

UPDATING THE LEGAL STATUS OF EXISTING BUILDINGS AND PLATFORMS

Duché de Bicolline



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ANNEX 1 - (Cession request form for existing buildings)

ANNEX 2 - (Cession request form for permanent platforms)

ANNEX 3 - (Duché de Bicolline's in-house regulations)

INTRODUCTION



The Duché de Bicolline is updating the status of all the buildings that are not under a notarized contract yet. This is an important and necessary step in the development of Bicolline. It is also a matter of equity, management, responsibility, and revenue.

Equity

Since 2014 all constructions are governed and formalized through a notarized deed of *cession en emphytéose*, which clearly defines what are the duties and responsibilities of the parties involved.

Management

Updating the status of the existing buildings on the Duché de Bicolline resolves many grey areas in the management of our development and growth, whether it be with the RCM, the municipality, insurance companies or our creditors

Revenues

The cessions allow us to have a predictable income, outside of our activities, on which we can rely to maintain part of our operations related to the development and maintenance of the land. Over the past five years, many improvements that benefit everyone have been realized thanks to this contribution.

Responsability

Currently, the buildings that are not notarized as cessions are legally perceived as the property of the Duché de Bicolline and our cooperative has been paying taxes on these buildings since their construction. The cooperative is also seen as responsible in case of an accident involving one of these cabins. All these points must be corrected and are necessary to keep a healthy and sustainable development.

PROCESS TO UPDATE EXISTING BUILDINGS STATUS TO A NOTARIZED CESSIONS



Those responsible for existing buildings that are not yet notarized as cessions, have until January 1 2023 to complete the procedures. All those who will have made and completed the steps before this date will benefit from the following rates for this update.

For buildings of 300 square feet or less, cession fees are set at \$450 + taxes. This is an annual fee that you pay to Bicolline's Cooperative in July .

For buildings over 300 square feet, the cession fees are set at \$657+taxes. This is an annual fee that you pay to Bicolline's Cooperative in July.

These prices have been established taking into account the context of constructions at the time and so that you can keep the building as it is, in its current size, condition and shape. No extension of any kind is possible.

The buildings concerned were all built between 2002 and 2010 and were the subject of a permit application to the municipality of Saint-Mathieu-du-Parc at the time. Those responsible for these buildings can begin the process of updating their building status to a cession by **filling out the ANNEX 1 form.**

THE COSTS RELATED TO CESSIONS



Land survey

The land surveying fees are of \$338+tax per cabin, to be paid only once. We work with the surveying office *Rochette et Lahaie*.

Address: 103 5e rue de la Pointe, Shawinigan, QC, G9N 1E2

Notary

The notary fees are of \$495+taxes and \$137.10+taxes for the registration, to be paid only once. We work with the Notaries *Desaulniers Gervais Parenteau Sylvestre* in Shawinigan.

Address: 1500 105th Avenue, Shawinigan-Sud, QC, G9P 1M5

Taxes

Once you are officilay the owner, you will also have to pay the municipal taxes of St-Mathieu-du-Parc directly to the municipality each year. Your cession also gives you the right to vote in Saint-Mathieu-du-parc's municipal elections.

Address: 561 Chemin Déziel, Saint-Mathieu-du-Parc, QC, G0X 1N0

Annual cession fees

For buildings of 300 square feet or less, cession fees are set at \$450 + taxes. This is an annual fee that you pay to Bicolline's Cooperative in July .

For buildings over 300 square feet, the cession fees are set at \$657+taxes. This is an annual fee that you pay to Bicolline's Cooperative in July.

FOR CESSION OWNERS FROM 2014 AND 2015



Clause 10.1 allowing you to add an additional lot to your cession is valid. Please understand that the buildings you add are on a new cession in your name, but will be linked to the existing original cession lease. The ownership of new lots/buildings is therefore yours and/or the other owners that appear on the original cession documents.

Is there any way to add new names as owners to this new cession? The answer is yes, but it must be understood that they will be coowners of this new cession with the owners of the first cession.

FOR EXISTING PLATFORMS



These will be managed through a lease agreement with the Duché de Bicolline Cooperative. The lease agreement grants the tenant an exclusive right of use. These agreements have been made so that you can keep the floor as is, in its present location and in its present size and shape. For existing floors, regardless of their square footage, the rental price is set at \$500 for a period of 5 years. A maximum of two owners per lease is permitted. Platform tenants will also be eligible for the early arrival policy during the Battle of Bicolline.

These platforms can of course be maintained (painting, staining, replacement of damaged boards or pieces of wood, staking), but cannot be extended whatsoever.

The surveying fee is of \$50 per platform. That amount has to be paid upon signature of the lease, as well as the rental price for the first 5 years. If you are responsible for a platform, you can start the process to sign a lease agreement by **filling out the form ANNEX 2.**

FOR THE CONSTRUCTION OF A NEW FLOOR OR PERMANENT PLATFORM



For a new structure of this type, only certain areas of the Duché will be available. The maximum size of these floors is 150 square feet and they are permitted to be built to accommodate medieval tents or pavilions only. The general areas allowed are the Faubourg and the Cité. A few spots outside of these two areas are still possible, these will be evaluated upon request.

There is no form to fill out for a new platform application. The procedure to follow for the construction of a new platform is to contact us by email to validate the feasibility and the availability of the targeted area.

Once the approval is given for the construction, a permit application will be made to the Municipality.

For the floors, it is not mandatory to use a contractor to carry out the work. The survey will be done once the platform is built.

Both parties will sign a lease agreement. This is based on a 5 year agreement, payable in one payment. The rate is \$1.50/square foot per year for a maximum of 150 square feet. Please note that there are no notary fees associated with platform agreements.

Example of pricing:

-A 150 square foot floor is built;

-The applicable fee is: $\$1.50 \times 150 \text{ ft} = \225

-The amount applies to the 5 years: $\$225 \times 5 \text{ years} = \1125

-The total of 1125\$ is payable in one payment, covering a period of 5 years.

FOR THE CONSTRUCTION OF A NEW FLOOR OR PERMANENT PLATFORM



During the period of the signed agreement, platform owners can participate in the early arrival dates that precedes the Grand Battle, by paying the entry fees related to it.

It should be noted that the platforms are governed by a rental agreement and that this is not a *cession* lease. Therefore, there are no additional access dates outside of the Grand Battle event for permanent platform owners.

**IF YOU HAVE ANY QUESTIONS, PLEASE
SEND AN EMAIL TO: INFO@BICOLLINE.ORG**

