



qathet

REGIONAL DISTRICT

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| SECTION 1 | CORPORATE POLICIES |
| POLICY | 1.4 |
| SUBJECT | BUILDINGS AND STRUCTURES ON REGIONAL DISTRICT PROPERTY |
| ADOPTED | JULY 26, 2001 |

It shall be the policy of the qathet Regional District Board:

PURPOSE:

To protect the Regional District against financial liability and other claims arising from improvements placed by others on Regional District property.

POLICY:

It shall be the policy of the qathet Regional District Board to require any individual, society, group, or company (“builder”) intending to construct or place improvements on property owned or leased by the Regional District to follow the procedures set out below.

1. Any individual, society, group or company must obtain written permission to build from the Regional District and must take responsibility for proper completion and operation of the proposed building or structure.
2. Prior to commencing any work the builder shall
 - a) Submit to the Regional District in writing all proposed development plans, including drawings and descriptions of site modifications, new structures or modifications to existing structures, and permanent placement of equipment.
 - b) Provide a reliable estimate for total project costs, including suitable materials, qualified labour and safety considerations.
 - c) Provide evidence of financing to fully cover the estimated costs.
 - d) Await confirmation of Regional District approval before commencing work.

3. Where the value of the proposed building or structure exceeds (*for discussion*), the builder shall be required to file a “notice of interest” under the *Builders’ Lien Act* and to deliver a copy of the filed notice to the Regional District before beginning construction.
4. After an approval is granted and as soon as work commences, the builder shall place written notices in at least two conspicuous places on the site of the work advising that the Regional District will not be responsible for the cost of labour, materials or services performed or supplied to the property.
5. If at any time before completion of the project, expenses incurred are equivalent to total available funding, the builder shall stop work immediately and advise the Regional District.
6. The builder shall not re-commence work until sufficient funding to complete the project has been secured and evidence of that funding supplied to the Regional District.
7. Unless a contrary arrangement is made, any building or structure, which is affixed to property owned by the Regional District, will become the property of the Regional District.

Any builder who proposes to maintain separate ownership of a building or structure must enter into a severance agreement with the Regional District dealing with ownership, insurance, upkeep and removal of the proposed building or structure.

8. At the beginning of each calendar year, the Regional District will circulate this policy to all groups regularly using Regional District property.