



School District No. 46 (Sunshine Coast)

Governance Policies

2.0 GOVERNANCE

2.9 Disposal of Land or Improvements

The Board may approve the disposal of land or improvements. These disposals include sales of land and buildings, leases, rentals, rights-of way and easements. Property disposals are subject to Ministerial Order M16, the Disposal of Land or Improvements Order, brought into force on January 17, 2003, and the *School Act*.

Prior to approving the disposal of land or improvements, the Board must consider the future educational needs of the district, as well as alternative uses of the land including development, rezoning and subdivision. Reasonable effort will be made to maximize the return to School District No. 46. Disposals must occur through a listing agent. Before any property is listed for sale, at least two evaluations (prepared by licensed realtors), or two appraisals (conducted by certified appraisers) must be conducted.

The Board will only approve the disposition of land or improvements at fair market value. Fair market value means the amount, price, consideration or rent that would be obtained by a school board in an arm's length transaction in the open market between willing parties acting in good faith.

The Board will approve disposition of land and improvements by a Disposal Bylaw. The Disposal Bylaw will be approved in accordance with the Board's Procedural Bylaw. The Disposal Bylaw authorizing the disposal of property owned or administered by the Board, made pursuant to section 65(5) of the *School Act*, must include:

1. Confirmation that the Board will not require the property for future educational or district purposes;
2. The name and facility number of the property, and;
3. The address and legal description of the property.

Finally, the Board will inform the Minister of Education of the disposal of land or improvements under section 96(3) of the *School Act*, and provide both a copy of the Disposal Bylaw and the allocation of any proceeds as required under section 100(2) of the *School Act*.

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