



APPRAISING GOVERNMENT REAL ESTATE

Public Services and Procurement Canada (PSPC) Appraisal and Valuation Services

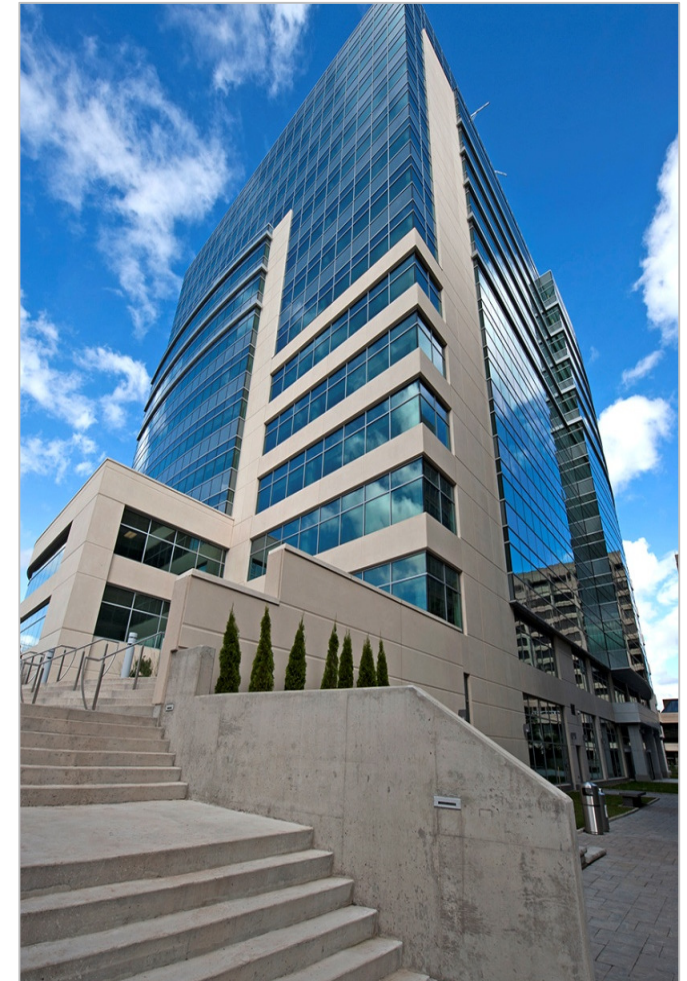


June 9, 2017

Official Bilingualism / Bilinguisme officiel

Please note that this presentation is also available in French.

Prière de noter que cette présentation est également disponible en français.



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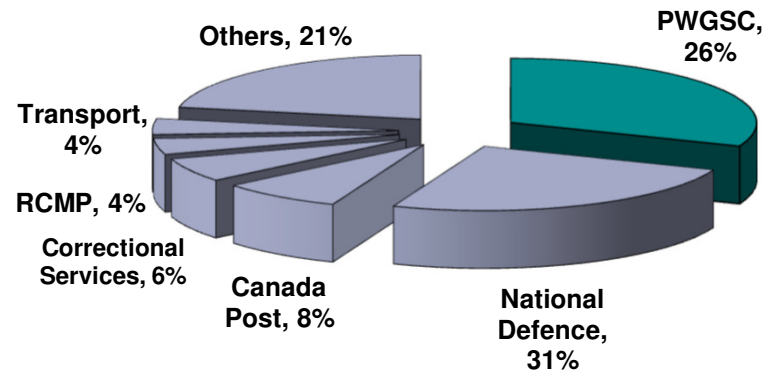
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Objective

- To provide members of the AI and AIC with a quick overview of the PSPC Real Property Services and the Key Mandates of the PSPC Appraisal and Valuation Services.



Government of Canada (GC) Real Property Portfolio



**GC Portfolio = 27.2M m² floor area
(including leases)**

**GC Portfolio = 37,096 buildings
(including leases)**

- TBS Directory on Federal Real Property lists 72 custodian organizations with real property holdings.
- PSPC's portfolio accounts for about 5.3% of federal buildings. Many are large office buildings with PSPC's portfolio making up 26% of the government's floor space.

Source: *Directory of Federal Real Property – Treasury Board Secretariat (TBS)*

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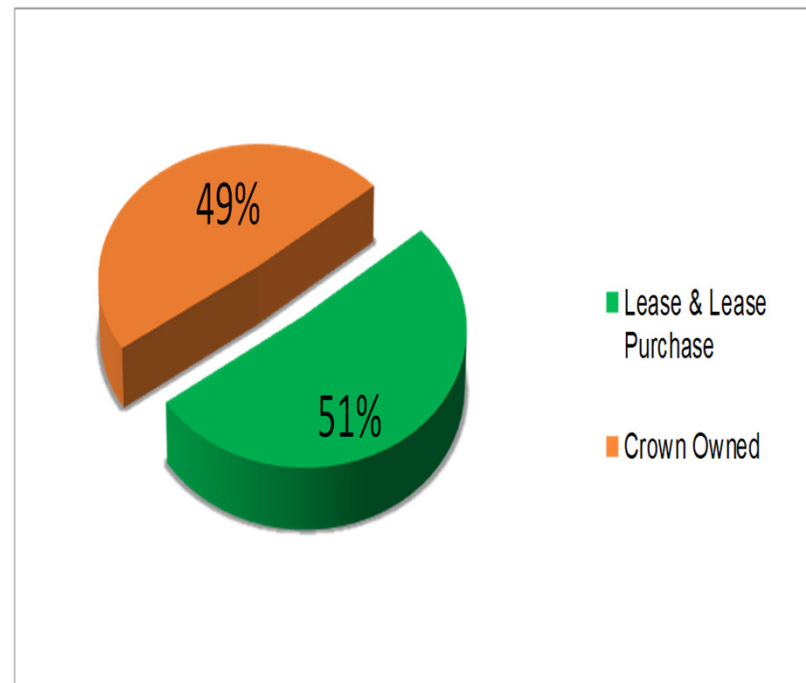
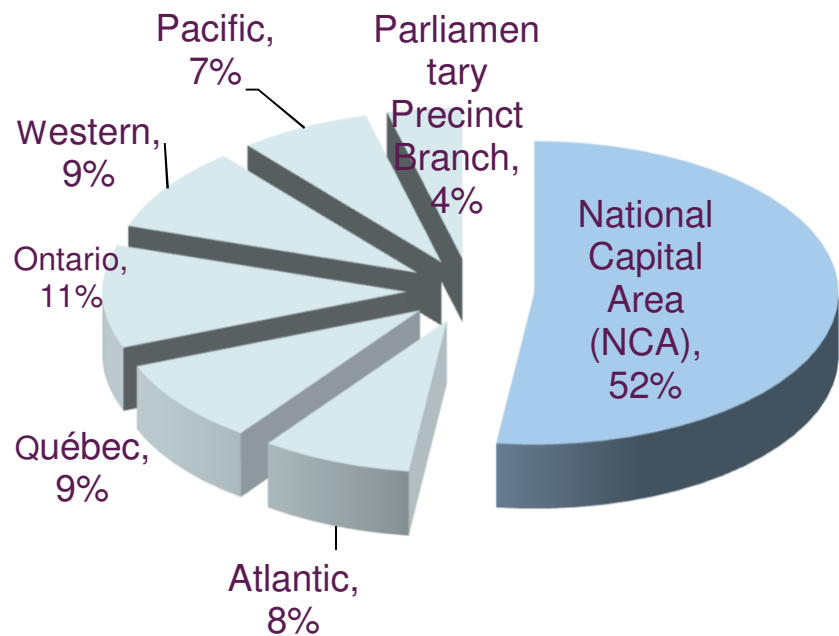


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PSPC Real Property National Portfolio



PSPC floor space: 7,080,000 m² as of 2016



Key Facts and Figures



Source: RPB Key Facts, 2016



PSPC Real Property Services Legislative Context

Mandated by *Department of Public Services and Procurement Canada Act* to provide real property services to departments and agencies on fee for service basis.

- Office accommodation
- Architecture, engineering
- Facility and property management
- Investment strategies
- Project delivery, construction and leasing of facilities
- Disposal of real property assets
- Environmental services
- Heritage conservation
- Real Estate Services **(including Appraisal)**



GC – Legislative Context & TBS Policies

PSPC is mandated through different Acts and by Treasury Board Secretariat (TBS) Policies as the sole provider of:

- GC office space
- other real property services:
 1. **Appraisal**
 2. Payments in Lieu of Taxes
 3. Expropriation



TBS Policy on Management of Real Property

- Sets the rules for mainly all departments
- Responsible management of real property, throughout its life cycle
- Financially prudent
- Represent the best value
- **All transactions in relation to the market value of the property.**



TBS Policy Instrument – Appraisals and Estimates Standard for Real Property

- An Administrative Standard
- Required “Appraisals” from/through PSPC Appraisal and Valuation Services
- Transaction over \$350,000 - Appraisals: Written Opinion of Value according to appraisal practices (CUSPAP) from an Accredited Appraiser
- Transaction less than \$350,000 – Estimates: Written Opinion of Value from a person experienced in real estate



PSPC Appraisal & Valuation Services

- Provide value estimates, supported by market evidence, to assist federal government departments in making informed real estate decisions for all type of transaction
- Integrity of the appraisal process, QA/QC and review functions
- Similar Model to other Governmental Organizations
- Outsourcing leverage
- Strong Appraisal Industry Relations



Appraisal Typical Projects

TYPICAL PROJECTS INCLUDE:

Appraisal Reports to support any type of transaction and/or planning

Market Rent Reports (MAR, MSR) to support leasing activities

Municipal Property Assessment Review on Major Leases

Parking Studies - Market Rent of Parking Spaces

Valuation Market Research to aid business decisions

Fair Market Rents – Federal Housing & Public Service Living
Accommodation

Appraisal Advisory Support for Aboriginal land claims

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Valuation Outsourcing Tool

PSPC Appraisal & Valuation Services is exploring **new and more efficient outsourcing model on projects to:**

- Streamline Valuation procurement process
- Enhance timeliness in project delivery
- Ensure consistency and efficiency in service delivery

For 2017-18, Establish SOSA partnership* with multiple service providers/vendor partners per region

*SOSA: Standing Offers and Supply Arrangements

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Thank you / Merci

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