



LAND SURVEYORS ACT 2017

(NO. 2 OF 2017)



LAND SURVEYORS ACT 2017

(NO. 2 OF 2017)

PASSED by the National Parliament this fifteenth day of February 2017.

ASSENTED to in Her Majesty's name and on Her Majesty's behalf this seventeenth day of March 2017.

AN ACT TO REGULATE THE PRACTICE OF LAND SURVEYING, AND FOR RELATED PURPOSES

ENACTED BY THE NATIONAL PARLIAMENT OF SOLOMON ISLANDS

LAND SURVEYORS ACT 2017

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Part 1 Preliminary matters

1 Short title

This Act may be cited as the *Land Surveyors Act 2016*.

2 Commencement

This Act commences on the day appointed by the Minister by *Gazette* notice.

3 Definitions

In this Act:

appointed member”, of the Board, means a member of the Board “appointed under section 7(b) or (c);

approved form” means a form approved by the Surveyor-General “under section 35;

Association” means the Association of Surveyors established by “section 14;

Board” means the Solomon Islands Surveyors Board established “by section 5;

Council” means the Council of the Association mentioned in “section 16;

licensed surveyor” means a person who holds a current “practising licence;

practising licence” means a license to practice as a surveyor “issued under section 24;

registered surveyor” means a person registered as a surveyor “under section 21;

registration” means registration as a surveyor under section 21;

registration certificate” means a certificate issued under “section 22;

“survey” means any of the following activities undertaken for the purposes of defining, redefining or marking the property boundaries of land:

- (a) inserting property boundary survey marks in or on land;
- (c) preparing plans or other documents to illustrate the results of any such measurements or the location of any such survey marks;

“survey plan” means a document showing the results of a survey;

“Surveyor-General” means the person appointed under section 4.

Part 2 Surveyor-General and Surveyors Board

4 Appointment of Surveyor-General

The Public Service Commission must appoint a public officer to be the Surveyor-General.

5 Establishment of Surveyors Board

The Solomon Islands Surveyors Board is established.

6 Function of Board

The function of the Board is to consider applications for registration.

7 Membership of Board

The Board consists of the following members:

- (a) the Surveyor-General, as chairperson of the Board;
- (b) a registered surveyor appointed by the Surveyor-General;
- (c) 3 other registered surveyors appointed by the Association.

8 Term of office of Board member

An appointed member of the Board holds office for 3 years or the shorter period specified in the instrument of appointment and is eligible for reappointment.

9 Vacation of office of Board member

- (1) A person who is an appointed member of the Board ceases to be a member if:
 - (a) the person resigns by giving written notice to the Surveyor-General; or
 - (b) the person's term of office comes to an end and the person is not reappointed; or
 - (c) the person ceases to be a registered surveyor; or
 - (d) the person's appointment is terminated under subsection (2).
- (2) The Minister may terminate the appointment of a person who is an appointed member:
 - (a) on the ground of misbehaviour or misconduct; or
 - (b) on the ground of physical or mental inability to satisfactorily perform the duties of the office; or
 - (c) if the person is sentenced to a term of imprisonment for an offence; or
 - (d) if the person is convicted of an offence:
 - (i) under this Act; or
 - (ii) that the Minister considers is of such a nature that it would be inappropriate for the person to remain a member of the Board; or
 - (e) if the person becomes bankrupt.

10 Allowances for Board member

A member of the Board is entitled to be paid the allowances determined by the Minister.

11 Meetings of Board

- (1) The chairperson must convene meetings of the Board as required to consider applications for registration.

- (2) The quorum for a meeting is 3 members.
- (3) A decision at a meeting must be made by a majority of votes.
- (4) If there is an equality of votes, the chairperson has a casting vote.
- (5) The Board must keep accurate records of each meeting.

12 Disclosure of interest

- (1) This section applies if a member of the Board has a personal interest in a matter being considered, or about to be considered, by the Board.
- (2) The member must disclose the following to the other members as soon as practicable after the relevant facts come to the member's knowledge:
 - (a) the nature and extent of the interest;
 - (b) how the interest relates to the matter.
- (3) The disclosure must be recorded in the minutes of the meeting at which, or before which, the disclosure is made.
- (4) The member need not disclose an interest if the interest is an interest shared with the public generally or a section of the public.
- (5) However, a failure by the member to disclose the interest in the matter does not, on its own, invalidate any decision of the Board about the matter.
- (6) For this section, a member has a personal interest in a matter if the member:
 - (a) has a direct or indirect financial interest in the matter; or
 - (b) has a personal, professional, commercial or other relationship with a person and the nature of the relationship is likely to, or may reasonably be regarded as likely to, inhibit or prevent the member from exercising independent judgment about the matter.

- (7) A member who is required to disclose a personal interest under this section must not take part in any deliberation or decision of the Board about the matter.

13 External assistance to Board

The Board may engage any appropriately qualified person to provide assistance or advice in the performance of its functions.

Part 3 Association of Surveyors

14 Establishment of Association of Surveyors

- (1) The Association of Surveyors is established.
- (2) The Association is a body corporate with perpetual succession.

15 Membership

- (1) The Association consists of its members.
- (2) Each licensed surveyor is a member of the Association.
- (3) The Association may admit a person who is not a licensed surveyor as an associate or student member in accordance with its rules.

16 Council of the Association

- (1) The Council of the Association is responsible for managing the affairs of the Association.
- (2) The Council consists of the following members elected from among the Association members in accordance with the rules of the Association:
 - (a) a President;
 - (b) a Vice-President;
 - (c) a Treasurer;
 - (d) a Secretary.
- (3) A member of the Council holds office for a term, not exceeding 3 years, decided at an annual general meeting of the Association.

17 Association committees

The Council may appoint committees consisting of members of the Association to carry out specified functions.

18 Association rules

Subject to this Act, the Association may regulate its own procedures and may make rules governing its operations.

Part 4 Registration and licensing of surveyors

Division 1 Registration

19 Application for registration

- (1) At least twice a year, the Board must call for applications for registration by a notice published in a newspaper circulating generally in Solomon Islands.
- (2) A person may apply to the Surveyor-General for registration by the Board as a surveyor within 28 days after the notice is published.
- (3) The application must be:
 - (a) in the approved form; and
 - (b) accompanied by the prescribed fee; and
 - (c) accompanied by evidence of the applicant's qualifications for registration.

20 Qualifications for registration

A person is qualified for registration if the person:

- (a) holds the qualifications prescribed by regulation; or
- (b) is registered or licensed (however described) as a surveyor under a law of another country that, in the Board's opinion, imposes requirements for registration that are equivalent to the requirements of this Act.

21 Decision on application

- (1) The Board may grant registration if it is satisfied that the applicant is qualified for registration.
- (2) The Surveyor-General must give the applicant written notice of the Board's decision, including information about the applicant's rights of review and appeal under Part 7.
- (3) If the Board does not decide an application for a registration within 28 days after it is received:
 - (a) the application is taken to have been refused; and
 - (b) the applicant may apply for review of the refusal under section 33.

22 Registration certificate

The Board must issue each registered surveyor with a registration certificate.

Division 2 Licensing

23 Application for practising licence

- (1) A registered surveyor may apply to the Council for a practising licence.
- (2) The application must:
 - (a) be made in the approved form; and
 - (b) be accompanied by the prescribed fee; and
 - (c) include the following:
 - (i) a certified copy of the applicant's registration certificate;
 - (ii) the name of the business under which the applicant proposes to practice as a surveyor;
 - (iii) the applicant's principal place of business and any other place of business;

- (iv) if the application is for renewal of a practising licence, a copy of the applicant's existing licence;
- (v) any other information specified in the approved form.

24 Decision on application

- (1) The Council may issue a practising licence if the licence application is made in accordance with section 23.
- (2) A practising licence may be issued subject to the conditions specified in it.
- (3) A practising licence is valid for 12 months from the date it is issued.
- (4) The Council must give the applicant written notice of the Council's decision, including information about the applicant's rights of review and appeal under Part 7.
- (5) If the Council does not decide an application for a practising licence within 28 days after it is received:
 - (a) the application is taken to have been refused; and
 - (b) the applicant may apply for review of the refusal under section 33.

25 List of licensed surveyors

By 31 March each year, the Council must publish in the *Gazette* a list of licensed surveyors as at a specified date.

26 Disciplinary action

- (1) Each of the following is a ground for amending, suspending or cancelling a practising licence:
 - (a) the holder of the licence has breached a condition of the licence;
 - (b) the holder of the licence has contravened this Act;
 - (c) the holder of the licence has contravened a practice direction made under section 27;

- (d) the holder of the licence has acted dishonestly, negligently or unprofessionally in his or her practice as a surveyor.
- (2) If the Council believes a ground exists to amend, suspend or cancel a practising licence (the ***proposed action***”), the Council must give the holder of the licence “a notice that:
- (a) specifies the proposed action; and
 - (b) specifies the ground for the proposed action; and
 - (c) outlines the facts and circumstances that form the basis for the Council's belief that the ground exists; and
 - (d) invites the holder to make written representations to the Council, within a specified time of at least 7 days, as to why the proposed action should not be taken.
- (3) If, after considering any written representations made by the holder, the Council still believes a ground exists to take the proposed action, the Council may take:
- (a) the proposed action; or
 - (b) less onerous action the Council considers appropriate because of the representations made by the holder.
- (4) The Secretary to the Council must give the holder of the licence written notice of the Council’s decision, including information about the holder’s rights of review and appeal under Part 7.

Part 5 The practice of surveying

27 Practice directions

- (1) The Surveyor-General may make directions in relation to the practice of surveying.
- (2) A licensed surveyor must comply with the directions.

28 Preparation of survey plans

A licensed surveyor must sign and date each survey plan prepared by the surveyor.

29 Lodging of survey plans

- (1) A licensed surveyor must lodge a copy of each survey plan prepared by the surveyor with the Surveyor-General.
- (2) The Surveyor-General may approve the plan, subject to any corrections he or she considers necessary.

30 Recognition of survey plans

Only a survey plan prepared by a licensed surveyor and approved by the Surveyor-General under section 29 may be recognised by a courts or the Government.

Part 6 Offences

31 Only licensed surveyor may carry out survey

A person commits an offence if:

- (a) the person carries out a survey; and
- (b) the person is not:
 - (i) a licensed surveyor; or
 - (ii) under the direct supervision of a licensed surveyor.

Maximum penalty: 10,000 penalty units or 12 months imprisonment, or both.

32 Pretending to be a licensed surveyor

A person commits an offence if:

- (a) the person is not a licensed surveyor; and
- (b) the person:
 - (i) pretends to be qualified to carry out a survey; or
 - (ii) otherwise pretends to be a licensed surveyor.

Maximum penalty: 10,000 penalty units or 12 months imprisonment, or both.

Part 7 Reviews and appeals

33 Review by Minister

- (1) If a person is required under this Act to be given notice of any of the following decisions, the person may apply to the Minister for review of the decision:
 - (a) a decision of the Board to refuse an application for registration;
 - (b) a decision of the Council to refuse an application for a practising licence;
 - (c) a decision of the Council to impose a condition on a practising licence;
 - (d) a decision of the Council to take disciplinary action under section 26.
- (2) The person must apply for the review within 30 days after the person receives notice of the decision from the decision maker.
- (3) In deciding the application, the Minister may:
 - (a) confirm the decision; or
 - (b) vary the decision; or
 - (c) make a new decision.
- (4) The Minister must give the applicant for review written notice of the Minister's decision, including information about the applicant's right of appeal under section 34.

34 Appeal to High Court

- (1) An applicant for review under section 33 may appeal to the High Court against the decision of the Minister on the review.
- (2) The appeal must be started within 30 days after the person receives notice of the decision on the review from the Minister.
- (3) The appeal may be made on a question of law only.

- (4) In deciding the application, the Court may:
- (a) confirm the decision; or
 - (b) vary the decision; or
 - (c) make a new decision.

Part 8 Miscellaneous matters

35 Approved forms

The Surveyor-General may approve forms for use under this Act.

36 Delegation

The Surveyor-General may delegate his or her powers and functions to another public officer.

37 Protection from liability

- (1) A person is not civilly or criminally liable for an act done or omitted to be done by the person in good faith in the exercise of a power or performance of a function as:
- (a) the Surveyor-General; or
 - (b) a Board member; or
 - (c) a Council member.

- (2) In this section:

exercise, of a power, includes the purported exercise of the power.

performance, of a function, includes the purported performance of the function.

38 Regulations

- (1) The Minister may make regulations under this Act.
- (2) Without limiting subsection (1), the regulations may prescribe the following:

- (a) fees for this Act, including fees for surveys carried out by the Government;
- (b) the qualifications for registration as a surveyor;
- (c) the procedures that apply when the Council takes disciplinary action against surveyors under section 26.

Part 9 Repeals and transitional matters

39 Definitions

In this Part:

commencement date” means the date this Part commences;

“

repealed Act” means the *Land Surveys Act* (Cap. 134) as in force immediately before the commencement date.

40 Repeal of Land Surveys Act

The *Land Surveys Act* (Cap. 134) is repealed.

41 Saving of subsidiary legislation

The following subsidiary legislation made under the repealed Act remains in force after the commencement date as if it were made under section 38 of this Act:

- (a) *Surveyor General’s Rules* (LN 28/1964); and
- (b) *Fees for Government Surveys Order* (LN 53/1995).

42 Surveyor-General

The person who held the public office of Surveyor-General immediately before the commencement date continues to hold the office under this Act.

43 Registered surveyors

A person who, immediately before the commencement date, was a registered land surveyor under the repealed Act, is taken to be a registered surveyor under this Act.

44 Requirement to hold practising licence postponed

For the period of 12 months after the commencement date, a registered surveyor is taken to be a licensed surveyor for the purposes of this Act, even if the registered surveyor does not hold a practising licence.

45 Disciplinary action

If disciplinary action in relation to the conduct of a registered land surveyor has been started under section 11 of the repealed Act but not completed by the commencement date, the action must be completed under the repealed Act as if it had not been repealed.

Subsidiary Legislation

THE SURVEYOR-GENERAL'S RULES

- 1.** These Rules may be cited as the Surveyor-General's Rules.
- 2.** A registered Land Surveyor proposing to survey any parcel of land for any purpose connected with the title thereto, or in circumstances in which the survey may be used for any such purpose, shall first obtain the written permission of the Surveyor-General to survey such land and in granting permission the Surveyor-General may give such directions concerning the method of survey as he thinks fit.
- 3.** A registered Land Surveyor shall disclose in every plan and by calculation and written report where necessary all doubts, discrepancies and difficulties connected with the survey, and shall afford to the Surveyor-General all information obtainable by him relating thereto which may aid in securing accuracy and completeness in the records.
- 4.** Before making a survey, a registered Land Surveyor shall obtain from the Surveyor-General all information relevant to the survey respecting the subject land and the adjacent lands and shall take special care that his survey does not include any land other than the subject land.
- 5.** In the case of land which is being surveyed for the purpose of application for first registration under the Land and Titles Act, a registered Land Surveyor shall take due care to survey and record any part of the land appearing to be occupied by any person other than the applicant.
- 6.** The survey of any parcel of land shall be based on or connected to the Universal Transverse Mercator System of Coordinated Stations, unless such parcel of land is situated more than five kilometres from the nearest co-ordinated station, or this requirement is expressly dispensed with by the Surveyor-General.
- 7.** When the survey of any parcel of land is not based on the Universal Transverse Mercator System of Co-ordinated Stations, Universal Transverse Mercator co-ordinates by Global Positioning System surveying techniques shall be made and recorded in the field notes.
- 8.** Boundary marks shall be established at all corners unless this requirement is expressly dispensed with by the Surveyor-General under rule 9.

9. Where a corner point of a parcel of land falls within inaccessible ground, or where it is inadvisable to place a mark, or where the position of an original mark of the land under survey falls in an inaccessible place such as in a river, stream, road reserve or at high water mark or the like, its position with the consent of the Surveyor-General shall be indicated on the ground by a mark erected on the straight boundary line meeting the corner point and as near to the corner point as is consistent with its permanency, and the distance between such indicatory mark and the corner point shall be recorded on the plan by means of an inset.

10. Boundary and indicatory marks shall be of a type and size approved by the Surveyor-General.

11. All roads, rights of way and easements shall be shown on every plan of the parcel of land through or into which they run.

12. Plans for filing in the Surveyor-General's office shall be neatly and accurately drawn on drawing paper or other drawing material the size and quality of which has been approved by the Surveyor-General. Any plan not conforming to the standard required may be rejected. A plan shall be a most complete record of survey showing the distances and bearings of all boundary and survey lines. The plan shall face north and a north point or Universal Transverse Mercator Grid Lines shall be given on the plan. All information on the plan shall be written in black ink.

13. Natural scales of 1:1000, 1:1250, 1:1500, 1:2000, 1:2500, 1:5000, 1:7500, or any of the above scales in which the denominator is multiplied or divided by ten shall be used, provided that the size of any parcel of land depicted on a plan shall not be less than one square centimetre.

FEES FOR GOVERNMENT SURVEYS ORDER

(Section 12)

The fees to be paid for the carrying out of any survey by the Government or for the performance of any work by the Government in relation to any matter within the functions of the Surveyor-General shall be as set forth in the following Schedule:-

SCHEDULE

Scale of Fees

A. DEFINITIONS

In this Schedule-

"boundary beacon" means a survey mark constructed and placed for the purpose of indicating a boundary;

"town land" means land defined as such under the Land and Titles Act, section 135;

"rural land" means any land, not being town land whether customary land or not, which is used for agricultural or forestry purposes exclusively;

B. CHARGES FOR BOUNDARY SURVEYS OF URBAN LAND

- (i) The basic survey fee for a survey of town land shall be \$2,500.00
- (ii) The following additional fees shall also apply-
 - (a) For the creation of new lots smaller than 500 square metres, the charge shall be \$1,500.00 per lot requested by the subdivider;
 - (aa) For the creation of new lots of 500 square metres or larger, the charge is \$2,000.00 per lot;
 - (b) For each boundary beacon placed or replaced by an iron rod in concrete shall be \$250.00 or an iron fence post in the ground shall be \$500.00;
 - (c) For each indicatory or unco-ordinated line beacon necessarily placed shall be \$100.00;
 - (d) For every 10 metres or part thereof by which the perimeter of each requested lot exceeds 100 metres shall be \$50.00.
 - (e) For each kilometre of survey traversed or part thereof the charge shall be \$200.00.

- (f) Registration survey fee shall be the summation of \$200.00 for one new lot created and \$50.00 for each additional new lot in the subdivision.
- (g) Identification survey without replacement of boundary beacons shall be as per provision B(i), B(ii) (c), B(ii) (d), B(ii) (e) and D(iv). For the replacement of boundary beacons, all urban land fees and transport shall be applied except for provision B(ii) (a).

C. CHARGES FOR BOUNDARY SURVEYS OF RURAL LAND

- (i) The basic survey fee for a survey of rural land shall be \$4,000.00.
- (ii) The following additional fees shall also apply-
 - (a) For the creation of new lots, the charge shall be \$1.00 per square metre inside the total of all lots;
 - (b) For each boundary beacon placed or replaced by an iron rod in concrete shall be \$250.00 or an iron fence post in the ground shall be \$500.00;
 - (c) For each indicatory or unco-ordinated line beacon necessarily placed shall be \$100.00;
 - (d) For every 10 metres or part thereof by which the perimeter of each requested lot exceeds 400 metres shall be \$50.00;
 - (e) For each kilometre of survey traverse or part thereof the charge shall be \$200.00;
 - (f) Registration survey fee shall be the summation of \$200.00 for one new lot created and \$50.00 for each additional new lot in the subdivision;
 - (g) Identification survey without replacement of boundary beacons shall be as per provision C(i); C(ii) (c), C(ii) (d), C(ii) (e) and D(iv). For the replacement of boundary beacons, all urban land fees and transport shall be applied except for provision C(ii) (a) and C(ii) (f).

D. OTHER SURVEY CHARGES THAT MAY BE APPLICABLE

- (i) The actual cost of travel and/or transport (other than provided in (iv) to and from the site of the survey together with costs of accommodation (other than provided in (iii)) shall be chargeable; provided that when more than one survey is carried out during one tour the costs shall be apportioned to the area of each survey.
- (ii) Travelling time shall be charged at the daily rates laid out in section E(a).
- (iii) Where it is necessary to camp overnight in the course of a survey, the fee shall be \$60.00 per party per night.

- (iv) The vehicle charge is \$10.00 per kilometre travelled to undertake the survey.
- (v) Lodgement Fee shall be charged at the rates laid out in B(i) and B(ii) (f) for town land, and C(i) and C(ii) (f) for rural land.

E. DAILY RATES

- (a) For any surveys other than boundary surveys using simple equipment (compass and tape, hand-held global positioning system and camera), daily rates shall be charged for the whole party involved in the work as follows-

| | |
|--------------------|------------------------------------|
| Principal Surveyor | \$1,200.00 per day or part thereof |
| Senior Surveyor | \$900.00 per day or part thereof |
| Surveyor | \$700.00 per day or part thereof |
| Technician | \$500.00 per day or part thereof |
| Casual | \$100.00 per day or part thereof |

- (b) For any other specialised surveys such as topographic survey, engineering survey, mining survey, photogrammetry, hydrographic, bathymetric and geodetic surveys, daily rates shall be charged for the whole party involved in the work as follows-

| | |
|--------------------|------------------------------------|
| Principal Surveyor | \$5,000.00 per day or part thereof |
| Senior Surveyor | \$4,500.00 per day or part thereof |
| Surveyor | \$3,500.00 per day or part thereof |
| Technician | \$2,500.00 per day or part thereof |
| Casual | \$300.00 per day or part thereof |

The actual cost of material, travel and transport plus 20% of the cost.

- (c) Survey professional consultation rates shall be \$200.00 per hour or \$50.00 for every quarter hour or part thereof.

LAND SURVEYORS REGULATIONS 2017

Under section 38(1) of the *Land Surveyors Act 2017*, I make these Regulations –

- 1 Citation**
These Regulations may be cited as the *Land Surveyors Regulations 2017*.
- 2 Commencement**
These Regulations commence on the date it is published in the *Gazette*.
- 3 Definition**
In these Regulations:

 "Tertiary qualification" means a certificate, diploma or degree in land surveying.
- 4 Fee to apply for registration**
For section 19(3)(b) of the Act, the prescribed fee for an application for registration is \$250.00.
- 5 Qualification for registration**
(1) For section 20(a) of the Act, the prescribed qualifications for registration are as follows:

 (a) a degree in land surveying plus at least 2 years work experience in land surveying including at least 18 months predominately doing land survey fieldwork; or
 (b) a diploma in land surveying plus at least 4 years work experience in land surveying including 3 years predominately doing land survey fieldwork; or
 (c) a certificate in land surveying plus at least 6 years work experience in land surveying including 4 years, 6 months predominantly doing land survey fieldwork; and

(2) a comprehensive knowledge of the land acquisition and registration processes under the Land and Titles Act.
- 6 Fee to apply for practising licence**
For section 23 of the Act, the prescribed fee for an application for practising licence is \$1,500.00.

MADE AT HONIARA this 6th day of June 2017.

HON. MOSES GARU
MINISTER FOR LANDS, HOUSING AND SURVEY