

Why Doesn't the Government on  
Capital Projects just  
Expropriate Everyone?

# Pro's and Con's of the concept :

- “Expropriating Everyone”

# Pro's

- In the large Capital Project setting, as a contract land agent, the questions you will receive on a multiple/daily basis from your friendly Project Engineer is:
- “Have you got it yet??”
- To do their job the engineers are depending on the land agent to acquire the land so they can build the **Project.**
- Delivery Dates – the Capital Projects are contracting the delivery dates

# Pro's

Engineers would be in favour as all land acquired

- Each owner would have similar dates of compensation so in a falling or rising market, each would be treated the same.

# Pro's

- Happy Engineers – all properties expropriated and work can begin
- Management – No delay claims from contractor for missed delivery dates
- Consultants/Lawyers for Owners - lots of work
- Surveyors – lots of work
- Appraisers – lots of work

# Con's

- Must have Politicians and Management On- Side, most consider the “E” word as having only four letters
- Tough Part – identify all owners who are entitled to compensation.
- Many properties have multiple tenancies and sub-tenancies that may not be identifiable from a simple title search. Owners get missed.
- Owners – don't know what's happening, when served with Notice of Expropriation, think they've done something wrong.
- Public Relations/Communications – lots of headaches responding to calls/media, press releases (this may depend on the agency)

# Conclusion

- Contact all affected owners, both registered owners (RO's as Mr. Hanman likes to call them) and non-registered owners who have an interest under the Act.
- Attempt to negotiate consensual agreements or Section 3 Agreements when the effects of the Project on the Owner is unknown.
- Owners have a better appreciation of the Project if they are not expropriated and are able to reach an agreement.
- Some owners have heard of the Project through Open Houses, media etc and want to do complete a consensual agreement.