

## **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

