Parliament of the Cayman Islands

AMENDED PRIVATE MEMBER'S MOTION NO. 23 of 2026-2027

ENHANCING VALUATION EQUITY AND TRANSPARENCY IN GOVERNMENT REAL ESTATE DISPOSAL AND PURCHASES

WHEREAS the acquisition and disposal of real estate by the Crown must be conducted with absolute transparency, fiscal prudence, and adherence to fair and objective valuation standards;

AND WHEREAS public scrutiny regarding government land transactions often stems from price variances where the agreed purchase price exceeds the valuation provided by the Lands and Survey Department;

AND WHEREAS while the Lands and Survey Department provides valuation assessments, the existing legislative and administrative frameworks under the Land Acquisition Act require modernization to ensure greater valuation equity without imposing rigid price caps that could compromise the Crown's negotiating position or unduly restrict Cabinet's executive authority;

AND WHEREAS exercising executive discretion to acquire property above assessed valuations without formal parliamentary reporting creates public ambiguity and erodes confidence in government land transactions.

BE IT THEREFORE RESOLVED that the Government consider reviewing and amending the Land Acquisition Act (1995 Revision) and the relevant administrative frameworks governing Crown property acquisitions to:

1. **Enhance Valuation Equity and Review Frameworks:** Undertake a comprehensive review of the Land Acquisition Act to identify legislative and procedural improvements that ensure greater equity, accuracy, and fairness in property valuations—without imposing rigid statutory variance thresholds that would compromise the Crown's negotiating position or unduly restrict Cabinet's executive authority to acquire property above the valuation provided by the Lands and Survey Department; and

2. **Mandatory Statement of Justification:** Require that whenever Cabinet exercises executive discretion to acquire property at a price exceeding the certified valuation of the Lands and Survey Department, a formal "Statement of Justification and Public Interest" detailing the strategic rationale, independent appraisal findings, and valuation gap be laid on the Table of Parliament at the next Meeting following the Cabinet decision.

Moved By: Hon. Kenneth V. Bryan, JP, MP
Deputy Leader of the Opposition
Elected Member for George Town Central

Seconded By: Hon. Joseph X. Hew, JP, MP
Leader of the Opposition
Elected Member for George Town North

Received in the Office of the Clerk this 18th day of November, 2026.

Passed/Rejected by the Parliament of the Cayman Islands this day of 2026.

Clerk of the Parliament