - (i) standards for the practice of land valuation; and
 - (ii) the qualifications and professional development of valuers; and
- (g) to exercise any other function given to the Ministry under this Act or any other Act.

5. Delegation by Chief Executive Officer – (1) The Chief Executive Officer may delegate any of his or her powers to an officer of the Ministry.

(2) A delegation shall be revocable at will, and no such delegation may prevent the exercise of a power by the Chief Executive Officer.

(3) A delegation may be made subject to such restrictions and conditions as the Chief Executive Officer thinks fit, and may be either general or apply only in relation to any particular case or matter.

(4) The fact that a power is purported to be exercised by an officer of the Ministry under a delegation is, in the absence of proof to the contrary, sufficient evidence of his or her authority to exercise that power.

6. Delegation by Minister – (1) The Minister may, by writing signed by the Minister, delegate to the Chief Executive Officer a power conferred on the Minister.

(2) A delegation shall be revocable at will, and no such delegation may prevent the exercise of a power by the Minister.

(3) A delegation may be:

- (a) made subject to restrictions and conditions, as the Minister thinks fit; and
- (b) either general or apply only in relation to any particular case or matter.

(4) The fact that the Chief Executive Officer exercises a power conferred on the Minister is, in the absence of proof to the contrary, sufficient evidence of the Chief Executive Officer's authority so to do.

7. Land Professionals Registration Committee (Land Valuation) – (1) The Land Professionals Registration Committee (Land Valuation) is established.

(2) The Committee consists of:

- (a) the Chief Executive Officer, as Chairperson; and
- (b) the Assistant Chief Executive Officer; and
- (c) two registered valuers, of whom—
 - (i) one is to be nominated by the Council of the Institute established under the Survey Act 2010; and
 - (ii) one is to be appointed by the Minister:

PROVIDED THAT upon the commencement of this Act, the Minister may appoint qualified valuers to hold office in the Committee for the purposes of establishing the Committee pending the formation of the Institute.

(3) The members of the Committee appointed under subsection (2)(c) shall:

- (a) be appointed by the Minister by notice published in the Savali, and shall take office from the date of such notice or such later date as may be specified in the notice; and
- (b) hold office for 3 years or such lesser term as may be specified in the notice of appointment, and is to be eligible for re-appointment.

(4) Despite that a Committee member's term of appointment may have expired, that member continues in office until that member's successor comes into office, unless the member sooner vacates his or her office pursuant to this Act.

(5) The powers of the Committee are affected by any vacancy in its membership.

(6) If a member dies, resigns or is removed from office:

- (a) the vacancy created is to be filled in the manner in which the appointment to the vacant office was originally made; and
- (b) the person appointed to fill the vacancy is to be appointed for the residue of the term for which that person's predecessor was appointed.

(7) The members of the Committee may be reimbursed travelling and other expenses as are approved by the Chief

Executive Officer pursuant to applicable Ministry of Finance policies and laws.

8. Functions of the Committee – The functions of the Committee in relation to land valuation are:

- (a) to determine the courses of formal education (and any other or alternative experience) which are to be recognised as qualifying a person for registration as a land valuer in Samoa; and
- (b) to receive applications for the registration of valuers, to consider the academic and professional qualifications and practical experience in valuing of all such applicants, and to conduct interviews as appropriate; and
- (c) to authorise the registration of qualified valuers and ensure that the integrity of the register of registered valuers is maintained; and
- (d) to promote and maintain high standards of professional education and conduct among persons engaged in the practice of land valuing in Samoa, including programmes of continuing education; and
- (e) to negotiate and administer reciprocal arrangements with survey Committees or other similar authorities of other countries for the purpose of securing uniformity and reciprocity in the education, training and recognition of persons engaged in land valuing; and
- (f) to consider and recommend where appropriate amendments to the law relating to the valuation of land; and
- (g) to act as the disciplinary body for the profession of land valuing; and
- (h) to advise the Chief Executive Officer of grounds upon which the issue of a practising certificate to a land valuer may be declined; and
- (i) to perform such functions and powers as are conferred on it by this Act, and any other law.

**PART 3
REGISTRATION AND LICENSING**

OF LAND VALUERS

9. Register of valuers – (1) The Chief Executive Officer shall ensure that a register of valuers registered pursuant to Act is maintained and made accessible to the public.

(2) The Secretary of the Committee shall enter in the register the name, qualifications and current address of a person registered, and make any other entries as may be required by the Chief Executive Officer or the Committee, or as required to keep the registration details current.

(3) A person may obtain a copy of the register or part of the register on payment of the prescribed fee.

10. Qualifications – (1) Subject to this Act and to any matters of disciplinary procedure applying to the Institute, a person is entitled to be registered as a valuer if the Committee is satisfied that the applicant:

- (a) has the educational qualifications determined by the Committee as necessary for registration as a valuer; and
- (b) has the practical experience determined to be necessary for any category of registration approved by the Committee; and
- (c) is of good character and that he or she is in all respects professionally competent to act as a valuer in Samoa; and
- (d) has paid the approved application and registration prescribed fees.

(2) A person may not be registered unless the Committee is satisfied that the person is of good character and reputation and is a fit and proper person to be so registered.

11. Applications – (1) An application for registration must:

- (a) be made to the Chief Executive Officer;
- (b) specify the full name, postal address, qualifications, and relevant experience of the applicant; and
- (c) specify the category of registration which is sought by the applicant; and
- (d) be accompanied by the prescribed fee.

(2) The Chief Executive Officer may approve the form of application for the purpose of this section.

(3) The Chief Executive Officer shall, as soon as practicable after receiving an application for registration, notify the Institute of the application and refer the application to the Secretary of the Committee.

(4) The Institute is entitled to make any written comments to the Committee on the application.

(5) As soon as practicable after the receipt of an application for registration and any comments on or objections to the application, the Committee shall:

- (a) consider the application; and
- (b) give directions to the Secretary of the Committee in respect of the application.

(6) Before giving any directions, the Committee may interview the:

- (a) person making the application; and
- (b) any person who has made comments on or objections to the application; and
- (c) any other appropriate person.

(7) The Committee shall not decline an application for registration without first giving the applicant:

- (a) a copy of an information on which the Committee relies in proposing to decline the application; and
- (b) a reasonable opportunity to comment on that information and to be heard either personally or by his or her representative in support of his or her application.

12. Registration of valuers – (1) If the Committee, after considering an application, decides that the applicant is entitled to be registered, the Committee shall direct the Secretary to register that person and notify the applicant accordingly.

(2) If the Committee decides that the applicant is not entitled to be registered, the Committees shall direct the Secretary to notify the applicant in writing of the reasons.

(3) A registered valuer shall, on payment of the prescribed fee for registration receive a certificate of registration issued by or under the authority of the Committee.

(4) A person who, when making an application for registration to the Committee:

- (a) either orally or in writing makes a declaration or representation that to his or her knowledge is false or misleading in a material particular; or
 - (b) produces to the Committee or makes use of a document knowing it to contain any false or misleading declaration or representation; or
 - (c) produces to the Committee or makes use of a document knowing that it is not genuine,—
- commits an offence and is liable upon conviction to a fine not exceeding 10 penalty units.

(5) The registration of a person who commits an offence under subsection (4) is taken to be cancelled upon his or her conviction.

13. Annual practising certificates – (1) In this section, “year” means the period of 12 months beginning on 1 July in a year and ending on 30 June in the following year.

(2) A registered valuer is not entitled to practise as a valuer in a year unless the valuer is the holder of an annual practising certificate issued in respect of that year.

(3) Upon receipt of an application by a registered valuer and on payment of the prescribed fee for an annual practising certificate, the Chief Executive Officer shall issue to the valuer an annual practising certificate which shall, subject to subsection (5), be in force during the year for which it is issued.

(4) The Chief Executive Officer may refuse to grant or renew a practising certificate if:

- (a) the Committee or the Council of the Institute considers that a valuer is no longer competent to practise land valuation; or
- (b) the applicant has obtained registration as a result of fraud or misrepresentation, or through dishonesty of any nature; or
- (c) the valuer has previously breached a provision of the National Valuation Practise Standards; or
- (d) the valuer has previously breached the Code of Ethics and Rules of Conduct; or
- (e) the valuer no longer has good standing as a member of the land valuation profession as determined by the Council of the Institute; or

- (f) the valuer has failed to comply with any condition of his or her registration; or
- (g) the valuer has permitted a person who is not a licensed valuer to perform any aspect of land valuation in the name of the applicant; or
- (h) the valuer has failed to adequately supervise his or her staff or has failed to personally inspect any property valued by him or her.

(5) An annual practising certificate is taken to be cancelled if at any time during the currency of the certificate, the holder of that certificate ceases to be registered under this Act.

(6) The Secretary of the Committee shall keep a register of the names and addresses of all persons to whom annual practising certificates have been issued.

(7) A registered valuer who practises as a land valuer in Government without an annual practising certificate, commits an offence and is liable upon conviction to a fine not exceeding 10 penalty units.

14. Disciplinary procedures – The powers and procedures for the discipline and de-registration of registered valuers by the Institute and the Committee shall be as prescribed in:

- (a) the Rules of Incorporation of the Institute; and
- (b) any other Rules made by the Institute, which shall apply any requirements determined by the Committee; and
- (c) regulations made under this Act.

15. Professional misconduct – (1) The Rules of the Institute and regulations made under this Act may prescribe disciplinary offences by valuers.

(2) Without limiting subsection (1), a registered valuer shall be guilty of professional misconduct if the valuer is found guilty in any legal or disciplinary proceedings:

- (a) to have undertaken a land valuation in a manner which is inconsistent with the approved Formula Valuation System; or
- (b) to have undertaken a land valuation in a manner which breaches any National Valuation Practice Standards; or

- (c) to have produced a land valuation with a fraudulent intent or with the intention that a person may be misled by the valuation; or
- (d) to have certified to the accuracy of a land valuation without having personally carried out or supervised that valuation, and the related site inspections; or
- (e) to have certified to the accuracy of a land valuation knowing it to be defective; or
- (f) to have supplied to the Ministry or a government agency, a erroneous information on a land valuation; or
- (g) to have breached any Rules of the Institute relating to unprofessional conduct.

**PART 4
PRACTICE OF LAND VALUATIONS**

16. Standards, Ethics and Rules of Conduct – (1) The Minister may, after receiving advice from the Committee and the Council of the Institute, approve:

- (a) Valuers' Code of Ethics; and
 - (b) Rules of Conduct; and
 - (c) National Valuation Practise Standards.
- (2) The Chief Executive Officer shall ensure:
- (a) that the Code of Ethics, Rules of Conduct and National Valuation Practise Standards are periodically reviewed and updated; and
 - (b) that the Code of Ethics, Rules of Conduct and National Valuation Practise Standards take into account international valuation standards; and
 - (c) that appropriate mechanisms are put in place to apply and enforce the approved Code of Ethic, Rules of Conduct and National Valuation Practise Standards.
- (3) Nothing in this section prevents the Institute from determining, applying and enforcing its own ethical standards.
- (4) The Minister may approve an interim Code of Ethics, interim Rules of Conduct and interim National Valuation Practise Standards until such time as the Committee and the Council of the Institute give their advice under subsection (1).

17. Formula Valuation System – (1) The Ministry shall determine and publish a Formula Valuation System as a guide to the current land market value in Samoa.

(2) A licensed valuer shall use the Formula Valuation System as a guide to the current land market value in Samoa.

PART 5 MISCELLANEOUS

18. Performing land valuations without registration and an annual practising certificate – A person who carries out a survey without:

- (a) being registered; and
 - (b) holding an annual practising certificate,–
- commits an offence and is liable upon conviction to a fine not exceeding 50 penalty units or to imprisonment for a term not exceeding 1 year, or both.

19. Protection from liability – The Minister, the Chief Executive Officer, any member of the Committee or the Council of the Institute and any delegate or employee of the Ministry exercising a function under this Act shall not incur civil liability for anything done or omitted to be done in good faith:

- (a) in the exercise of a power or the discharge of a duty;
or
- (b) in the reasonable belief that the act or omission was in the discharge of duty.

20. Regulations – (1) The Head of State acting on the advice of Cabinet may make regulations prescribing matters:

- (a) required or permitted by this Act to be prescribed; or
- (b) necessary or convenient to be prescribed for carrying out or giving effect to this Act.

(2) Without limiting subsection (1), regulations may be made for any of the following purposes:

- (a) prescribing qualifications for the licensing of land valuers;
- (b) regulating the conduct of land valuation;
- (c) prescribing methods of making applications and forms;

- (d) prescribing any other documents under this Act;
 - (e) prescribing fees required to be prescribed under this Act;
 - (f) prescribing penalties for breach of regulations made under this Act, being fines not exceeding 50 penalty units.
- (3) The amount of a fee prescribed under subsection (2)(e):
- (a) shall be proposed by the Ministry; and
 - (b) is subject to the consideration and approval of the National Revenue Board under the Public Finance Management Act 2001.

21. Transitional provisions – (1) A person who practised land valuation under any law or authority at the commencement of this Act:

- (a) is taken to have been recognised as a land valuer under that law or authority; and
- (b) shall apply to be a licensed valuer at the commencement of this Act.

(2) A person referred to in subsection (1) may be deemed to be a registered valuer for the purposes of forming part of the Committee established under section 7 after the commencement of this Act.

(3) The Committee can discharge its functions pending nomination by the Council of the Institute of a valuer under section 7(2)(c)(i).

REVISION NOTES 2010 – 2020/3 March 2021

This is the official version of this Act as at 3 March 2021.

This Act has been revised by the Legislative Drafting Division from 2010 to 2020/3 March 2021 respectively under the authority of the Attorney General given under the *Revision and Publication of Laws Act 2008*.

The following general revisions have been made:

- (a) Amendments have been made to conform to modern drafting styles and to use modern language as applied in the laws of Samoa.
- (b) Amendments have been made to up-date references to offices, officers and statutes.
- (c) Insertion of the commencement date
- (d) Other minor editing has been done in accordance with the lawful powers of the Attorney General.

- (i) “Every” and “any” changed to “a”
- (ii) “shall be” changed to “is” and “shall be deemed” changed to “is taken”
- (iii) “shall have” changed to “has”
- (iv) “shall be guilty” changed to “commits”
- (v) “notwithstanding” changed to “despite”
- (vi) “pursuant to” changed to “under”
- (vii) “it shall be lawful” changed to “may”
- (viii) “it shall be the duty” changed to “shall”
- (ix) Numbers in words changed to figures
- (x) “hereby” and “from time to time” (or “at any time” or “at all times”) removed
- (xi) “in accordance with” changed to “pursuant to”
- (xii) “under the hand of” changed to “signed by”
- (xiii) in section 2, definitions of “land”, “licensed valuer” and “qualification” paragraphed
- (xiv) Sections 6(3) and 11(1) and (5) paragraphed.
- (xv) Part numbering changed to decimal

The following amendments were made to this Act since its enactment:

By the *Fees and Charges (Miscellaneous Amendments) Act 2017, No. 13*:

Amendments made to this Act reflect that fees charged under this Act are to be prescribed by Regulations. Amendments were made to sections 2, 9, 10, 11, 12, 13, 20.

*This Act is administered by
The Ministry of Natural Resources and Environment.*