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WORKING FOR YOU: ASSOCIATION ON THE GO...

BOMA Calls for More Tax Shift

BOMA has reported significant success in the last few years in its advocacy for a better balance of the residential to commercial ratio of the property tax burden. As founding member of the Fair Tax Coalition, BOMA recently endorsed recommendations to the Vancouver Property Tax Policy Review Commission for a continuing tax shift with a target of 37% (down from 42%) and a net transfer of \$37 million from the commercial to residential base. [See full report...](#)

BOMA EVCS Program Surging Ahead

BOMA's Electrical Vehicle Charging Station incentive program (BOMA Clean Connect) is receiving an outstanding response from participating members with nearly half the number of station units installed or soon to be installed. The feedback from both members and our BC Provincial Government partner has been very positive. Incentive cheques for up to \$4,500 per unit are now being issued! This continues to be a good news story that demonstrates the ability of BOMA to get projects done on time and on target. Currently there are over 700 electric vehicles in the province with the projection of 50,000 or more in a decade. This initiative alone is your association returning more than half a million dollars for your annual investment in membership. [See EVCS info...](#)



BOMA Meets With City of Vancouver

Over the course of a year BOMA has had several extensive meetings with City of Vancouver Officials to discuss how the City plans to achieve its 'sustainability' goals for the commercial real estate industry. BOMA has recommended a 'flexible' approach with options for proposed energy upgrading requirements for existing buildings to take in account the needs of the marketplace. BOMA is also recommending capital tax incentives for those building owners who take a leadership role with energy efficiency. This is a work in progress with the City providing commitment to continued dialogue and

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BOMA involvement in the process. Stay tuned!

ENERGY & ENVIRONMENT...

Reduce Your Energy Costs with the Help of BOMA BC's Business Energy Advisor



If you own a small business or manage an office or retail space, you may be eligible for a free service provided by BOMA BC's Business Energy Advisor (BEA), Ida Keung (pictured above). LiveSmart BC provides funding for the BEA role to help business owners reduce their energy bills and become more sustainably reputable. [Read more...](#)

Buildings Recognized for BOMA BEST Certification at October Luncheon

Congratulations to the most recent set of buildings that received their BOMA BEST certification. [View the list here...](#)

BOMA BEST is a national environmental certification program that sets realistic standards for energy and environmental performance of existing buildings.



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as built floor plans and sq. footage analysis

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EVENTS & EDUCATION...

A Touch of Medieval at BOMA's *Mythical Midsummer Night* Event...

[View the photos!](#)



TELUS Garden - November 21 BOMA Luncheon

Peter Wood, Architect, will be telling us about the new TELUS Garden development on West Georgia.

[More details and registration...](#)

How To Engage Your Tenants - November 26

How do you get tenants to modify their behavior? Spaces are filling quickly; register now for this 3-hour seminar featuring three panelists. [More details...](#)

2013 Global Office Tenant Survey Results

Did you know it's been proven that rental rates aren't everything to tenants, but rather the entire property experience that drives loyalty? Service features, physical features and health and hygiene account for the top five most important factors in satisfaction.

BOMA International's 2013 Global Office Tenant Survey Results reveals what tenants value most and what their collective feedback means for future trends in commercial real estate customer service.

To order the new Tenant Study, visit: store.boma.org.

Overholding Tenancies

By Scott MacDonald. Reprinted from *rNews – Richards Buell Sutton LLP*.

Two important legal issues, arising at the end of a commercial tenancy, were recently addressed by the BC Supreme Court in *Van-Air Holdings Ltd. v. Delta Charters (1982) Inc.*, 2013 BCSC 1322. The first issue dealt with the period of notice required to terminate an overholding commercial tenancy. The

second issue dealt with ownership and rights of removal of docks and pilings which had been installed in a marina by a subtenant at the commencement of a long-term sublease. [Read more...](#)

Trivia Night: Thursday, November 7

Test your knowledge of buildings at the next BOMA TNP event for the forty and under real estate crowd. [More details...](#)

The Snow Ball: BOMA Christmas Luncheon

Wear white to our glamorous 700+ person Christmas Luncheon on Friday, December 13 at the Fairmont Hotel Vancouver. Featuring a Hollywood-esque photo backdrop; fantastic prizes; three-course lunch with wine; and table centrepiece giveaway. Registration details to follow.

REGULATIONS & CODES...

NAFS Bulletin

A new NAFS bulletin (North American Fenestration Standard) has been issued to provide clarification on the wording of requirements relating to windows, doors, and skylights installed in part 9 buildings, which must conform by December 20, 2013. [View bulletin...](#)

MEMBERSHIP...

See who our latest [new members](#) are. Keep an eye out for them at the next luncheon so you can say hi and welcome!

If you like to meet new people and want to get more involved in BOMA BC, consider joining the Contact Committee. Email [Sarah](#), Events and Education Manager, for more details.

Paladin Security Wins National Award for Customer Service!

After winning a BOMABC PINNACLE Award, Paladin Security went on to compete nationally and won the 2013 BOMA Canada Pinnacle Award in the Customer Service category. "We are obviously extremely excited to receive this honour! Our entire organization has been given that extra boost which truly is the reason we partake in these competitions." Chad Kalyk, Director of Operations, BC Region, Paladin Security.



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