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Course 403: Easement Valuation 12 May 2023 Halifax, NS









Course 403: Easement Valuation

Course Description:

This course is taught as a practical, hands-on course. Participants will learn specific methods and procedures to measure and value property before and after an encumbrance, as well as damages, if any result.

Topics:

- The nature of easements, bundle of rights, easements
 v. licenses en gross v. appurtenant, creation/duration, residuals and reversion interests
- The two approaches to valuation: Before and After (Federal Rule), value of the art taken plus damages (State Rule)
- Steps in the appraisal process (State Rule): how to value the whole larger parcel: when the taking is typical of the whole; when the taking is not typical of the whole; how to value the part taken; use of paired sales; the "Three R's"
- Damages, severance, cost-to-cure, change in highest and best use, increased cost of operation, restraints upon future development
- · How to value temporary easements
- Appraisal of special easements, scenic, slope, flood,

Course Level:

Intermediate

Course Tuition Includes:

Participant's Manual PDF

*Printed materials available for an additional purchase

Required Materials:

Financial calculator

Who Should Take This Course:

This course is designed for right of way professionals who are in the appraisal field.

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Sponsored by Chapter 65

To Register:

Submit form to Course Coordinator

Email: bjboyle@gov.pe.ca

Submit form to Education Chair Email: FLeblanc@nbpower.com

Course Coordinator:

Brenda J. Boyle, SR/WA

Department of Transportation and Infrastructure

P.O. Box 2000

Charlottetown, PE C1A 7N8 Phone: (902) 368-6397

Email: bjboyle@gov.pe.ca

Classroom Information:

J.W. Johnston Building 1672 Granville Street 5th Floor Room 514 Halifax, NS B3J 3N2 Phone: (902) 424-2363

Participant Capacity: 20

Suggested Accommodations:

Cambridge Suites Hotel Halifax 1583 Brunswick Street Halifax, NS B3J 3P5

Phone: 1-800-565-1263

Contact hotel directly for rates and reservations.

Course Instructor:

Jay Wong, AACI has over thirty years as a professional appraiser with experience appraising various types of properties for acquisition, expropriation, arbitration, litigation, financing, leasing, estate, property taxation and income taxation purposes. He has comprehensive experience in valuating full and partial takings for acquisition and expropriation of transit, road and infrastructure projects with various public sector agencies. Jay has in depth knowledge of the expropriation process with experience in property acquisition of large scale urban infrastructure project and large linear corridor projects for the transportation and energy sector

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To register, email thi	is form to bjboyle@	@gov.pe.ca or FLeblanc@nbp	power.com	
IIIIII Last Name	_	IIIIII First Name		
IIIIII Title				
IIIII Company Name				
IIIIII Address				
() Phone		□ Yes □ No I_I Member Mer	I <u>IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII</u>	
IIIII Email Address		<u> </u>		
IRWA Member Tuition		Non-Member Tuition	PDF of Course Printed Course Materials Materials	Total Tuition Amount
\$350.00 CAD + GST	7/HST	\$400.00 CAD + GST/HST [FREE \$38.85 CAD	
REGISTRATIONS A	RE PROCESSED	THROUGH CHAPTER 65.		
VISA CREDIT CARE	TRANSACTIONS	S INCLUDE 5% CHARGE.		
An electronic copy	of your course m	aterial will be added to you	r IRWA Account once your registration is completed.	
*Black & white prin	ted course mater	ials are only available for pu	urchase until 10 days prior to the class start date.	
PRINT NAME AS	S IT APPEARS	ON CARD:		_ 3-DIGIT CVV:
AMEX N	IC VISA	Card #:	EXP:	
SIGNATURE			Date: Amount to be Charge	ad:

Cancellation Policy: All classes scheduled by IRWA are subject to cancellation. All class registrants must contact the Course Coordinator prior to making travel arrangements, keeping in mind that the class may be cancelled at any time (for reasons including, but not limited to, insufficient registration, Instructor emergencies or other issues beyond the control of the chapter and/or IRWA). Fully liquidated damages for any losses incurred by a class registrant are limited solely to a refund of the registrant's prepaid class tuition. IRWA and its chapters assume no other registrant liability resulting from class cancellation.

Tuition Refund Policy: Written notification of intent to cancel registration must be received via email by both the Course Coordinator and IRWA Headquarters Education Staff (education@irwaonline.org) prior to the class start date in order to be eligible for a tuition refund. A full tuition refund will be issued if notice is received 15 days or more prior to the class start date; a 75% refund will be issued if notice is received less than 15 days prior to the class start date, and no refund will be issued for notice received on or after the class start date.