

## CODE OF CONDUCT FOR BRITISH COLUMBIA LAND AGENTS

The land agent plays a vital part in negotiating land agreements and acting as a liaison between corporations and landowners. The purpose of a Code of Conduct for Land Agents (Code) is to ensure land agents adhere to a consistent high standard of professionalism, resulting in a relationship between land agents and landowners that is professional and respectful.

Proponents should live up to their own Codes of Conduct/Ethics in addition to this Code.

- 1. An agent must act responsibly by** ensuring all the agent's activities comply with any relevant government legislation and policies where applicable.
- 2. An agent must be knowledgeable and demonstrate competency by:**
  - being informed of the proponent's business cycle (e.g. for an oil and gas proponent, the land agent should be aware, conceptually, of the oil and gas exploration, development and production cycle.)
  - being informed of the proponent's project description and the potential implications of that project.
  - providing a standard information package which includes contacts for the landowner to seek out additional information, including the Oil and Gas Commission (OGC), the Ministry of Energy, Mines and Petroleum Resources (MEMPR) and the Mediation and Arbitration Board of British Columbia (MAB).
- 3. An agent must be honest, accurate, and act with integrity by:**
  - not knowingly mislead or deceive any parties in negotiations.
  - not guaranteeing results that are beyond the land agent's power.
  - disclosing (to the landowner or proponent):
    - the proponent or landowner the land agent represents.
    - the proponent's project description.
    - promptly correcting erroneous communication for which the agent is responsible.
- 4. An agent must act respectfully with the landowner by:**
  - providing at least 48 hours (or reasonable time) between first contacting the landowner and the commencement of negotiating a surface lease or pipeline right-of-way agreement, unless waived by the landowner.
  - seeking landowner's values and reasonable input on ways to avoid, minimize or mitigate interference with land use.
  - reporting any unresolved landowner issues during any stage of the negotiation and after construction to the proponent or landowner.
  - acting within the Agent's power when consenting to any agreements or conditions therein.
  - providing signed copies of any agreements to the landowner and the proponent.