

MINISTRY OF AGRICULTURE AND LIVESTOCK

TERMS OF REFERENCE (ToR)

Service Providing/Activity Title: Land Valuation Services, Lot 1264 of Parcel 192-007-185 Burns Creek Site, Honiara.

Nature of Activity: Valuation of 0.4515ha portion of Lot 1264 of Parcel 192-007-185, King George / Burns Creek, Honiara

Client: Ministry of Agriculture and Livestock (MAL)

Period of Assignment: October/November 2025

Closing Date: Friday 24 October 2025, 4.30PM

1. Background

The Ministry of Agriculture and Livestock (MAL) requires the services of a registered valuer to undertake a professional valuation of a 0.4515-hectare portion of land identified as Lot 1264 of Parcel 192-007-185, located at King George / Burns Creek, Honiara, adjoining the King George Research Center (KGRC), formerly TTM Farm.

The purpose of the valuation is to establish the current fair market value of the identified land portion on behalf of the the Ministry of Agriculture and Livestock (MAL). The valuation outcome will inform the Ministry's decision-making regarding the potential purchase of the land, and support planning, land management, and future development considerations on the site.

2. Objective of the Assignment

The objective of this assignment is to obtain an independent, transparent, and evidence-based valuation report determining the current market value of the identified 0.4515ha land portion in accordance with the Valuers Act 2009, Land and Titles Act, and other related Uniform standards of Professional Appraisal Practice.

Specific objectives include:

- To establish the fair market value of the land as of the date of inspection;
- To identify any encumbrances;
- To analyze comparable market data within the King George / Burns Creek area;
- To present a detailed valuation methodology and justification for the concluded value.

3. Scope of Work

The registered valuer shall carry out the following tasks:

- 1) Pre-Valuation Review
 - Examine relevant title documents, survey plans, and parcel maps to be provided by MAL.
 - Verify the location, boundaries, and size of the 0.4515ha land portion.
 - Conduct Site Inspection, topography and cadastral surveys, including taking site photographs and GPS coordinates.
- 2) Market Research and Analysis
 - Gather and analyze recent comparable land sales or leases in the Honiara and Burns Creek areas.

- Assess local market conditions influencing land values.
- 3) Valuation and Reporting
 - Apply appropriate valuation approaches
 - Document the methodology, assumptions, and evidence used.
 - Prepare a detailed valuation report with all supporting data and appendices.
- 4) Consultation and Finalization
 - Present a comprehensive Survey Report to MAL.
 - Present a comprehensive Valuation Report.
 - MAL shall review the reports and if required, discuss comments with the service provider to update the comprehensive report to the Final Report.

4. Deliverables

The valuer shall submit the following deliverables Within 10 working days after site visit and surveys:

1. Survey Report
2. Valuation Report
3. Three (3) signed hard copies and one (1) electronic copy (PDF) of each report

5. Duration and Timeline

The total duration of the assignment shall not exceed 15 working days during October/November 2025, including site inspection and survey, analysis, and reporting.

6. Selection criteria

The service provider shall:

- Lowest responsive quote;
- Be a registered valuer under the Solomon Islands Board of Valuers and Land Agents;
- Demonstrated experience in urban and peri-urban land valuations;
- Have sound knowledge of Solomon Islands land tenure systems and property markets;
- Demonstrate proven competence in preparing professional valuation reports for government clients.

7. Reporting and Supervision

The valuer shall report to the:

Director, Research and Development Department
Ministry of Agriculture and Livestock (MAL)

All coordination, logistical support, and document access will be facilitated by the MAL Research Department.

8. Payment Schedule

Payment will be made upon satisfactory delivery of outputs as follows:

1. Submissions of the Final Survey and Valuation Reports.
2. Completion of a signed Certificate of Completion by the service provider and MAL.
3. The payment is to be made in one lumpsum.

9. Confidentiality and Ownership

All data, materials, and reports produced under this assignment shall be the sole property of the Ministry of Agriculture and Livestock. The valuer shall maintain strict confidentiality of all information obtained and shall not disclose it to any third party without prior written consent of MAL.
