



EXPROPRIATION

The compulsory acquisition of real estate is governed by statute and common law. In order to provide first-class consulting services, professionals must have sound knowledge of expropriation legislation, a comprehensive understanding of the specialized valuation methodologies used in assessing compensation, and a high degree of integrity and tact. Based on these principal requirements, Altus Group provides unparalleled professional expertise in all expropriation issues on a municipal, provincial and national basis.



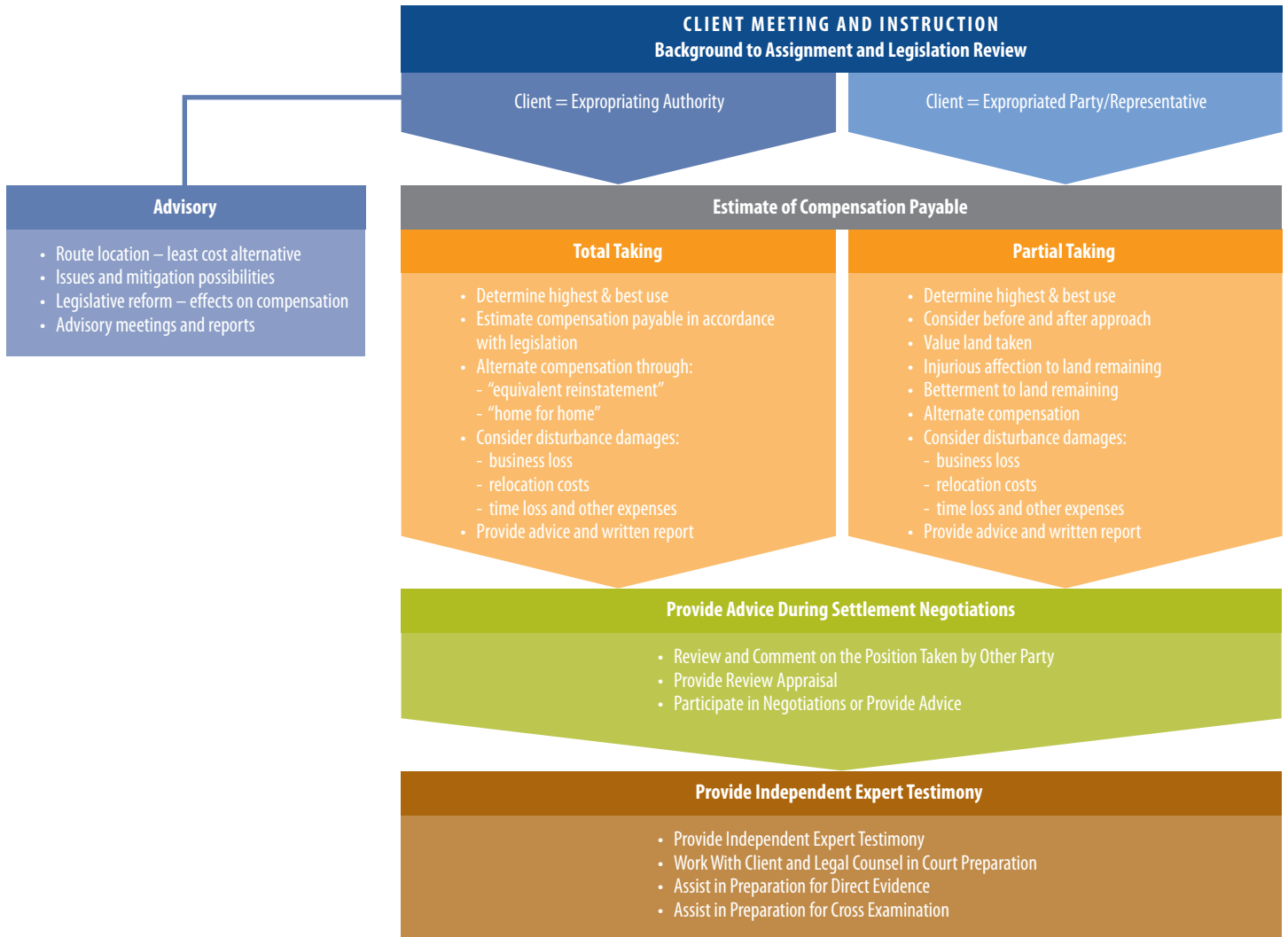
FOCUS ON

Expropriation

Altus Group is uniquely positioned to provide independent professional advisory services, as well as valuations to estimate compensation. The Expropriation Practice Group is composed of seasoned senior professionals from offices across the country who have many years of specialized experience in the expropriation arena. They have acted for expropriating authorities and also for those subject to expropriation. The combined talents of Altus Group expropriation professionals, with support from complementary Altus business units, ensure clients have an unparalleled body of experience and knowledge at their disposal.

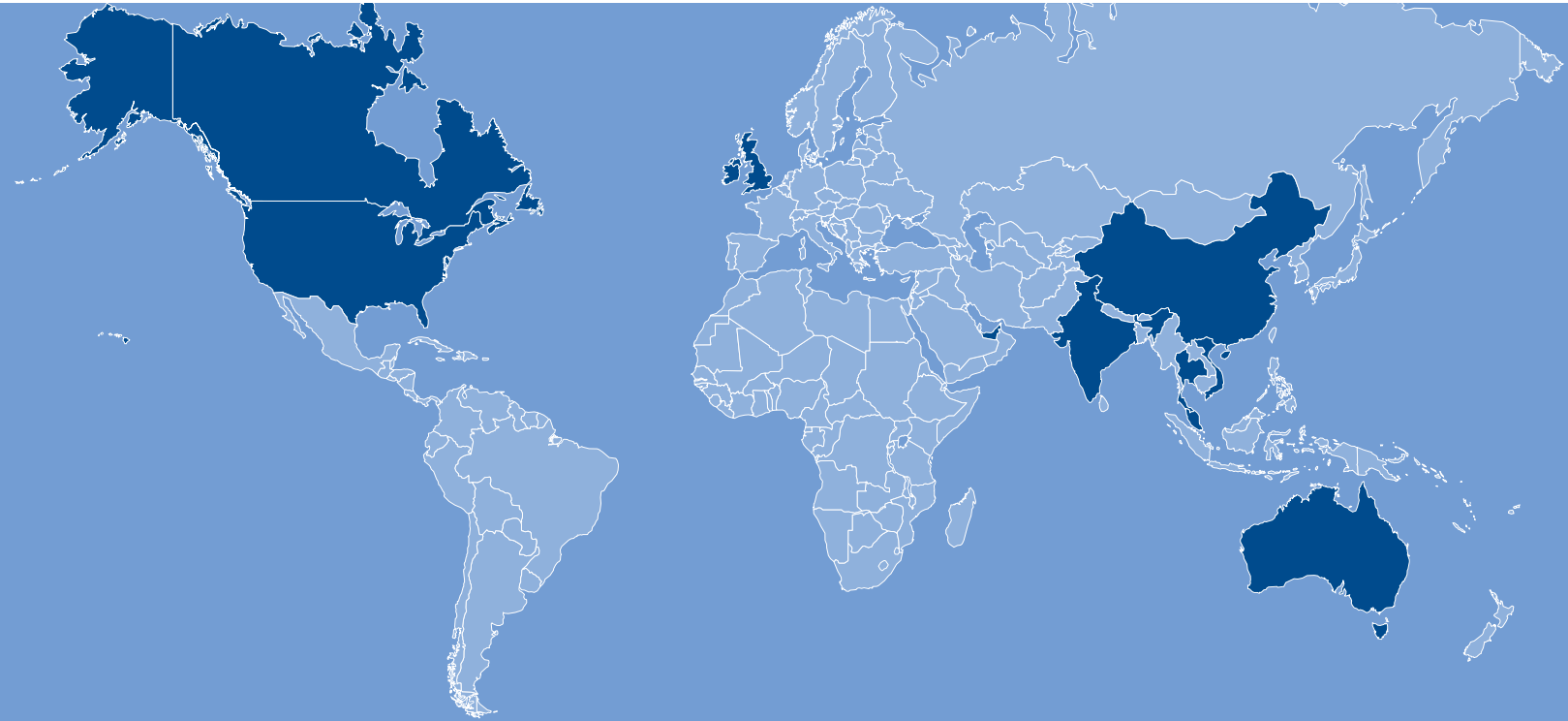
- **Expertise:** Professionals within the Expropriation Practice Group have experience in a wide variety of valuation types and techniques, land economics, development planning, construction cost estimating and geomatics. They have represented clients by providing independent estimates of compensation payable, taken roles in negotiation, provided expert testimony before courts and tribunals, and have sat as arbitrators on expropriation matters.
- **Understanding:** The key element in providing sound advice is understanding all issues relating to the assignment. We make a point of discussing all salient points with the client, reasons and background to the taking, including defining the expropriation scheme, and statutory requirements relating to estimating compensation payable. We also become familiar with relevant case law issues, and meet with the expropriated owner. Most compulsory acquisition results in anxiety for the expropriated party. One of our objectives is to leave the expropriated party confident that his/her concerns will be addressed and that our analysis is fair and equitable.
- **Advisory to Authorities:** Altus Group professionals have provided advisory services to expropriating authorities on many issues in addition to basic compensation-related valuations. An important service is advising on route location for new corridor takings during the planning stages. We offer advice on best alternate routes from a land acquisition cost basis, and also identify all major compensation issues that the authority is likely to encounter. This planning stage advisory service can provide authorities with significant project cost savings.
- **Total Taking:** Where the expropriation requires the taking of a total property, the property value is established from standard valuation principles, coupled with any statutory value requirements. Disturbance damages and other issues will also be noted. Total taking may also invoke “equivalent reinstatement” and “home for home” concepts.
- **Injurious Affection/Disturbance:** Injurious affection can occur with partial takings and, in some jurisdictions, even where no land is taken. Where there is a partial taking, the remaining land may have suffered value loss (injurious affection). Disturbance and business loss will occur to individuals and businesses through the need to relocate or close temporarily or permanently. We have considerable experience in assessing the various Heads of Claim arising from injurious affection, and have defended claims as expert witnesses.
- **Major Projects:** With expropriation professionals located in many offices across Canada, Altus has the ability to put together an experienced group of experts for situations requiring a large team, or assemble a team at short notice for projects with a tight timeline. The Altus team has worked together under most Canadian jurisdictions and keeps aware of important decisions and precedent cases.
- **Unbiased:** The Altus approach is to provide advice and reporting that is fair to all parties. An unbiased opinion and report makes the settlement of expropriation issues easier and most often significantly less costly to all parties involved. Altus Group stands by its reports, and will provide advice and expert testimony where required.

The combined talents of Altus Group expropriation professionals with support from complementary Altus business units ensure clients have an unparalleled body of experience and knowledge at their disposal.





Our Network



Altus offers diversified services and unparalleled expertise to a broad range of clients, in various industries across Canada and internationally.

About Altus Group

Altus Group is the leading multidisciplinary provider of independent real estate consulting and professional advisory services worldwide. With a staff of over 1,500, Altus Group has a network of over 50 offices in 11 countries worldwide, including Canada, UK, Australia, Asia, USA and the Middle East. We operate four interrelated Business Units, bringing years of expertise together into one comprehensive platform: Research, Valuation and Advisory; Cost Consulting and Project Management; Realty Tax Consulting and Geomatics services. Our business units work independently or in cooperation to provide clients with the benefit of combined expertise. Our distinctive approach allows for decisions based on independent, carefully reviewed conclusions.

Altus Group provides services to some of the most prominent businesses, including banking institutions, pension funds, insurance companies, accounting firms, law firms, public real estate organizations (including REITs), industrial companies, private investors, asset and fund managers, real estate developers, governmental institutions, and oil and gas companies.



altusgroup.com info@altusgroup.com