

Source: **BC Hydro**  
Job Title: **Property Representative 2**  
Job Location: **Surrey, British Columbia, Canada, V3W 0G1**  
Annual Salary: **\$ 95,100.00 - 102,500.00**  
Number of positions: **2**

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Powered by water... and by people like you

Providing clean electricity to 4 million customers takes a diverse workforce and that's where you come in. We need your talent to help us build major projects to meet growing demand. To help our customers find clean energy solutions for their homes and businesses and to be ready to respond during storms and outages to keep our system reliable.

Working for BC Hydro is meaningful. And now, the stakes have been raised as we work towards a solution to climate change while safely providing clean, affordable electricity to our customers.

We offer a healthy work life balance, training opportunities and career progression. We're proud to be ranked as one of B.C.'s Top Employers and one of Canada's Best Diversity Employers. Join us as we build an even cleaner B.C.

## **JOB DESCRIPTION**

### **Duties:**

- \* Develops and prepares recommendations to optimize land use and development for BC Hydro's Real Estate assets by: researching and analyzing economic, social, environmental and political factors affecting real estate values; identifying risk issues; liaising or negotiating with realtors, property owners, consultants, lawyers, government officials and others; identifying design, engineering, financial and contractual issues and concerns; coordinating, reviewing, managing and approving real estate appraisal reports and other consultant studies; preparing cost benefit analysis and project budgets; preparing and presenting recommendations for approval by senior management; implementing and providing project leadership over approved recommendations.
- \* Represents BC Hydro in the acquisition, management, sale and/or lease of property, rights of way and other property interests; develops and coordinates property purchase and/or sale strategies; prepares valuation analysis; organizes and coordinates stakeholders to facilitate negotiations and preparation of agreements; manages project tasks, scope, risks and budgets; provides direction and instructions to Legal Services for preparation of real estate agreements and/or documentation required to complete objectives; acts as an expert witness at arbitration, mediation, legal or other similar proceedings.
- \* Manages BC Hydro's utility corridor property interests, reservoir lands, fee owned lands and other interests; negotiates agreements; performs site inspections; reviews development and construction plans; ensures work is carried out in accordance with plans, agreements and safety requirements; follows up with property owners, developers and contractors on right of way encroachments where a safety hazard to the public or BC Hydro exists.
- \* Acts as a project manager or work package manager for capital projects and/or construction of non electric plant and corporate facilities by: preparing project estimates; organizing and; reviewing, administering and controlling project implementation elements, contract details, budgets, scope, risks and costs; approving and recommending progress payments and other invoices for payment from contractors and consultants; investigating and resolving disputes and/or responding to, or initiating litigation action.

- \* Provides property management over BC Hydro land, buildings, major assets and real estate interests leased from others such as: determining acceptable uses, lease rates, terms and conditions; preparing and negotiating contractual agreements for leases and other property interests both as landlord or tenant; preparing and reviewing agreements with Legal Services; resolving landlord/tenant disputes; preparing and managing budgets and service contracts; representing BC Hydro in related disputes and legal proceedings.
- \* Conducts a variety of financial, property analysis and research for various projects, business initiatives and proposals to support managerial planning and decision making on property related matters.
- \* Provides technical direction to contractors, professional consultants and Properties staff; provides direction and instruction to Legal Services on the preparation, registration and release of various property rights and transactions. Provides work leadership over lower level Properties staff.
- \* Provides input into Certificate of Public Convenience and Necessity (CPCN) regulatory applications for capital projects as required.
- \* Performs some or all the duties of the Property Representative 1 job.
- \* Performs duties of a minor nature related to the above duties that do not affect the nature of the job.

**Qualifications:**

- \* University degree in the field of Business with a focus on real estate, Land Use or Resource Land Management, or Diploma in Urban Land Economics; or a professional designation in one of the following: Accredited Appraiser Canadian Institute (AACI), Senior Right of Way Professional (SR/WA), Certified Leasing Officer (CLO), or a Professional RI designation from the Real Estate Institute of BC (REIBC).
- \* Five (5) years experience in progressively more responsible real estate related positions with an excellent demonstrated working knowledge of real estate processes, property management, issues management, development issues, land use and general research, valuation, analysis, policy and strategy development, team projects, politics, economic issues, acquisition, lease and sale of real estate assets, rights and negotiation of various terms, conditions and values.
- \* Must hold a valid class five (5) driver's license.

**ADDITIONAL INFORMATION**

- A comprehensive benefits package
- A minimum of 15 paid vacation days
- A lifetime pension
- Flexible work model, depending on your role type
- Training and development courses

For more information on the benefits we offer, visit [bchydro.com/benefits](http://bchydro.com/benefits).

This position is affiliated with the Movement of United Professionals union (MoveUP/COPE).

<http://moveuptogether.ca>

- \* Please note a condition of employment for this role is to maintain your Class 5 Driver's License in good standing.
- \* The position is based in Surrey. Travel to meet with property owners, stakeholders, crews and other agencies in BC is required.

Before you apply, please confirm you meet BC Hydro's time in role requirement. M&P employees must meet the time in role requirement specified in their most recent offer letter. For MoveUP and IBEW employees, the current time in role as outlined in the Collective Agreements will apply.

Don't forget to update your Candidate Profile with your current resume and copies of your certifications. If applicable, include your Trades Qualification. This will ensure we have all the necessary information to assess your application without any delays.

Surrey, British Columbia, Canada, V3W 0G1

### How to Apply

Interested candidates should submit their applications online at [https://app.bchydro.com/careers/current\\_opp.html](https://app.bchydro.com/careers/current_opp.html) by **November 6, 2024**.

[Click here](#) to access the job posting or visit the [BC Hydro "Current Opportunities" Careers page](#) to view and apply for jobs.

**You must use a supported browser, such as Firefox, Internet Explorer, Google Chrome or Safari. Your pop up blocker will also need to be disabled for the BC Hydro Careers site.**

On the BC Hydro Careers site, click on the Apply button in order to complete the steps to apply for this job. Please be sure to update your Candidate Profile with your current resume and include copies of your certifications, if applicable.

We're always looking for exceptional people to bring new ideas, fresh thinking and the motivation to help shape the electricity system in B.C. It's an exciting time to be a part of our team as we invest in our system and prepare to meet the challenges of tomorrow.

Our values guide our work. Want to join us?

We are safe.

We are here for our customers.

We are one team.

We include everyone.

We act with integrity and respect.

We are forward thinking.

BC Hydro is an equal opportunity employer.

We include everyone. We welcome applications from anyone, including members of visible minorities, women, Indigenous peoples, persons with disabilities, persons of minority sexual orientations and gender identities, and others with the skills and knowledge to productively engage with diverse communities.

We are also happy to provide reasonable accommodations throughout the selection process and while working at BC Hydro. If you require support applying online because you are a person with a disability, please contact us at [Recruitmenthelp@BCHydro.com](mailto:Recruitmenthelp@BCHydro.com)

Flexible work model role definitions  
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Our four role types identify the degree of flexibility an employee could have to work from home based on the type of work they do. The flexibility for an individual job is up to the manager for each position and the operational requirements. Employees also have the right to work full-time from the office if they prefer. All of our roles require at least some in-person time.

IBEW/Field – No option to work from home

Resident – Works primarily (4+ days per week) in the office.

Hybrid – May be able to work from home up to 3 days per week.

Remote – Works from home 4+ days per week