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## Buildings Greening Nationally

At last count, the number of buildings across Canada that achieved or have applied for BOMA Go Green™ certification is 496! Hard to imagine this many buildings having made the commitment towards becoming green in just over three years.

The success of the program has been phenomenal. Evidence that the design of a performance based 'best practices' standard inherent in 'Go Green' coupled with the benchmarking capability of 'Go Green Plus' has resonated perfectly with building ownership - it's what they want and need. The interest for GG certification comes from all size, type and class of office buildings as well as shopping malls, industrial parks, banks, hotels, medical & research facilities. The list includes many public entities such as convention centres, theatres, casinos - even an airport, museum and university campus. The scope of this program is limitless and that has always been the intent.

What began as an unassuming but very effective industry program, is now fast becoming a recognized standard with many key external stakeholders including various government agencies and the general public. To keep up, BOMA Canada is currently undergoing some strategic initiatives that will both enhance and simplify the Go Green certification experience. Early in 2008, it is expected

that BOMA will announce the introduction of a fully integrated, online, Go Green with Go Green Plus program in a seamless, efficient and more functional platform. BOMA Canada is also researching our Go Green brand with a goal to providing one consistent and unique look that can accurately reflect our environmental program consistently in both official languages and for a North American/global market.

In BC, where Go Green got its start, over 100 buildings are now in the registry. These buildings are showcased on our 'Green Buildings Foundation' website. Check out [www.greenbuildingsfoundation.org/certification/buildings.php](http://www.greenbuildingsfoundation.org/certification/buildings.php) to see if your building is in the spotlight. While still a work in progress, the goal is to start tracking energy and carbon credits on a building-by-building basis. Our next step is to identify partners who will help us transform our BC buildings market to a higher level of energy efficiency and, by doing so, reducing green house gases.

*By Paul LaBranche, Executive Vice  
President, BOMA BC*

# Property Tax Report

*Dr. Stanely Hamilton (pictured on right of Mayor Sam Sullivan) presented the Property Tax Report findings at the October luncheon.*



The Property Tax Commission was asked to review two issues relating to Taxation in Vancouver: Fairness between property classes and Hot Spots. The

objective of the Property Tax Report was to provide a long-term policy and achieve a fair tax.

Principles considered by the committee: Fairness (paying for what is received); Fairness based on the ability to pay; Neutrality (minimal side effects); Accountability; Stability & Predictability; and Simplicity & Ease of Administration.

The committee raised questions such as: Are business taxes high relative to services received, and is there evidence that businesses are leaving Vancouver due to taxes. The MMK Study suggests that businesses pay \$2.42 per \$1 of services, while residential pays \$0.56. Residents consume 76% of municipal services, and only pay for 47%. 91% of properties in Vancouver are residential.

Tax differentials across Canada are unlikely a major consideration for a businesses' location. However, across the GVRD businesses in Vancouver do pay more per square foot, and Vancouver is at risk of not being competitive.

The committee heard that "Hot Properties" (defined as properties facing large unanticipated increases year over year, i.e. over 10% above the class average), were creating problems, and that

the spikes needed to be flattened. This is significantly more pronounced in class 6 properties, where 8.6% are considered "hot". Undeveloped properties are particularly impacted. The problem is compounded by long term net leases.

Averaging, Capping, Phase-in models, and Unoccupied Density Allocation were all considered. A phase-in model is recommended for Hot Properties only, and requires a higher percentage of phase-in than the current level.

## Recommendations

- Reduce business tax share from current level to 48%. Reduce by 1% per year until 48% is reached. Once that has occurred, it should be kept unchanged for five years (this is net of further shifts as a result of class changes through redevelopment). This represents a further 5% shift in the \$500,000,000 municipal budget.

- Replace three year land averaging with new Phase In model for determining "Taxable Value".

The report is now in the hands of City Council, who have to make some tough decisions, and take the recommendations through the public consultation process.

## BC Safety Authority Fee Schedules

*Boiler & Pressure Vessels -  
Electrical - Elevating -  
Gas - Passenger Ropeways*

The 2008 and 2009 fee schedules for the above technologies are available at BC Safety Authority offices throughout BC, and are posted at [www.safetyauthority.ca](http://www.safetyauthority.ca) (under Fees and Forms/Fee Schedules).

The 2008 and 2009 fee schedules are effective January 1, 2008.

The fees are the key source of funding that enables the BC Safety Authority to provide its services. The rates are comparable to other jurisdictions in Canada and are, in some cases, lower.

Consultation was held with a variety of stakeholders ranging from industry associations to independent contractors from June to August of 2007.

## Richmond's Road to Gold



*Photo:  
Mayor  
Brodie, City  
of  
Richmond,  
and Nimmi  
Mahal,  
SerVantage  
Services  
Corp. at the  
September  
luncheon*

Mayor Malcolm Brodie addressed BOMA members about how Richmond is leveraging the Olympic opportunity to enhance both the commercial interests and the overall livability of Richmond.

After the Olympics, the Richmond Oval will be used as a centerpiece of a new, large residential development. The area surrounding the oval has been rezoned and the goal is to create a waterfront community with parks and shopping. This mixed-use area will combine condos and retail. After 2010, the Oval will be converted into a sports and wellness center, featuring a 200 meter track, eight full-size gymnasiums, two Olympic sized ice rinks, and a sports medicine facility.

Each of the stops along the Canada Line will be fully

developed commercial centers. The project consists of four stations in Richmond and three on Sea Island.

*Luncheon recap by Contact  
Committee member Mike McKee,  
1-800-RID-OF-IT.*

## SCA - Global Top Ten Green Leader

as ranked by Ethical Investment Research Services.

The global parent of SCA Tissue North America (local BOMA member) was ranked against 3,000 companies in the FTSE All World Developed Index.

Companies were researched on practices, environmental initiatives, waste management, and involvement in positive technologies.

# Local Buildings Win Coveted National Awards

It was just a few months ago that Cadillac Fairview's **PricewaterhouseCoopers Place**, and **WorkSafe BC** won awards at BOMA BC's Awards Gala. Cadillac Fairview received a TOBY Award in the 100,000-249,999 sq.ft. category, and WorkSafe won the EARTH Award. Fast forward four months and both buildings picked up national awards at BOMA Canada's Awards Gala during BOMEX, held in Toronto.

BOMA BC is proud of the effort put forth by both of these members, and wishes them luck at the International level of competition.

BOMA Awards celebrate excellence in our industry and are a phenomenal marketing tool. To find out which categories are appropriate for your company and/or building, go to [www.boma.bc.ca/awards.php](http://www.boma.bc.ca/awards.php).



The full list of award winners is on Page 6



## Compensation Survey Coming

Hays Construction & Property is delighted to be conducting the 2nd annual property and facilities salary survey in conjunction with BOMA. The format will slightly change this year to show the typical salary range for each position, rather than the average. In order to ensure we have the most comprehensive data, we encourage you to participate in the survey which will be distributed in December. If you would like to comment on your hiring experiences over the last year for inclusion in the survey, please contact Carolyn Davies at 604-648-4307. Results will be available in February.

# First 'Go Green Plus' Certified Building in BC!

Congratulations to Bentall 5 for being the first building in BC to receive Go Green Plus status.

A Go Green Plus building must not only meet the ten requirements of the 'Go Green' program, but also must score a minimum of 70% on the online assessment tool. This tool is used for benchmarking.

A building that achieves less than 70% can be granted regular 'Go Green' status after a

verifier ensures all ten requirements have been met.

There is just one application form for both Go Green and Go Green Plus. On page two of the application the checkboxes allow you to choose either part of the program.

For more information, visit [www.bomagogreen.com](http://www.bomagogreen.com). For help, call Sarah at BOMA BC: (604) 684-3916 ext. 23.

*Bentall 5 is the first building in BC to achieve 'Go Green Plus' status.*



## First Round of Go Green Recertifications *Is YOUR Go Green Building Current?*

### Recently Go Green RECERTIFIED:

United Kingdom building,  
Dodwell Realty Ltd.

Mazda Building,  
Invermay Holdings Ltd.

If your building received its designation during 2004, continue to receive the local and national recognition by recertifying.

The Go Green Recertification Guide will walk you through the application form and process.

To download these documents, go to:  
[www.boma.bc.ca/gogreen.php](http://www.boma.bc.ca/gogreen.php).



# First Person Completes eEnergyTraining, More on the Way



*Dennis Ranada, the first person to complete BOMA's eEnergyTraining, receives his certificate of completion at a luncheon from BOMA President Lesley Heieis.*

Dennis Ranada is the Chief Engineer for Cadillac Fairview's Waterfront Properties portfolio, and employed by Trane Site Services. "It's an excellent idea to put the training online because building operators are so busy. It's very hands-on," said Dennis.

The training provides numerous examples of how to make buildings more energy efficient. After reading about light meters in one of the eEnergyTraining segments, Dennis decided to look for the company's light meter. He measured a hallway's lighting and it was over three times the amount required, which led to de-lamping. As Dennis put it, "The training had an immediate impact on our programs."



## BOMA CANADA NATIONAL AWARD WINNERS

TOBY: Under 100,000 S.F.  
555 Dr.-Frédéric-Philips, Saint-Laurent. Managed by: Conseillers immobiliers GWL

TOBY: 100,000 - 249,999 S.F.  
PriceWaterhouseCoopers Place, Vancouver. Managed by: Cadillac Fairview Corporation

TOBY: 250,000 - 499,999 S.F.  
1801 McGill College, Montréal. Managed by: Conseillers immobiliers GWL

TOBY: 500,000 - 1 Million S.F.  
Centre CDP Capital, Montréal. Managed by: SITQ

TOBY: Renovated Building  
Complexe Desjardins, Montréal. Managed by: Place Desjardins inc.

TOBY: Historical Building  
Canada Life Building, Toronto. Managed by: GWL Realty Advisors Inc.

TOBY: Corporate Facility  
National Bank Tower/Tour de la Banque Nationale, Montréal. Managed by: LSR Immobilier

TOBY: Government Building  
Garden City Tower, St. Catherines. Managed by: SNC-Lavalin ProFac Inc.

TOBY: Suburban Office Park (Mid-Rise)  
Carling Executive Park, Ottawa. Managed by: Bentall Real Estate Services LP

Pinnacle Award - Customer Service  
Bentall Real Estate Services LP (York Mills Centre), Toronto

Pinnacle Award - Innovation  
Cion Corp., Toronto

Earth Award  
WorkSafeBC Richmond Complex, Richmond. Managed by: WorkSafe BC

# Harbour Centre Tenants Help Reduce Energy



Staff at Harbour Centre show one of the poster boards they set up in lobbies to communicate with their tenants.

Harbour Centre took quick action when BC Hydro informed them of the failure of one of two transformers downtown. A memo was sent to all their tenants informing them of the situation. Many of their tenants turned off hallway and washroom lights helping to conserve energy. Harbour Centre turned off all non-essential lights in the complex including some mall

and parkade lights. They also changed the schedule of some of their mechanical systems to start later and shut down sooner.

With effective tenant communications, and the commitment that ensued, Harbour Centre was able to reduce energy consumption while BC Hydro repaired the transformer.

## NRCAN's 2nd Round of ecoEnergy Retrofit Incentives

Commercial and institutional buildings (10,000 square meters or less) are eligible for up to \$10 per gigajoule of annual energy savings, up to 25% of eligible projects costs, to a maximum of \$50,000 per project. Applications must be submitted with a pre-project energy assessment by **December 14, 2007**. To learn more about this, go to [www.oee.nrcan.gc.ca/corporate/retrofit-summary.cfm?attr=0](http://www.oee.nrcan.gc.ca/corporate/retrofit-summary.cfm?attr=0)

## Six Reasons to Buy from a BOMA Member

1. It's not just about the price. It's about the partnership.
2. BOMA members are more accountable.
3. An involved BOMA member is more concerned about the Commercial Real Estate Owner and Manager. Their commitment to BOMA says they care about the issues that the real estate professional cares about.
4. BOMA Associate Members are interested in long-term professional relationships.
5. BOMA Associate Members value their reputation in the community.
6. BOMA member firms have demonstrated both an upfront commitment and an ongoing commitment to the success of both the association and the industry.



## *Welcome New Members!*

**Elim Housing Society**, Gail Bowers

**Happy Stan's Recycling Services Ltd.**, Jamie Kaminski

**Okanagan College**, Steve W. Robinson

**Overtime Building Maintenance**, Eduardo Valdez

**Rain City Janitorial Services Ltd.**, Dennis Sweetnam

**Total Energy Systems Ltd.**, Clive Yule

## **Membership Directory Updates**

**Metro Group** has a change of contact. Jean Mercure replaces Doug King as the main contact. Jean's email address is: [servicewest@metrogroupcan.com](mailto:servicewest@metrogroupcan.com)

**Direct Energy Business Services** has a change of contact. Marcel Godard, Product Sales Manager, replaces Bernadette Harrington as the main contact. Marcel's email address is: [marcel.godard@directenergy.com](mailto:marcel.godard@directenergy.com). Ph: 604-628-0039

## **NEW November Date**

Note that the November luncheon has been moved to Wednesday (14th) to accommodate our keynote speaker.



## ***BOMA Christmas Luncheon***

We listened to your feedback and are excited about our social event of the year...

Network with your staff and colleagues while sipping complimentary cocktails, as an award-winning Jazz trio plays festive music. Home-style turkey and wine for lunch... fantastic prizes... and more time for you to enjoy each other's company.

**FRIDAY, DECEMBER 14th**  
**11:00AM to 2:00PM**  
**Hyatt Regency Hotel**  
Registration Info to Come

## **BOMA Events Calendar**

### **Luncheons**

Nov. 14 BOMA Luncheon, The Hyatt

Dec. 14 BOMA Christmas Luncheon, The Hyatt

### **Courses**

Nov. '07 Design, Operation and Maintenance 1 - *Sold Out*

Feb. '08 Environmental Health & Safety Issues

May '08 Leasing & Marketing

Sep. '08 Law & Risk Management

Nov. '08 Design, Operation and Maintenance Part 2

*To register and view updated event and course listings:*  
[www.boma.bc.ca/events.php](http://www.boma.bc.ca/events.php)  
OR [/education.php](http://www.boma.bc.ca/education.php)

### **Correction Notice**

In the August '07 issue of BOMA BC News, Dennis Sweetnam's company was incorrectly listed. The correct company name is Rain City Janitorial Services Ltd.