



Social Housing Directives

Policy No. 2013-28

SECTION	SUBJECT	PAGE 1 OF 2
Limits of Local Standards	Property Management	January 2013

PURPOSE:

The Service Manager can set local standards on Procurement of Property Management.

HOUSING SERVICES ACT:

The following are prescribed, for the purposes of subsection 75 (2) of the Act, as matters with respect to which a Service Manager may make local standards:

4. *Property Management relating to Par VII housing projects, including the procurement of, and Contracts for, Property Management services (367/11 s. 100).*

POLICY:

1. A Housing Provider shall establish and follow open and competitive practices in Provider is a party, and in retaining persons to provide Property Management services for its housing projects.
2. A Contract for Property Management services for a housing project must be in writing and must satisfy the following requirements:
 - i) The term of the Contract must not exceed three years;
 - ii) The Contract must not be renewable;
 - iii) The Contract must be capable of termination by the Housing Provider on 60 days written notice any time during the term of the Contract and on 30 days written notice if the termination is for breach of the Contract, unless the parties to the Contract agree to shorter notice periods;
 - iv) The Contract must specifically identify and describe the nature of the goods and services provided under the Contract and the consideration to be paid by the Housing Provider; and
 - v) The Contract must be non-assignable.



3. Every corporation providing management services for a housing project shall give notice to the Housing Provider of the housing project of any change in control of the corporation.
4. A Housing Provider is not required to follow open and competitive practices in retaining persons to provide Property Management services if the Service Manager is satisfied that open and competitive practices are not appropriate in the circumstances in order for the Housing Provider to obtain a reasonable level of Property Management services at a reasonable cost.

APPROVED BY:

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