



14th SOUTH EAST ASIA SURVEY CONGRESS

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LAND VALUATION, ADMINISTRATION AND MANAGEMENT
– BRUNEI PERSPECTIVE

Eddy Haji Mohamad
Land Valuation Officer
Land Department

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Introduction

Vision

‘optimal land utilisation’

Mission

‘to provide registration, administration and management of land to secure socio-economic of the country’

Roles of Land Department

- To uphold and keep up to date the Land Register
- To prepare working papers for the authorities on Land Affairs
- To Collect Land Annual Ground Rent and Revenues
- To Perform Land Valuation on behalf of the Brunei Darussalam Government

Land Administration

“is the way in which the rules of land tenure are applied and made operational”

Wikipedia

“the processes of determining, recording and disseminating information about the ownership, value and use of land when implementing land management policies”

Prof. Hans Sevatdal, 2002

Land Administration

Land Department

Land Management

“is the process of managing the use and development of land resources”

Wikipedia

“the activities associated with the management of land as a resources from both an environmental and economic perspective towards sustainable development”

Prof. Hans Sevatal, 2002

Land Management

- Government agency may time to time require a plot of land
- Land may be needed for various purposes
 - Housing, School, Mosque



Land Management

- Land alienation may and may not involve private land
- The acquired land will be compensated accordingly
 - Land size acquire
 - Any developments on the land

Valuation Section

Main Function

To provide statutory and non-statutory assessment on behalf of the government

Functions of the Valuation Section

Statutory

- Stamp duty for land transfer
- Compensation for land acquisition
- Estate Duty for transmission of land

Non Statutory

- Mortgages
- Exchange of Land

Valuation and Survey

- Site inspection is very crucial
- Know the right land to inspect
- Development within and outside the boundary
 - Values varies with location

Desktop Inspection

RSO Sheet

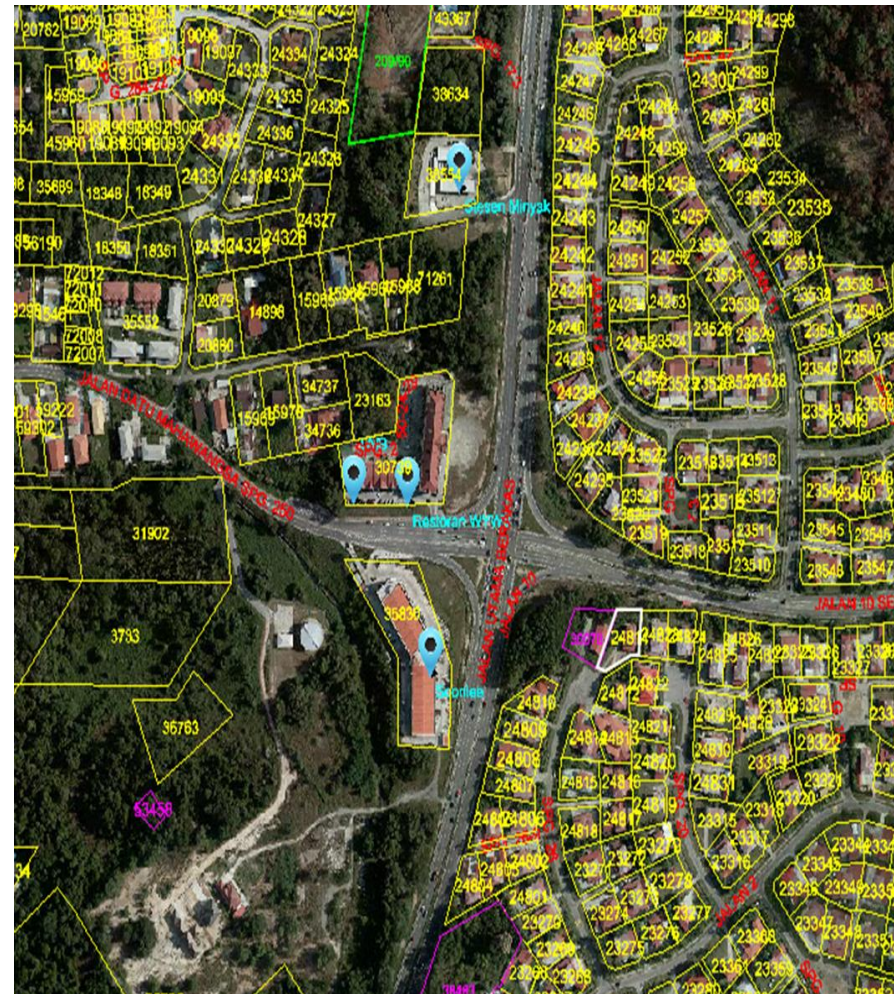
- Traditional
 - Developments not shown
- Not user friendly
- Faded
- Worn out
- Not updated



Desktop Inspection

Geoportal

- Modern
 - Development is shown
- User friendly
- Updated
- View from anywhere
- Flexible



Challenges

- Data is not stored digitally
- Integration of land values and land mapping
- Inaccessible land for inspection



Expectations

- Real data / images for geoportal
- 3D images
- Inspection using drones
- Integration of map with land value

Conclusion

- Acknowledge the weakness
- Realise the opportunity and making use of what we have
- Computerize report
- LARIS

THANK YOU