

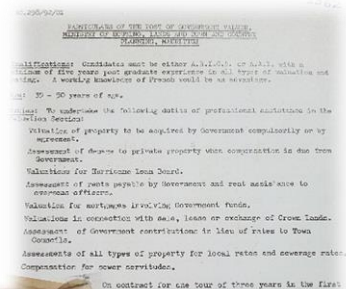
HISTORY OF VALUATION DEPARTMENT

Services for valuation of property in Mauritius can be traced as far back as in the year 1950's. It was then under a Section within the Ministry of Work and afterward transferred to the Ministry of Local Government and Co-operative Development.



In those years a Valuer was appointed from United Kingdom (UK) to deal, initially, with the Plaines-Wilhems Sewerage Scheme, but whose work expanded into Valuation for a multiplicity purpose.

The Valuation Office was created as a Division under Ministry of Housing following the enactment of the Local Government Ordinance in year 1962. Under that ordinance the five Municipal Councils were created and the Valuation Office was required to produce the Valuation List for purpose of raising general rates.



Between year 1964 and 1971, the very first Valuation List was prepared for raising general rates for the Municipal Councils. It was then that the Valuation Office has been structured in terms of Human Resources whereby various grades and cadres were created both at Professional and Technical level. A Qualified Valuer (Member of The Royal Institution of Chartered Surveyor (RICS)) was recruited from UK for the preparation of the Valuation List. A number of officers were also recruited at the level of Cadet Valuer in the professional cadre and Valuation Assistants in the technical cadre. Three Cadet Valuers were awarded scholarship to study in UK to be then qualified as Chartered Valuation Surveyors (Member RICS).

Received or Recruitment Authorized	Present Position	Salary	Inducement Pay	Total Allowance
		2		2
		144		1,107
		149		1,145
		156		1,200
		163		1,252
		170		1,308
		176		1,350
		183		1,407
		189		1,450
		196		1,501
		206		1,553
		214		1,605
		222		1,707
		230		1,759
		240		1,862
		249		1,914

Salary scale will be determined by the... position appropriate and senior...

Advertised 10th Nov. 1963.
1st December, 1963.
Mr. R. J. Matthews selected
12th November, 1963 on
contract terms.
Mauritius Government
subsequently agreed to
candidate being offered
secondment terms.
Further queries received
from Mr. Matthews
February, 1964.
Mr. C. M. Hobbs
interviewed 23.1.64. and
under close consideration
for possible secondment.

In around 1970, valuation for Succession Duty and Registration Duty were entrusted to the Valuation Office.



Over the year's requests for the services of Valuation Office have increased and more Valuation Surveyors were required. A diploma course was mounted at the University of Mauritius in the year 1972 and 6 serving government officers were granted scholarship to follow this course. These officers were appointed

as Government Valuer in 1974. Valuation Office was then headed by a Senior Government Valuer.

The Valuation Division grew into importance with the enactment of the Land Acquisition Act in 1973 together with development in the field of real estate. Other duties were entrusted to the Valuation Division which included, inter alia:

1. Preparation and maintenance of Valuation List for all Municipal Councils;
2. Valuation of properties which Local Authorities sell, acquire, lease or rent;
3. Valuation of properties for Registration Dues, Succession and Donation Duty;
4. Assessment of compensation under Land Acquisition Act;
5. Determination of Rent of Government Lands;
6. Advice to Government on all matters relating to the management and husbandry of landed properties;
7. Assessment of rent for Pas Geometriques as Campement Site, industrial site, and hotels, etc;

8. Assessment of rent for Crown land (Now State Land) lease as building site.
9. Advice on Landlord and Tenant matters where Government is a party; and
10. Assessment of Land Development Tax.

Following the additional duties entrusted to the Valuation Division, additional staff have been recruited and the office has expanded to be then headed by a Principal Government Valuer.

In 1980, a new Valuation List for all five Municipal Councils was required which again prompted for additional recruitment of staff at technical level to carry out surveys and to assist Government Valuers in their duties.

In 1983, the Valuation Office was transferred to the Ministry of Finance following a Cabinet Decision (CAB(83)779). As such, the Valuation Office became a Division of the Ministry of Finance wherein all recruitment, appointment, promotion and disciplinary action were then being dealt with by the Financial Secretary as Responsible Officer.



With the economic recovery in the late 1980's the office expanded further with the upsurge of new types and complex Real Estate development. Under the recommendation of the PRB Report 1986, a new post for the head of the Valuation Office was created, namely that of Chief Government Valuer and the post of Deputy Chief Government Valuer was also created to assist the latter.

With the gradual expansion of the Office, Government uplifted the status of the Office in the year 2001 from a Division to that of a Department. As such, the Valuation Department became a self-accounting body, with its own yearly budget establishment and supporting logistics. The Chief Government Valuer then became the Supervising/Responsible/Accounting Officer of the Valuation Department with all powers of recruitment, appointment, promotion and ensuring discipline. This post was restyled to Director, Valuation Department in PRB Report 2015.

In the 1990's, newly recruited Valuation Technicians were given incentives to take internationally recognized Degree course in the field of Valuation. Several officers have successfully qualified as Chartered Valuation Surveyors with the Royal



Institute of Chartered Surveyors of UK. The first batch of Government Valuers were recruited in 1999. This has given incentives for other officers to follow the Valuation Degree course and hence there have been new recruits of Chartered Valuation Surveyors in the Valuer's Grade. The number of Chartered Valuation Surveyors (RICS) in post in Valuation Department has increased to 19 in number.

The portfolio of the Valuation Department has now been transferred to the Ministry of Housing and Land Use Planning since year 2019. The Human Resources of the Valuation Department as at year 2020 constitute of 160 personal comprising Professional Valuers, Property Valuation Inspectors and administrative cadres.

