

**Atlantic Planners Institute  
Newfoundland and Labrador Branch  
PLANNER'S PLATE**

**Quantification of Compensation Payable  
Real Property Required for Public Use Purposes:  
An Overview of Methods & Approaches Employed by  
Appraisers**

Speaker: Glen Power AACI, P. App, MRICS  
Director , Accredited Real Estate Appraiser & Advisor  
Provident Valuation & Advisory Services Inc.

Date: *Wednesday, January 28<sup>th</sup>, 2015*

Time: *12:00 noon to 2:00 p.m.*

Place: *St. John's City Hall, 10 New Gower Street, 4th floor Foran Greene Room*

Expropriation is defined as the government's right to take the whole or part of privately owned land for public use and benefit, upon the obligation to pay just compensation to the owner. Depending on the nature of the taking and the applicable legislation, the owner of the property can receive compensation in the form of market value of the property, injurious affection, disturbance, and special value. Interest and consulting costs are also commonly awarded in the owner's compensation package.

This presentation is undertaken with primary reference to the Newfoundland Expropriation Act, which includes provisions common to most expropriation statutes within Canada, and will provide an introduction into how compensation is typically estimated and awarded with respect to these common provisions. The methodology is presented with reference to key compensation related court decisions that have shaped how valuation for compensation is undertaken.

Provisions and topics addressed include Fair Market Value versus Value in Use, General Benefits versus Special Benefits, Reinstatement, Special Value, Detrimental Effect (Injurious Affection), and Disturbance, as well as how planning decisions can potentially impact the compensation approach.

Price: API members \$20.00; Non-members \$25.00. Lunch provided. Please advise in advance if you prefer vegetarian or have any food allergies. Payment in the form of cash/cheque at the door.

**A reservation is required. Please contact Lindsay Lyghtle Brushett, phone 576-8285 or e-mail [lyghtlebrushett@stjohns.ca](mailto:lyghtlebrushett@stjohns.ca) by Friday, January 23, 2015. Those who register but do not attend will be responsible for any cost incurred.**

The Planner's Plate lunchtime speaker series is organized by API's NL Branch and is open to all interested people. For information on planning, see [www.cip-icu.ca](http://www.cip-icu.ca) and [www.atlanticplanners.org](http://www.atlanticplanners.org). Each Plate is worth 1 Learning Unit for API's Continuous Professional Learning program.