

## Messages for beneficiaries

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### GMN Guarantee Plan

#### The RBQ is reassuring beneficiaries

Due to a financial situation that is no longer in compliance with the solvency criteria set out in the Regulation respecting the guarantee plan for new residential buildings (the Regulation), the Régie du bâtiment du Québec (RBQ) has announced that it is withdrawing its authorization of the manager of the Garantie des Maisons neuves (GMN). Management of this guarantee plan will henceforth be assured by a provisional manager in charge of continuing operations so that beneficiaries' rights are respected.

#### No repercussions for beneficiaries

The RBQ would like to reassure all beneficiaries who currently have a guarantee plan with the GMN. This situation will have no repercussions for them. All claims will continue to be examined and work in process will continue. In other words, the procedure remains the same. All that has changed is that the organization will be supervised in a different manner in the interest of all beneficiaries.

#### Provisional management

The *Building Act* provides that the RBQ can withdraw its authorization of a guarantee plan manager if it is no longer able to assume the obligations of the guarantee plan or if it no longer meets the conditions set out in the RBQ regulations due to its financial situation. The audits performed have revealed that the GMN no longer satisfies the financial conditions prescribed in the Regulation, even though the organization's reserve totalled approximately \$47 million as at December 31, 2012.

Due to these conditions, the RBQ has retained the services of Raymond Chabot Grant Thornton to act as provisional manager in charge of continuing the GMN's activities. RCGT's mandate will be to ensure that beneficiaries' rights are respected and that the reserve fund is properly managed in accordance with the regulations in effect.

### **Having recourse to the guarantee fund**

The RBQ would like to reiterate that an agreement has been reached with the other managers of the guarantee plan for new residential buildings (Abitat and Qualité Habitation) to collect the amounts to be deposited to create a guarantee fund. The RBQ plans to use this fund to create a special reserve that can be used in the event of exceptional and unforeseeable major claims or in the event that a guarantee manager is no longer able to assume the obligations under the guarantee plan due to its financial situation. The provisional manager may have recourse to the guarantee fund in the event that the GMN reserve is exhausted before the guarantees expire.

**Beneficiaries wishing to learn more may go to the Régie du bâtiment Website at [www.rbq.gouv.qc.ca/garantie](http://www.rbq.gouv.qc.ca/garantie) or contact the Customer Service Department at 1 800 361-0761.**

Beneficiaries can also contact the provisional manager:

[www.raymondchabot.com/en/GMN](http://www.raymondchabot.com/en/GMN)  
1 877 958-5445 or [GMN@RCGT.com](mailto:GMN@RCGT.com)