



Realtor Summary Sheet

Key Information Buyers Should Know Before Writing an Offer

Community Overview

Pioneer Park is a **55+ non-profit housing co-operative** in Aldergrove, BC. It is **not** a strata, typical mobile home park, or rental community. As a working co-operative, members help operate the community by contributing their time and skills. Members own their manufactured homes but **do not own the land**.

The co-op is self-managed by elected volunteer directors, with support from participating members. No property management company is involved.

Age & Residency Requirements

- Members must be **55+**.
- The home must be the **primary residence**.
- All occupants must be able to **live independently & maintain their home & lot**.
- Members must **actively participate** in community

Conditional pre-approved membership is now available BEFORE making an offer to purchase.

Land Lease

- Pioneer Park is located on land leased from **Matsqui First Nation (MFN)**.
- The Head lease is for bare land and is between Matsqui First Nation and Pioneer Park Cooperative Housing Association
- **Responsibility for all services** belongs to Pioneer Park
- Head lease was renewed in **2023 for 49 years**.
- Annual lease payments are **reviewed every five years**.
- Members pay **property taxes directly to MFN** based on BC Assessment values.
- MFN has their own schedule for sending tax notices, usually around August.