GUIDELINES FOR EVALUATING LAND ACQUISITIONS

The following guidelines would be utilized to evaluate special land acquisitions.

- **Alignment with UBC’s mission**
  > Does the property meet the objectives of Trek 2010 and the Academic Plan?
  > Is the property accepted by a relevant faculty, department, or administrative unit?
  > Does the property fit with an institutional need for land (to support growth of teaching, research, support or administrative aspects of the University)?

- **Protects the University’s physical identity**
  > Is the land fundamental and sufficient for maintaining or protecting the physical identity of the University?
  > Are there challenges related to property assembly?

- **Reputation**
  > Has the landowner or donor’s reputation and the effect of the acquisition process on the University’s reputation been considered?
  > Are there social and/or political implications of acquiring the property (including effects of rezoning or similar process)?

- **Planning fit**
  > Has a technical evaluation of proposed land use indicated any challenges?
  > Is the community planning context suitable?
  > Does the property have reasonable planning options for enhanced value (e.g. through rezoning)?
  > Are council and senior staff supportive of rezoning?
  > Does the location of the property balance university purposes, efficiency and affordability?

- **Economic return.**
  > What is the potential for economic return (based on current property value, near term and long term marketability, financial liabilities)?

- **Policy fit**
  > Does the property meet the conditions of acceptance outlined in Policy 114 and the endowment management guidelines outlined in Policy 113 (where applicable)?

- **Due diligence**
  > Is the property unencumbered (land title/other legal considerations investigated)?

- **Minimal risk profile.**
  > Is the level of risk acceptable, given the property value?
  > Are there ongoing management costs and issues?
Land Acquisition Protocol

Real Property is brought to the attention of a Board member or University employee as a potential land acquisition.

Board member or University employee refers the proposal / inquiry to the VP Administration & Finance who will coordinate a staff review process, as follows:

Staff review based on evaluation guidelines (department responsible)
- Alignment with UBC’s mission (VP Academic, PPPAC, Departments, Faculties)
- Protects the University’s physical identity (Campus & Community Planning, ELA)
- Reputation (Campus & Community Planning, ELA)
- Planning fit (Campus & Community Planning, ELA)
- Economic return (Treasury, UBC Properties Trust)
- Policy fit (Treasury + University Counsel)
- Due diligence (University Counsel, UBC Properties Trust)
- Minimal risk profile (Treasury + University Counsel)
- If donation is received, AVP Development to assess suitability.

Report to the UBC Executive is prepared, documenting staff analysis.

Report to the Board is prepared.

Board accepts or rejects land acquisition.