Parliament of the Cayman Islands

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

STATUTORY BOUNDARIES AND TRANSPARENCY GOVERNING EXECUTIVE DISCRETION IN GOVERNMENT REAL ESTATE PURCHASES

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

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

AND WHEREAS while the Lands and Survey Department provides valuation assessments, there is currently no defined statutory framework or explicit legal limit governing the extent to which Cabinet may exercise executive discretion to purchase property above or below the assessed valuation;

AND WHEREAS unconstrained executive discretion without defined parameters creates public ambiguity, risk of overpaying or underpaying, and eroded confidence in government land transactions.

BE IT THEREFORE RESOLVED that the Government consider reviewing and amending the relevant legislation and administrative frameworks governing Crown property acquisitions to:

1. Define Boundaries for Executive Variance: Establish clear statutory parameters and maximum permissible variance thresholds governing Cabinet's authority to purchase property at a price above the official valuation supplied by the Lands and Survey Department.
2. Mandatory Statement of Justification: Require that whenever Cabinet exercises executive discretion to acquire property outside the certified valuation guidelines of the Lands and Survey Department, a formal "Statement of Justification and Public Interest" detailing the strategic rationale, independent appraisal findings, and valuation gap must be laid on the table of Parliament within 30 days of 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 10th day of November, 2026.

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

Clerk of the Parliament