

August 2003

CANADIAN FEDERATION OF APARTMENT ASSOCIATIONS  
FÉDÉRATION CANADIENNE DES ASSOCIATIONS DE PROPRIÉTAIRES IMMOBILIERS



# National Outlook

## *The Year in Review—President's Farewell Message*

*By Al Kemp, Rental Owners and Managers Association of BC (ROMA BC)*



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Perhaps the saying, "I have some good news and some bad news," is the most appropriate summary of the 8<sup>th</sup> year of our Association's existence. We had some successes; and we had some disappointments. We are a stronger organization; yet we remain quite unknown. We received some extraordinary funding; however our fund raising efforts failed to produce the desired results. We lost our only staff person; but we found Tonya Moreton.

When I accepted the privilege of leading this organization, I embarked on a business planning approach designed to identify and clearly articulate the results we sought to achieve and the people responsible for leading that achievement.

Last year's business plan had a large slate of clearly defined goals in a number of areas. Here is a short summary of those goals and our accomplishments.

### **Lobbying**

The results of our meeting with Judy Sgro, Chair of the Prime Minister's Caucus Urban Task Force were probably our most significant accomplishment, as her subsequent report contained virtually all the CFAA/FCAPI recommendations for tax changes that would improve the health of our industry.

We engaged the Sussex Group and Joe Ragusa made several contacts and put the CFAA/FCAPI position in front of many influential politicians and bureaucrats. Sadly, John Manley's first budget ignored both the CFAA/FCAPI position and the Sgro report recommendations.

### **Fund Raising**

We asked members to supply lists of potential CFAA/FCAPI donors. Each company on the list we were able to compile was sent a solicitation letter. We need to follow up with those organizations in the coming year.

### **Membership**

Today the CFAA/FCAPI membership has increased by one: the Alliance of BC Manufac-

tured Home Parks (ABCMHPO). We have made contact with non-member associations, particularly in Ontario, and again need to follow up next year.

### **Communications**

We published one *CFAA Bulletin* and then introduced *The National Outlook*, designed to be a quarterly newsletter for distribution to members of CFAA Associations.

The CFAA/FCAPI website was updated, thanks to Tonya Moreton and Utilia Amaral of the Fair Rental Policy Organization (FRPO).

### **Annual Conference**

In 2002, we held a one-day AGM. In 2003, Montreal hosted a stimulating and productive conference followed by our AGM. Both events were designed to motivate each member to contribute their energies and skills to the strengthening and accomplishments of CFAA/FCAPI.

We owe special thanks to our host, Jean-Francois Bigras of Corporation des Propriétaires Immobiliers du Québec Inc. (CORPIQ), as well as to Lynda Pasacreta and Brenda Trineer for successfully recruiting our four Corporate Sponsors.

### **Staffing**

Kellie Speakman, our Administrative Officer, resigned last fall. We were fortunate to have Tonya Moreton, Executive Director of the Professional Property Managers Association (PPMA) in Winnipeg, offer her highly qualified services to CFAA/FCAPI. Tonya has been with us since April and has already proven her value.

### **Dues Structure**

Following an analysis of alternatives, we discussed the CFAA/FCAPI due structure at our AGM and decided to retain the current formula.

### **Liability Insurance**

Tonya obtained quotes from two suppliers and a

*(Continued on page 3)*

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*Thank you....*

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### **CFAA/FCAPI Takes Stand on Energy Conservation**

In a letter to the Honourable Herb Dhaliwal, Minister of Natural Resources, the CFAA/FCAPI made its concern about being included in the government's consideration of funding, which will be made available to homeowners and certain industries towards energy conservation projects.

The letter pointed out that the CFAA/FCAPI and its members house one third of Canada's population and as such should be given proper consideration in the allocation of any such funding.

A study prepared by Fair Rental Policy Organization (FRPO), for the Ontario government, which demonstrated the merits of sub-metering in rental properties to the reduction of energy consumption, was also included with the letter to Dhaliwal.

An invitation for discussion was extended and the CFAA/FCAPI is currently awaiting a response.

"We had some successes; and we had some disappointments."

- Al Kemp, Outgoing President

## **CMHC Agrees to Pilot Project: Vacancy vs. Availability**

In a communiqué with Al Kemp, Francois Blouin of Canada Mortgage & Housing Corporation (CMHC) confirmed that his organization will be undertaking a pilot survey this October. The pilot will collect new information on the total number of units available for rent at the same time that CMHC collects vacancy and rent information. This will ensure that vacancy and availability results are comparable.

CMHC's existing survey process collects information as at the day of interview, which can take place any day during the first two weeks of October. The pilot will also assess the feasibility of collecting availability information as at October 1, 2003 so that CMHC can assess how much availability changes during the survey period.

The pilot will be completed in the major centres of Vancouver, Calgary, London, Toronto and Halifax. The results from these centres will guide CMHC in assessing the feasibility of the approach and identify the best way to implement the survey in other areas.

CFAA/FCAPI is pleased that CMHC has taken its recommendations-made at the AGM in Montreal to heart and in an effort to assist CMHC, we encourage all member associations to publicize and promote the importance of survey participation to their members in the pilot centres. This is very important to the success of the pilot and its subsequent implementation in all cities across Canada.

## **Lynda Pasacreta Heads Up CRTC Telecom Issue**

The telecom issue is very similar to the cable issue, where the Canadian Radio & Telecommunications Corporation's (CRTC) intent was to allow access to any and all cable providers in rental properties, regardless of the wishes of the building owner. If the CRTC had succeeded in its endeavours, owners would not have had the right to refuse the access nor strike up any exclusive deals. As it worked out on the cable side, owners can refuse access but cannot strike up any exclusive deals for access or service to their building(s).

On the telecom side, the CRTC has stated that owners must allow any telecom service provider that wants to provide service, into their building

and further that owners cannot collect any additional facility funds other than what it will cost them to have said access. Owners can do marketing deals, but no exclusive deals.

The CRTC has stepped into the private property rights issues of owners again and although they are claiming they have jurisdiction, the CFAA/FCAPI will endeavour to have the rights of rental property owners protected.

For further information on this initiative or to offer your assistance, please contact Lynda Pasacreta, BC Apartment Owners and Managers Association (BCAOMA) at 604.731.1868 or [lpasacreta@shawcable.com](mailto:lpasacreta@shawcable.com)

## **PPMA Appoints New CFAA Rep**

Quality Management Ltd. is an owner / operated property management organization. The company has grown to include over 1500 suites in 4 complexes. Their most current acquisition being Chateau 100, a 253 suite complex in November of 2001. Chateau 100, a Winnipeg landmark, was a complete renovation and upgrading of the existing structure, and was completed in June of 2003. This was one of the largest rehabilitation projects in Winnipeg ever undertaken under the rehabilitation / lifting of rent controls section of the Residential Tenancies Act.

Quality Management, under the direction of Shaun Parsons, Regional Director, has developed as a leader in providing quality residential accommodations with exceptional customer service. Shaun currently sits on the board of directors as Vice-president of the Professional Property Managers Association (PPMA).

Rent controls, working within the Residential

Tenancies Act of Manitoba, and the creation

of guidelines that are fair to both our clientele and our ownership, provides challenges and the development of new ways of sustaining the viability of market and revenue. An example is the installation of computerized energy management systems that have significantly reduced energy consumption for all of Quality Management's buildings.

As a member of the PPMA, Quality Management Ltd. has been part of the creation of the apartment block recycling program, performs research on the effects of rent controls for tenants and ownership, and the continuing education of staff and the public.

You can contact Shaun at:  
Plaza Level- 72 Donald Street  
Winnipeg MB R3C 1P7  
Phone: 204-452-0110  
Fax: 204-452-0258  
E-mail: [qualitymanagement@mts.net](mailto:qualitymanagement@mts.net)

## **LPMA Appoints New CFAA Rep** the Board of Directors for Children's Aid and

Mary Lou Greenwood is the Manager of Major Accounts for Rogers Cable TV in the Southwest Ontario market. Her clients are the owners and property managers for all the multiple dwelling units in the area and her portfolio includes over 3,000 buildings consisting of 165,704 suites. She is also a MDU building owner and understands the challenges of her clients managing resident issues.

Mary Lou is serving her first term on the board of the London Property Management Association (LPMA) and representing small building owners. This has resulted in the responsibility of being the LPMA delegate for the CFAA/FCAPI.

She has her CIM and Professional Manager's designation from the Richard Ivey Business School - University of Western Ontario. Mary Lou is on

does volunteer work for that association working directly with the children. Her ambition is to make a difference in the life a child who doesn't have the opportunities so many of our children have.

She enjoys playing squash and golf. The recent CFAA/FCAPI conference was a great opportunity to meet new people and more potential golf partners. Mary Lou looks forward to learning more about the association and assisting in some of the challenges and opportunities ahead.

You can contact Mary Lou at:  
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### **Farewell Cont'd**

decision was made to secure D&O insurance for the CFAA/FCAPI through Dowling Insurance Brokers Inc. in Winnipeg.

I thank those who pursued our goals for our successes over the past year. I accept responsibility for our disappointments, but in doing so, challenge each CFAA-FCAPI member, with the support of their local associations, to commit the time, energy and skills essential to moving our

organization forward in 2003/2004.

Vince Brescia of the Fair Rental Policy Organization (FRPO) is the new President of CFAA/FCAPI for 2003-2004. Along with David McIlveen of the Calgary Apartment Association (CAA) as Vice President and Lynda Pasacreta of BC Apartment Owners and Managers Association (BCAOMA) as Secretary/Treasurer, Vince will lead the CFAA/FCAPI towards further accomplishing its goal of representing our industry's voice at the national level

## **CAA Rental Survey Results Mirror BC and Ontario's— Vacancy Findings Double CMHC Rate**

In July, a sub-committee of the Editorial Committee of the Calgary Apartment Association (CAA) undertook a vacancy rate survey. Their survey covered primarily CAA membership, with over 75 respondents taking part.

The methodology of the survey was as follows: suites were counted only if physically vacant on July 3. Geographic areas were split into Downtown, Inner City South, Inner City North, Suburban NE, Suburban NW, and Suburban SE/SW combined.

Overall, approximately 14,000 suites were surveyed, about one-third of the exist-

ing purpose-built, private rental stock - coverage certainly adequate to be statistically accurate. The CAA survey found an overall vacancy rate of 5.9%, equivalent to 817 vacant units - about 50% of which were two bedrooms, 40% were one bedrooms and the balance split between bachelor units and three bedrooms.

Geographically, vacancies were highest downtown (8%), and in the suburbs (6% - 7%), while Inner City neighborhoods to the north and south of the downtown core had the lowest rates - between 1% and 3%. The survey also included privately owned condominiums, primarily in the downtown and inner-city areas, which were rented by the owners (9%) and almost 1,000 single

family rental homes throughout the city of Calgary (4%).

The CAA survey results echoed the findings of a joint rental survey undertaken by select markets in BC and Ontario on May 6, 2003, and whose results were shared with Francois Blouin of CMHC at the July AGM & Conference held in Montreal.

Statistically accurate vacancy and availability information remains a priority for not only individual member associations across Canada, but it is one of the major issues the CFAA would like to see addressed by CMHC over the next year.

*For more information about the CAA survey, please contact Gerry Baxter, Executive Director at 265-6055 or via email at gerry.baxter@shaw.ca.*

### **AGM & Conference**

#### **Feedback...**

"After comparing it to the AGM in Halifax and listening to the comments of others it became very apparent to me that the venue is EXTREMELY important and there are three key points: 1. Accommodation size, style and amenities, 2. Food during the AGM, and 3. Location within the city. Both Montreal and Halifax scored high points."

- David McIlveen

"The conference was very informative for me and I enjoyed...the presentations. All... presentations were timely and relevant."

-Mary Lou Greenwood

"This was the first conference where all member associations attended. We had a positive and diverse conference in terms of the subject matter. It is a lot of work to organize a conference...I think it was worth it, especially for the first time attendees who got a sense of what CFAA/FCAPI is about and the various areas we are working on."

- Al Kemp

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